

FOR SALE

2665 RENFREW STREET

VANCOUVER, BC

**IDEAL FOR OWNER-USERS, INVESTORS
& DEVELOPERS**



**CUSHMAN &
WAKEFIELD**



T RENFREW STATION

E 12TH AVENUE

RENFREW STREET

**HIGH PROFILE, ON-TRANSIT COMMERCIAL ASSET IN
THE HEART OF RENFREW DISTRICT**

INVESTMENT HIGHLIGHTS

STATE OF THE ART BUILDING WITH WIDE USE PROFILE

An exceptional offering featuring expansive 44,750 sf floor plates with lofty ceiling heights, loading, excellent exposure, and flexible zoning, making it an ideal fit for a variety of uses, from general office to tech and flex industrial applications. Renovated in 2011, this asset has been thoughtfully repositioned to feature high efficiency glazing, two oversized elevators, skylights, and an impressive atrium, along with new age mechanical systems that enhance its modern appeal.

STABLE INCOME WITH SHORT-TERM GROWTH OPPORTUNITY

With below-market rental rates currently in place and an upcoming lease expiry in 2025, the Property presents a unique opportunity to unlock substantial revenue upside in one of Vancouver's most resilient commercial nodes.

RAPIDLY CHANGING NEIGHBOURHOOD

2665 Renfrew is at the center of a bustling commercial hub situated in the periphery of Vancouver offering a diverse range of amenities, including dining, shopping, and campus culture, all contributing to the fabric of this vibrant neighborhood. Its central location, eclectic array of amenities, and access to rapid transit have made it one of the most sought-after nodes in the city, spurring a wave of new developments in the area.

NEAR-TERM REDEVELOPMENT POTENTIAL

The upcoming Rupert and Renfrew Station Area Plan, scheduled to be implemented in the first half of 2024, envisions the area as a major employment node supporting large office and industrial buildings and driving potential for high-density near-term redevelopment.

ACCESS TO EVERY DIRECTION

Renfrew SkyTrain station, the Central Valley Greenway bike path, and access to three major arterials give the Property enviable connectivity to all of Metro Vancouver, making this an ideal destination for top-tier professionals seeking a seamless commute to work.

EXCELLENT EXPOSURE

With over 220 feet of frontage along one of East Vancouver's most prominent streets, the Property establishes prominence, exposure and provides branding opportunity in Vancouver's up and coming commercial district.



OFFERING SUMMARY

As exclusive advisors, Cushman & Wakefield ULC (C&W) is pleased to offer for sale 2665 Renfrew Street (The "Property"), a high-profile commercial asset situated in the heart of Renfrew District, a fast growing commercial hub in the Metro Vancouver region.

2665 Renfrew Street offers the rare opportunity to acquire an institutional grade asset, directly across Renfrew Skytrain Station. A free standing, high exposure asset with large floor plates, high ceilings, and flexible zoning. The Property is tenanted by LaSalle College at below market rents with an upcoming expiry in 2025, offering substantial short-term income upside with a wide user profile including office, tech space, and flex industrial. Located in the upcoming Rupert and Renfrew Station Area Plan, the Property is ideally positioned for near-term redevelopment potential in a rapidly changing neighborhood.

All offers to purchase the Property should follow the content and submission guidelines set forth in this Confidential Information Memorandum ("CIM") and submitted to C&W. All inquiries regarding the Property should be directed to the under-noted on behalf of the Vendor.

OFFERING AT A GLANCE

ADDRESS	2665 RENFREW STREET, VANCOUVER, BC
PID	028-338-073
LOT SIZE	68,781 SF
SITE DIMENSION	Approximately 226' X 286'
BUILDING SIZE	89,584 SF
YEAR BUILT	2011
ZONING	CD-1 (497) - sub-area 1

PURCHASE PRICE

The Property is offered for purchase without a formal asking price. Please consult the exclusive advisors.

DATA ROOM ACCESS

All prospective purchasers are encouraged to complete and sign a confidentiality agreement. Only prospective purchasers who have executed and submitted a confidentiality agreement to C&W will be registered to access the data room containing additional pertinent information regarding the offering.

PROPERTY HIGHLIGHTS

2665 Renfrew Street is a 2-storey building with an area of approximately 89,584 square feet, anchored by LaSalle College. The building was originally built in 1990 as a single level warehouse and converted in 2011 to the existing state-of-the-art office building. Currently improved as an applied arts and design school, 2665 Renfrew boasts an impressive atrium, large floor plates, high exposed ceilings, two oversized elevators, abundant glazing, and high traffic signage exposure.

LaSalle College is the current tenant with a lease term until June 30, 2025 with two 5-year extension terms with upward rental trajectory arising from the agglomeration of major office occupiers in the area.

The Property sits on a 68,781 square foot lot with an extensive frontage of over 220 feet onto Renfrew Street. As for its surroundings, the location is flanked by two mixed-use residential rental buildings currently under construction to the north, while to the immediate south stands Renfrew Business Centre, a 7-storey office building. Directly west, a substantial 218,000 square feet office building called Kaslo at Renfrew District is under construction, while on the east, the Property is directly across the street from the thriving and highly successful Broadway Tech Centre.

- Large 44,000 sf floor plates over two levels
- Impressive atrium
- High exposed ceilings
- Abundant glazing
- High traffic signage exposure
- Two oversized elevators
- Flexible use profile

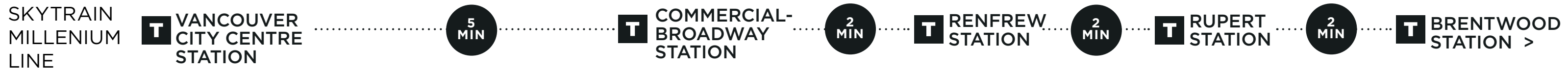


RENFREW STREET EXPOSURE





	WALK SCORE	77	VERY WALKABLE
	TRANSIT SCORE	75	EXCELLENT TRANSIT
	BIKE SCORE	77	VERY BIKEABLE





SURROUNDING AMENITIES



NEIGHBOURHOOD AMENITIES
(1KM RADIUS)

12 RESTAURANTS

3 PARKS

3 CAFES

4 GROCERY STORES

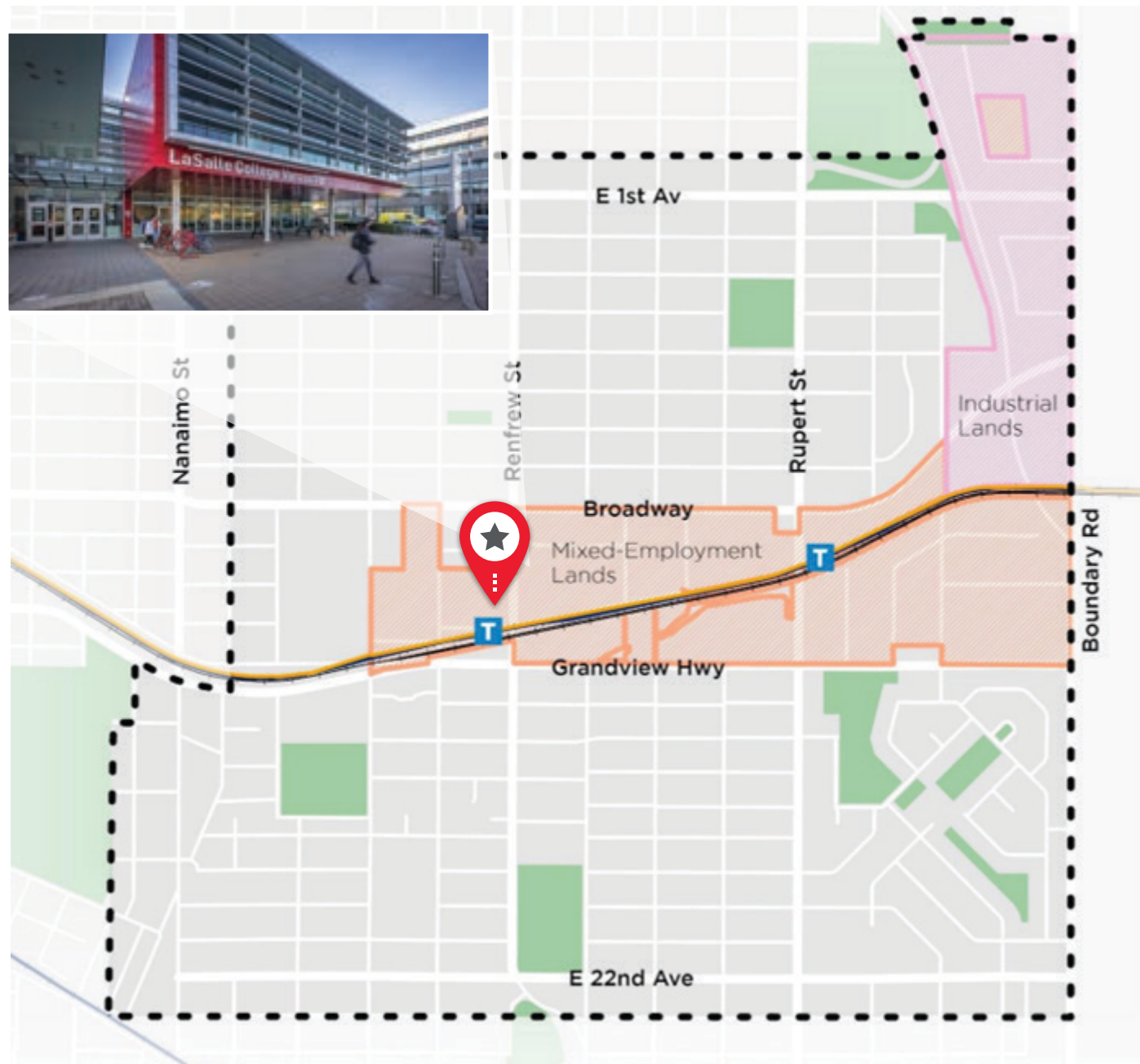
5 FITNESS CENTRES

3 DAYCARES

RENFREW STATION AREA PLAN

Aligned with the Vancouver Plan, the City of Vancouver has launched the planning process for the new Rupert and Renfrew SkyTrain Station Area Plan, introducing new commercial precincts in the area. This new plan is in the Early Directions stage and on schedule to be implemented in the first half of 2024.

Under the Rupert and Renfrew Station Area Plan, 2665 Renfrew is located within the Grandview-Boundary Employment Lands. This area is proposed to allow larger office and industrial buildings and to prioritize light industrial and mixed industrial/office uses. The Property has the opportunity and potential to provide the much-needed office/industrial density to support growing demand in the area.



Mixed Employment Lands within Renfrew & Rupert Station Area Plan.





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VANCOUVER, BC

EXCLUSIVE ADVISORS

Please direct all Property and sale process inquiries to the under-noted on behalf of the Vendor.

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