

COURT-
ORDERED SALE

CBRE



An exceptional mixed-used residential redevelopment opportunity at the **gateway to Downtown Vancouver**, currently improved by a recently upgraded office building, 97% leased and anchored by **Lululemon**, who occupies more than 93% of the building.

1380 BURRARD STREET

Vancouver, BC

- » **97% leased** office building
- » Leased to **Lululemon and Bicycle Sports Pacific (BSP)**
- » Mixed-use residential development opportunity
- » Situated at the **gateway to Downtown Vancouver** with panoramic views
- » **Covered land play**

EXECUTIVE SUMMARY

The Offering

CBRE Limited has been engaged by the party with Court-Order Conduct of Sale (the “Vendor”) to offer for sale 1380 Burrard Street (the “Property” or the “Site”) – a recently upgraded office building that is 97% leased and anchored by Lululemon, with exceptional redevelopment upside to construct a future mixed-use residential development located in Downtown Vancouver.

The Property is located on a 29,388 sq. ft. site with exceptional frontage of 240 feet along Pacific Street, and 120 feet of frontage along Burrard Street. 1380 Burrard Street is currently zoned (DD) Downtown District.

Strategically positioned on the northeast corner of Burrard Street and Pacific Street, 1380 Burrard Street acts as a gateway to the Downtown Peninsula. With a direct connection to the Burrard Street Bridge, the Site is located where Yaletown, West End, Fairview, and Kitsilano converge. Accordingly, the Property is within walking distance to some of Vancouver’s best beaches and recreational areas, while also being steps to some of the City’s best retail, dining, and entertainment. The Site is located in an area of substantial residential growth, with several high-rise condo and rental towers planned or under construction within a few blocks of the Property.

1380 Burrard Street presents the opportunity to be part of this burgeoning urban residential hub, while contributing to the city’s growth and development to provide much-needed residential supply in a supply-constrained market.



Lululemon office space, with exceptional views

Property Summary

Site Area	29,388 SF
P.I.D.	007-512-091
Legal Description	LOT A BLOCK 110 DISTRICT LOT 541 PLAN 16368
Zoning Designation	DD - Downtown District
Maximum Density	5.0x FSR (146,940 SF)
Development Potential (up to view cone)	9.18x FSR (\pm 270,000 SF) ^[1]
Existing Net Rentable Area	Office: 107,598 SF Retail: 7,233 SF Storage: 295 SF Total: 115,126 SF
Existing Occupancy	97%
Weighted Average Lease to Expiry (WALE)	3.18 years
Existing Net Operating Income	\$3.9 million
Stabilized Net Operating Income	\$4.2 million

^[1]Subject to City of Vancouver approval.



The Property is comprised of a nearly fully occupied 7-storey office and retail building, tenanted by Lululemon and Bicycle Sports Pacific (BSP), providing exceptional holding income through the entitlement process.

Existing Improvement Quick Stats

7-storey
Office & Retail

97%
Occupancy

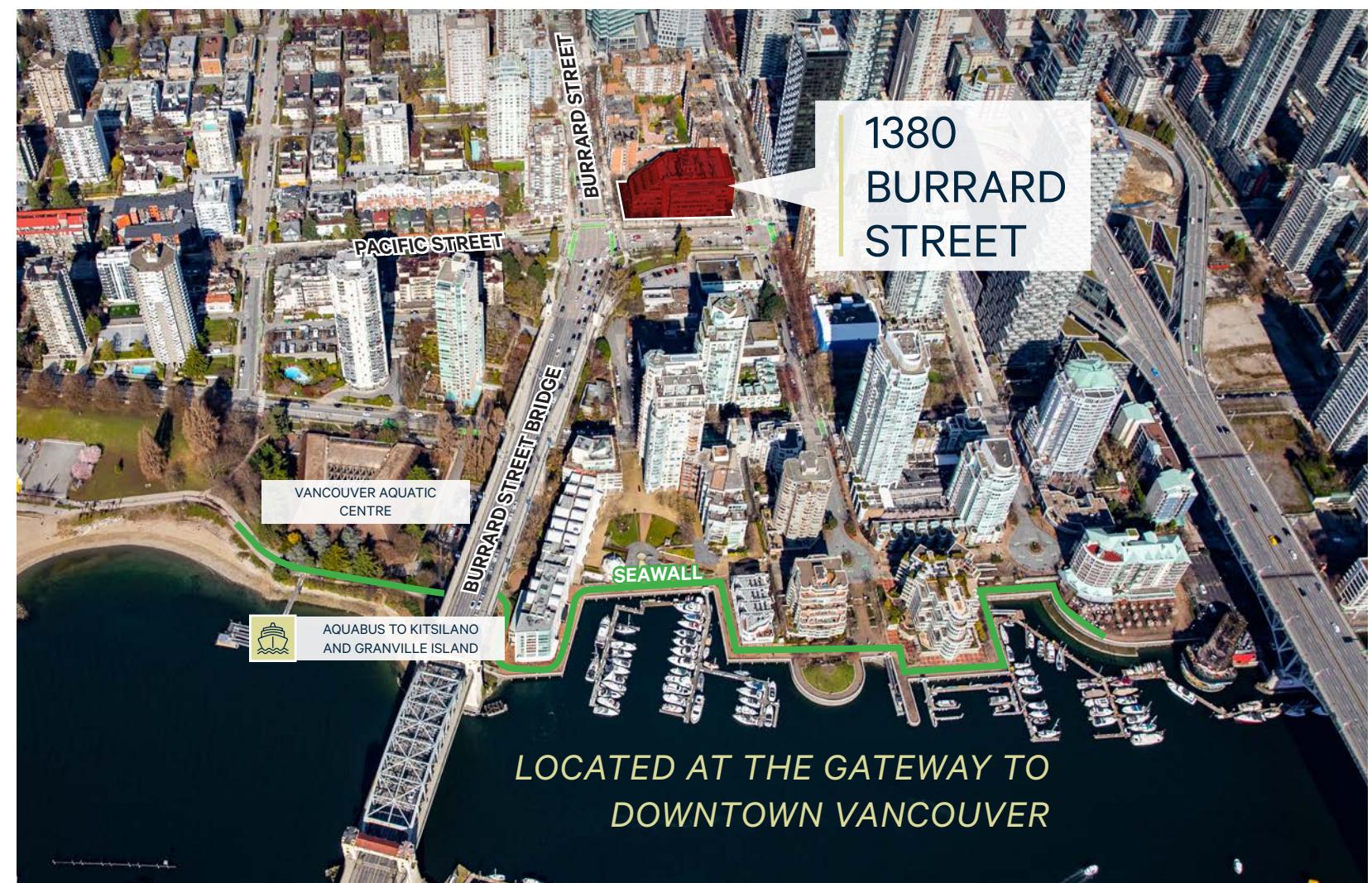
115,126 sf
Net Rentable Area

\$3.9M
Existing NOI

Site Quick Stats

CURRENT ZONING	29,388 sf
	Site Area
	5.0x
	Floor Space Ratio
DEVELOPMENT POTENTIAL	146,940 sf
	Gross Buildable Area
	~150/300 ft.
	Maximum Height (per the view cone)
DEVELOPMENT POTENTIAL	\pm270,000 sf^[1]
	Density up to the View Cone
	9.18x^[1]
	Floor Space Ratio

^[1]Subject to City of Vancouver approval.

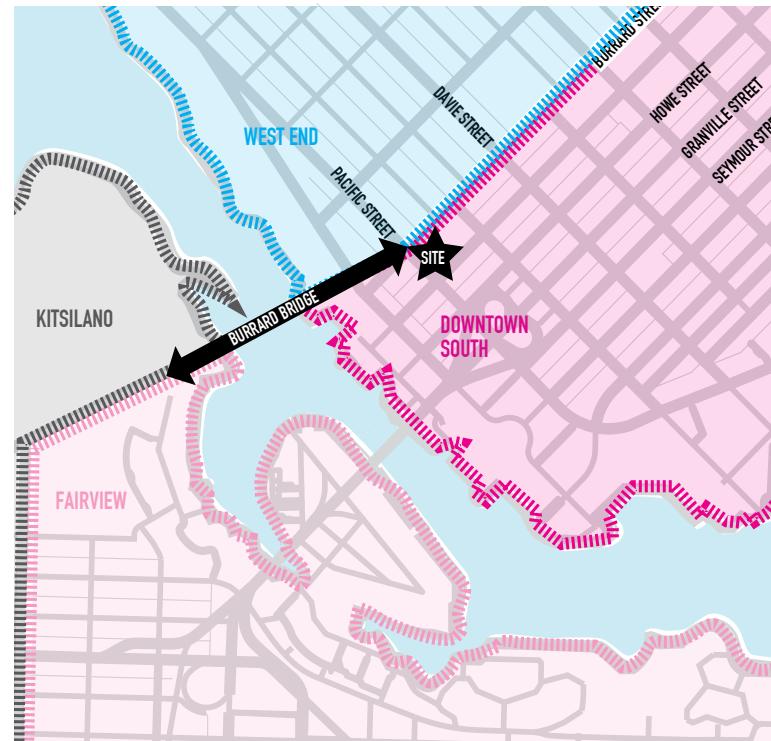


OFFERING HIGHLIGHTS



Exceptional Mixed-Use Redevelopment Opportunity, Providing Substantial Residential Scale.

- » A large-scale Site of nearly 30,000 sq. ft., providing the rare opportunity to develop a significant mixed-use residential project.
- » The Site is currently zoned Downtown District (DD) and has a maximum building height of approximately 150 feet for the majority of the Site, as it is located within the 12.1 Granville Bridge to Crown/Grouse view cone. However, the southwest corner of the Site located along Burrard and Pacific Streets has an allowable building height of 300 feet.
- » Development potential for the Site (per the view cone) is ±270,000 sq. ft. (contact agents for further details).



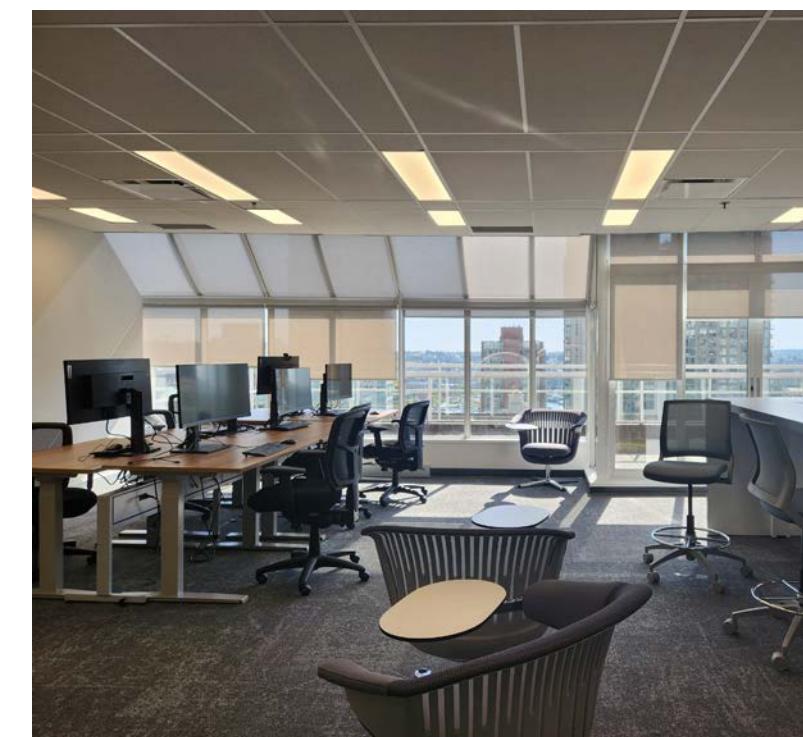
Unique Downtown Vancouver Location at the Nexus of Everything.

- » Located at the nexus of four of Vancouver's most popular neighbourhoods, including West End, Yaletown, Kitsilano, and Fairview; providing access to all of Vancouver's best amenities.
- » Several unique locational attributes, including the Site being one of the only to have direct access to the vehicle, pedestrian, and cycling infrastructure of the Burrard Street Bridge.
- » Strategic corner location at the high-exposure intersection of Burrard and Pacific Streets, allowing for the Development to be visible to those traveling north along Burrard Bridge.



Recently Upgraded Property Provides Stable Holding Income

- » The Property has been recently upgraded and comprises 115,126 sq. ft. of net rentable area, dedicated to office and ground-floor retail.
- » The Property is 97% occupied by Lululemon (office) and Bicycle Sports Pacific (BSP), with a Weighted Average Lease Expiry of 3.18 years.
- » The Existing Net Operating Income is \$3.9 million, providing stable holding income through the rezoning and entitlement processes.



LOCATION OVERVIEW

Strategically Positioned at the Gateway to Downtown Vancouver

- » Located at the prominent intersection of Burrard Street and Pacific Street, 1380 Burrard Street is strategically positioned as a gateway to Downtown Vancouver, situated at the opening to the Burrard Street Bridge.
- » Located 1.2 kilometres from Yaletown-Roundhouse Station and 1.3 kilometres from Burrard Station, which provide convenient rapid transit access to the Canada Line and Expo Line SkyTrain, respectively.
- » The Seawall is located approximately a 5-minute walk away.
- » Steps to Vancouver's best beaches, including Sunset Beach (5-minute walk), English Bay (12-minute walk), and Kitsilano Beach (20-minute walk).
- » Vancouver House is less than a block away, providing access to convenient retail and restaurants including Fresh St. Market, London Drugs, and Autostrada Osteria, as well as a comprehensive fitness facility at House Concepts.
- » Located a few blocks from Davie Village to the West and Yaletown to the East, two of Vancouver's trendiest neighbourhoods, which combined offer hundreds of boutique shops, trendy restaurants and cocktail bars, grocery, fitness studios, and more.
- » Vancouver's exceptional amenities and quality of life make it one of the most livable cities in the world, and it continues to attract significant immigration.
- » This is driven further by the Federal Government's increased immigration targets, which resulted in B.C. seeing a record-number of over 100,000 people immigrating to the province in 2023.



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1380 BURRARD STREET

Vancouver, BC

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1380 Burrard Street is being offered for sale on behalf of the party with Court-Order Conduct of Sale (the "Vendor"). The Vendor's objectives are to maximize the value of the offering and complete the sale in a timely manner with limited or preferably no conditions. To participate in the process, prospective purchasers are required to execute a confidentiality agreement, following which they will be provided access to an electronic data room to assist in their evaluation of the property.

An announcement will be delivered to prospective purchasers at a later time, communicating the Bid Deadline. Please contact the undersigned for more information about how to move forward with this process.

It is the intent of the Vendor to enter a binding offer for the property with the successful bidder. Initial offers, regardless of form and content, will not create any binding legal obligations upon the Vendor. Offers will be evaluated based on, *inter alia*, the consideration offered for the property, the prospective purchaser's ability to complete the transaction and the proposed conditions of closing. Neither CBRE nor the Vendor are under any obligation to select any of the offers. The Vendor reserves the right to amend the offering procedure at any time without notice. Amendments to the offering procedure may include, but are not limited to, withdrawal of the offering prior to the submission date. Any transaction for the property is subject to court approval.

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