

WELLNESS CENTRE OPPORTUNITY



FOR LEASE | #300-999 Canada Place, Vancouver, BC

**Fully Furnished and Income Generating Downtown
Luxury Spa at The Pan Pacific Hotel Vancouver**

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PAN PACIFIC
VANCOUVER

NAICommercial

Rentable Square Footage

Approximately 13,401 SF
Demisable down to 6,500 SF
(equipment included)

Lease Rate

Contact listing agent

2025 Estimated Common Area Costs Additional Rent

\$23.06/SF

(Includes heating, air conditioning, hydro, water, gas, utilities, property taxes, waste removal, and common area costs of the Building)

Tenant is responsible for their own in-suite cleaning, interior window cleaning, and interior repairs.

Possession

January 1, 2026

Building Features/Amenities

- ▶ Exceptional views of Stanley Park, the Burrard Inlet and the North Shore Mountains
- ▶ Easy access to Seabus, SkyTrain, West Coast Express, Heliport and the Seaplane Terminals
- ▶ Close to major shopping malls and an array of dining and entertainment options
- ▶ Ample paid parking for tenants and visitors

Luxurious Spa Premises (Currently Leased)

#300-999 Canada Place
Vancouver, BC

Existing Operating Spa Opportunity

ONSITE FACILITIES:

- ▶ 26 treatment rooms
- ▶ Relaxation lounges
- ▶ Essential oil infused steam rooms
- ▶ Dry sauna
- ▶ Private treatment suites for couples
- ▶ An opulent VIP suite
- ▶ Lounge with breathtaking views of the ocean and harbor
- ▶ Conference room
- ▶ Retail area

All existing leaseholds, finishes, and all attached furniture, fixtures, and equipment will remain in the Leased Premises for Tenant's use and will be included in the Basic Rent that is agreed upon by the Landlord and Tenant. Other furniture and equipment may be available, subject to pending negotiation between Landlord and existing Tenant.

Pan Pacific Vancouver and World Trade Centre Office

The iconic Canada Place complex is located on the waterfront of downtown Vancouver and is home to the luxurious five star Pan Pacific Vancouver Hotel, Vancouver Convention Centre, and the Cruise Ship Terminal. The building is adjacent to major downtown office towers, hotels, the Seawall, fitness centres, and other amenities.

- ▶ Downtown Vancouver's lodging market has been strong, with double digit RevPAR growth since 2014
- ▶ Among the major markets, Vancouver saw the highest occupancy for 2024 at 83.8%, up 5.3% over 2023
- ▶ Moderate revenue growth will continue into 2024 and beyond as hotel operators push for higher room rates, with Vancouver 2025 RevPAR growth expected to grow at 2.7%
- ▶ Post Covid, Vancouver posted the strongest hotel performance metrics of all major cities in Canada

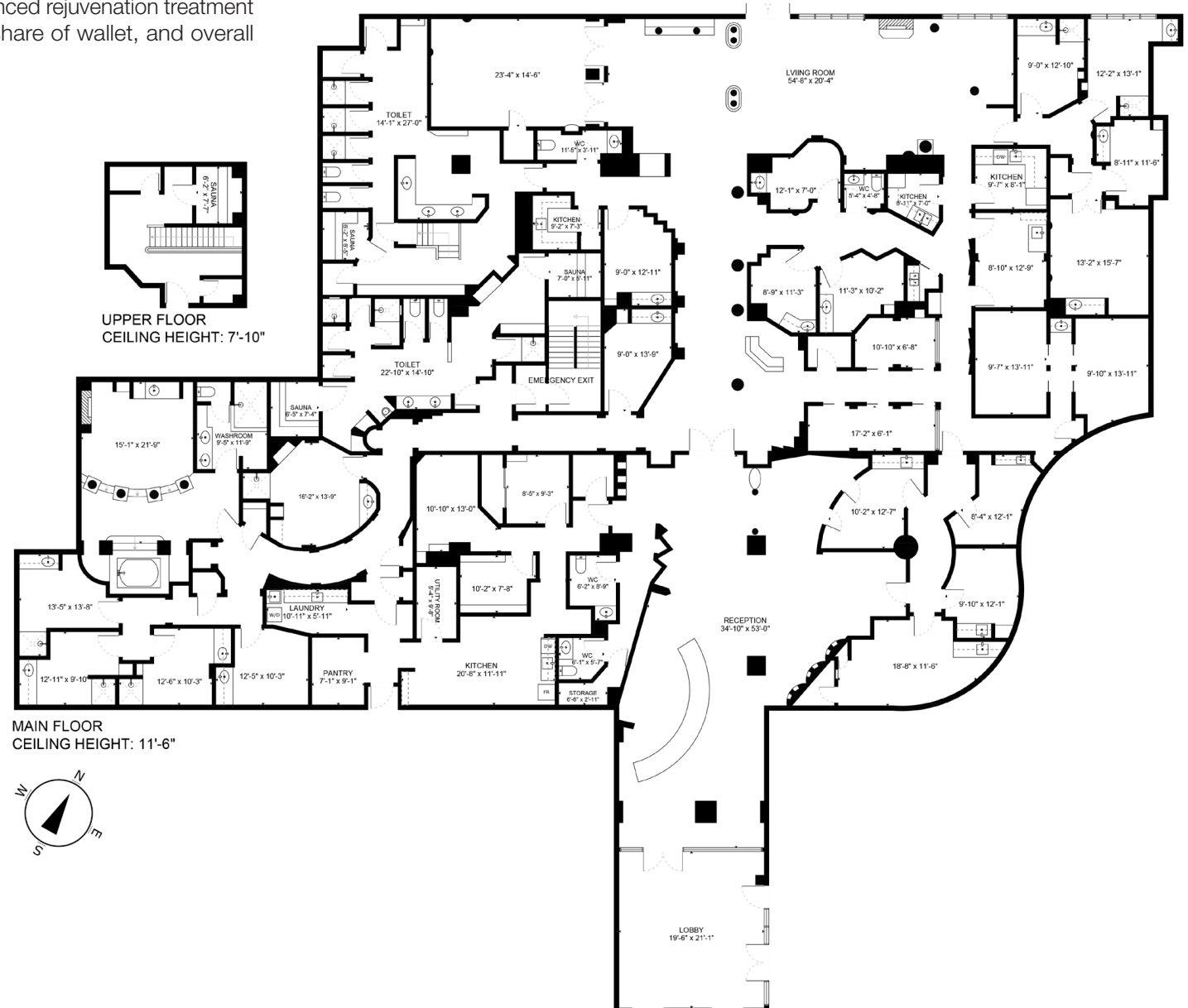


New Revenue Generating Opportunities for Tenant

Potential for Tenant to position itself as a premier Canadian wellness and medical institutional Spa, offering enhanced rejuvenation treatment options to increase customer retention, share of wallet, and overall revenue, including:

- ▶ Medical Health
- ▶ Wellness treatments
- ▶ Botox injections
- ▶ Skin Tightening
- ▶ Dermal Fillers
- ▶ Medical Grade Peel
- ▶ Cellulite Reduction
- ▶ Body Sculpting
- ▶ Non-Surgical Facelift
- ▶ Micro-Needling
- ▶ Laser Hair Removal
- ▶ IV Therapy for Dehydration;
- ▶ Dysport Youth Injections
- ▶ Acne Treatments
- ▶ Dull Skin Treatment
- ▶ Stress Reduction Treatment
- ▶ Cosmetics
- ▶ Teeth Whitening
- ▶ Hairdressing
- ▶ Hot and Cold Plunge Therapy Tubs
- ▶ Detox and Cleansing Treatments

SPA PREMISES FLOOR PLAN





1. Fairmont Pacific Rim and Botanist
2. LOT185 Café + Wine Bar
3. Bella Gelateria
4. Nightingale
5. Brass Fish Tavern
6. ARC

7. Lions Pub and Freshii
8. Miku Vancouver
9. Mink Chocolates Cafe
10. The Vancouver Club
11. JOEY Bentall One
12. Cactus Club Bentall 5

13. CIBC
14. Scotiabank
15. BC Liquor Stores
16. A&W and Chronic Tacos
17. Rogue Kitchen & Wetbar
18. Steamworks Brewpub

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