



# 865 TERMINAL

865 TERMINAL AVENUE | VANCOUVER, BC



DEVELOPED BY **ALLIANCE** | PARTNERS



**FIERA**  
REAL ESTATE

MARKETED BY

**CBRE**



**ROYAL PACIFIC**  
REALTY



## OPPORTUNITY AT TERMINAL AVE

The development at 865 Terminal Avenue in Vancouver is a mixed-use strata building offering over 200,000 square feet of space, specifically designed to accommodate a wide range of office and light industrial uses including: medical offices, biotech companies, and laboratories. This seven-floor project includes high ceiling light industrial and retail spaces on the ground floor, light industrial use on the first three levels, and creative industrial spaces on levels four to six. The top two floors allow for general office uses, suitable for professional services, medical and biotech firms. The building also features expansive change rooms and showers, premium bike lockers, and four levels of underground parking. Its design incorporates a mid-block pedestrian connection and an enclosed skybridge, enhancing accessibility and connectivity within the structure.

865 Terminal represents a prime opportunity for businesses to thrive in a modern, well-connected environment, making it an ideal investment for those looking to be at the forefront of innovation and growth.

# BUILDING HIGHLIGHTS

LEVELS	AREA IN SQ. FT.
L1-L1 MEZZ	29,248 SF
L2	31,975 SF
L3	34,665 SF
L4	27,776 SF
L5	29,217 SF
L6	29,231 SF
L7	29,181 SF
<b>TOTAL</b>	<b>211,293 SF</b>

## PARKING

1 STALL AVAILABLE PER UNIT

# LEVEL USES

**L1 → MEZZ** Light Industrial / Retail

**L2 → 3** Light Industrial

**L4 → 5** Creative Products Manufacturing  
Bio Technology

**L6 → 7** Office  
Medical Office

# BUILDING HIGHLIGHTS



### AMPLE PARKING

4 levels of below-grade parking  
EV rough is available in select stalls



### END-OF-TRIP

End-of-trip facility (P1) showers,  
lockers, secure bike storage



### I-2 ZONING

I-2 zoning with ground  
floor dock loading units



### WASHROOMS

Built-in washrooms  
on every floor



### TERRACE-LEVEL AMENITY DECK & GREEN SPACE

2 outdoor roof-decks with green  
space at level 4 with captivating  
views of North Shore mountains



### SKYBRIDGE

Connected by pedestrian  
Skybridge on lower levels



### DESIRABLE FLOOR-TO-FLOOR HEIGHTS

Light Industrial: 28 ft  
Wholesale & Creative  
Manufacturing: 17 ft  
Office: 12 ft



### FREIGHT ELEVATOR

5,000 lb capacity with 4-ft  
wide door, supports full pallet  
loads



### VISIBILITY & SIGNAGE

Ideal for wholesale/  
showroom tenants

Positioned in the heart of Vancouver's dynamic False Creek Flats, 865 Terminal Avenue offers a rare blend of connectivity, convenience, and community. This emerging innovation and industrial hub is rapidly transforming into one of the city's most sought-after commercial destinations.



**LIGHT INDUSTRIAL &  
RETAIL**

**CREATIVE PRODUCTS MANUFACTURING  
BIO TECHNOLOGY**

**OFFICE & MEDICAL**

**LIGHT INDUSTRIAL**

# L1

## FLOOR PLAN BREAKDOWN

2,533 - 29,248 SF

Total SF of Light Industrial & Retail Space



### RETAIL / LIGHT INDUSTRIAL SPACE

This ground-floor light industrial and retail spaces offer prime visibility and direct street-level access within a landmark seven-storey, mixed-use development. These units are ideally suited for cafés, wellness services, pharmacies, wholesale, manufacturing, or showroom uses. Positioned at the gateway to an innovation-driven community, this retail space presents a rare opportunity to establish a presence in one of Vancouver's most forward-thinking commercial hubs.

All uses are subject to buyer review

Examples include but are not limited to:

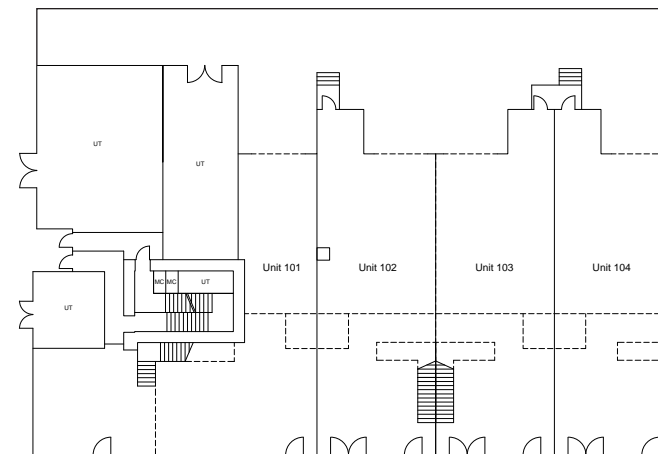
- + School - Vocational or Trade
- + Sign Painting Shop
- + Work Shop
- + Photography studio
- + Motor Vehicle Wash/Repair Shop
- + Production or rehearsal studio
- + Catering Establishment
- + Animal clinic

#### Ceiling Heights

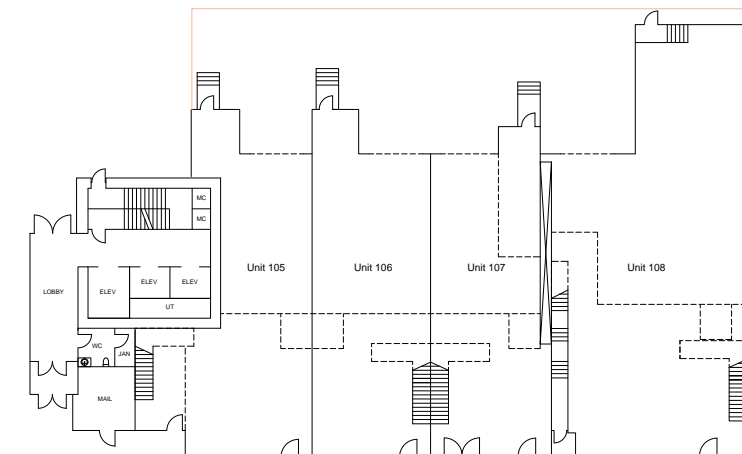
- + L1: 28 feet
- + Mezzanine:

[Explore I-2 Zoning Uses Here](#)

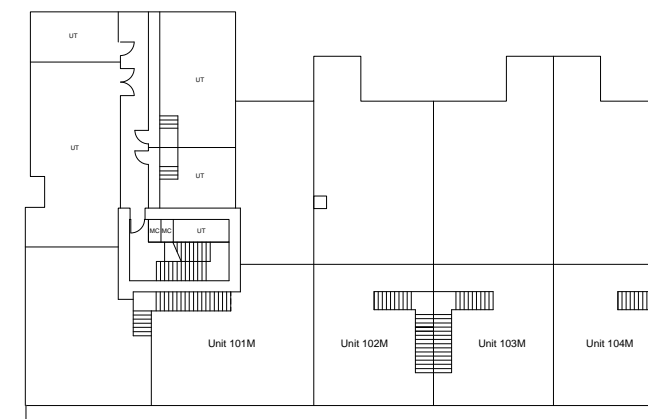
L1 Light Industrial



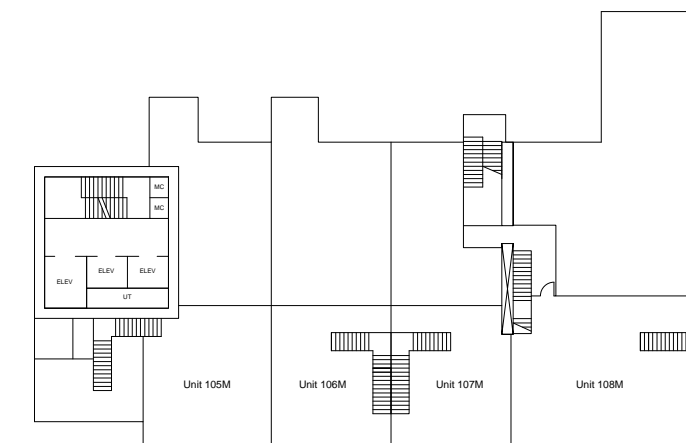
Retail



L1 MEZZ



Light Industrial



Retail

Floor plans not to scale

# L2-3

## FLOOR PLAN BREAKDOWN

### 933 - 66,640 SF

Total SF of Light Industrial Space

### LIGHT INDUSTRIAL SPACE

The light industrial floors offer flexible layouts, high ceilings, robust utility infrastructure, and freight access to accommodate a range of wholesale, manufacturing, and showroom uses.

All uses are subject to buyer review

Examples include but are not limited to:

- + Wholesale
- + Data Center
- + Wellness Center
- + Warehouse
- + Logistics
- + Packaging Center
- + Ghost kitchen

#### Ceiling Heights

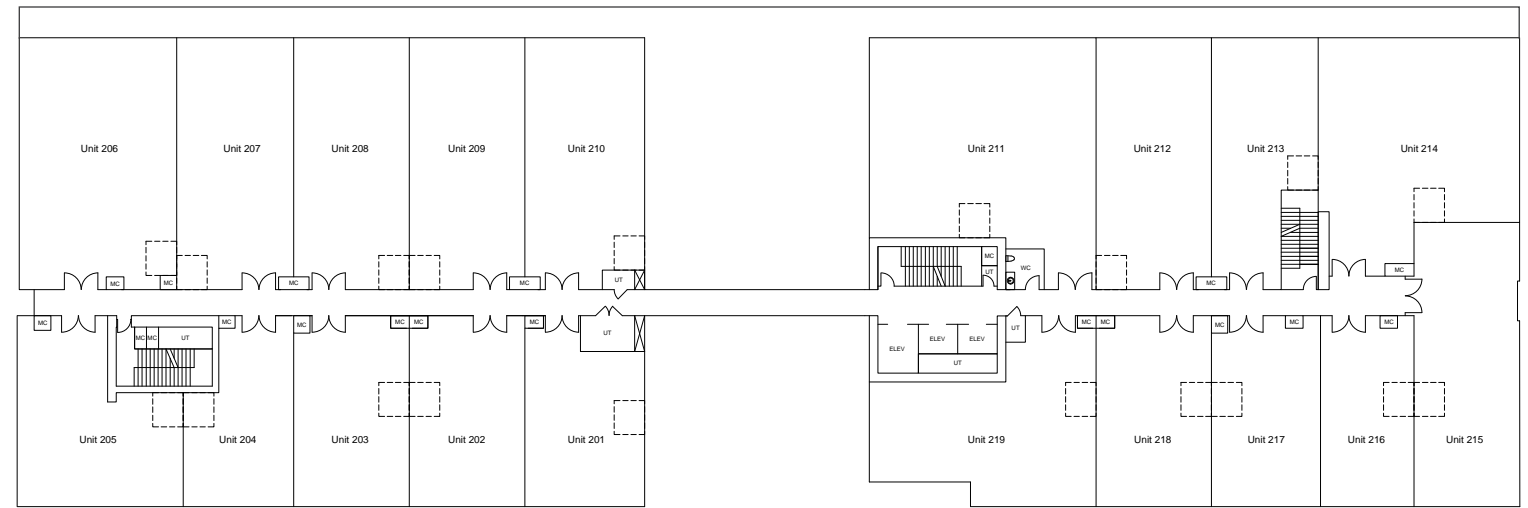
L2: 17 feet

L3: 17 feet

[Explore I-2 Zoning Uses Here](#)

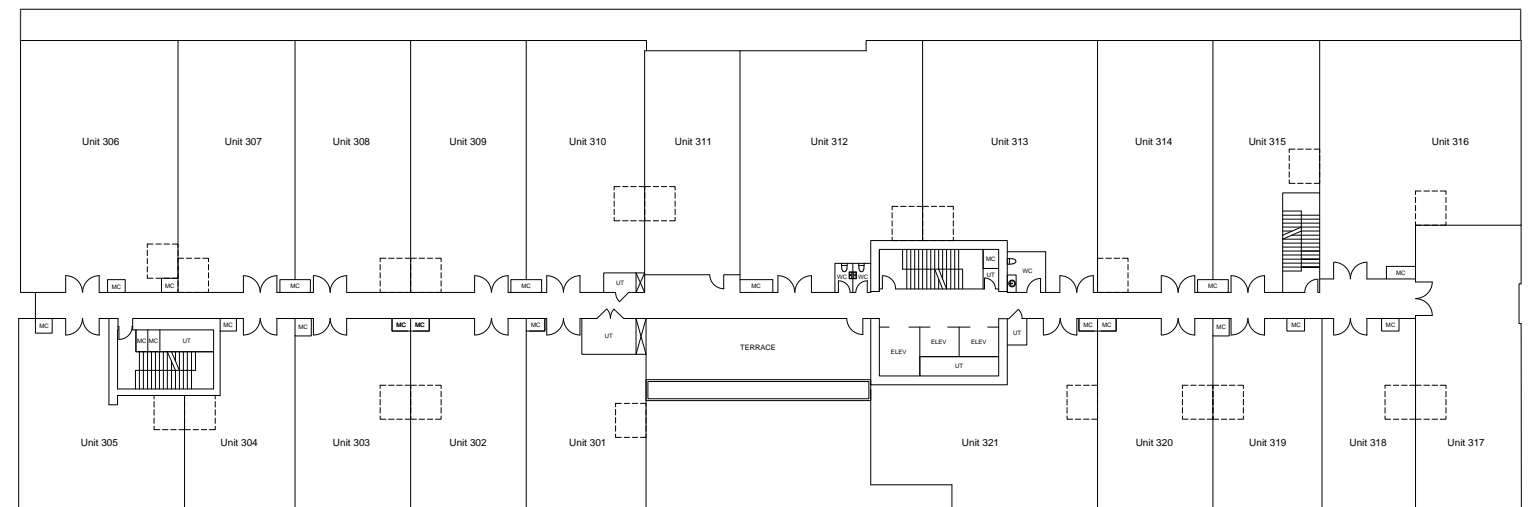
### L2

Light Industrial



### L3

Light Industrial



Floor plans not to scale

# L4-5

## FLOOR PLAN BREAKDOWN

1,003 - 56,993 SF

Total SF of Creative Products Manufacturing Space

### CREATIVE MANUFACTURING SPACE

The use of premises for the development, prototyping, testing and ancillary marketing of products to be produced in a physical form, although the product does not have to be produced on the premises, which can involve a customized design process, and includes clothing design, furniture design, industrial product design and similar uses, but does not include General Office.

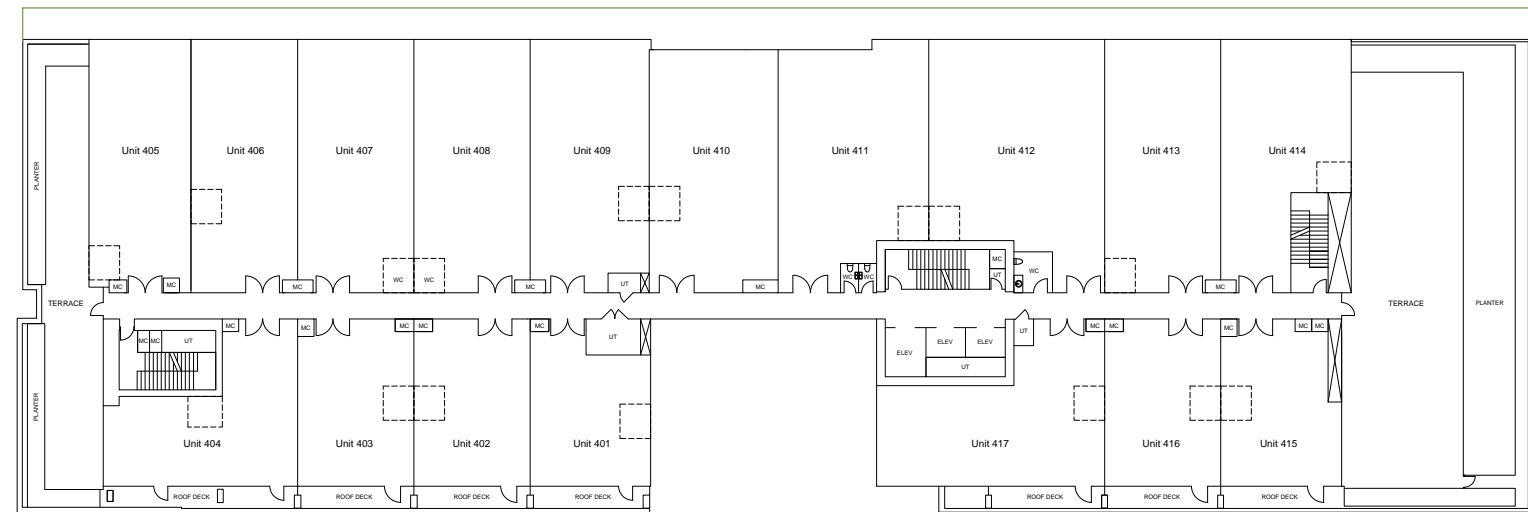
All uses are subject to buyer review

- Examples include but are not limited to:
- + Bakery Products Manufacturing
  - + Batteries Manufacturing
  - + Chemicals or Chemical Products Manufacturing - Class B
  - + Clothing Manufacturing
  - + Dairy Products Manufacturing
  - + Electrical Products or Appliances Manufacturing
  - + Food or Beverage Products Manufacturing - Class B
  - + Furniture or Fixtures Manufacturing
  - + Ice Manufacturing
  - + Information Communication Technology Manufacturing
  - + Jewellery Manufacturing
  - + Leather Products Manufacturing
  - + Machinery or Equipment Manufacturing
  - + Metal Products Manufacturing - Class B
  - + Miscellaneous Products Manufacturing - Class B
  - + Non-Metallic Mineral Products Manufacturing - Class B
  - + Paper Products Manufacturing
  - + Plastic Products Manufacturing
  - + Printing or Publishing

[Explore I-2 Zoning Uses Here](#)

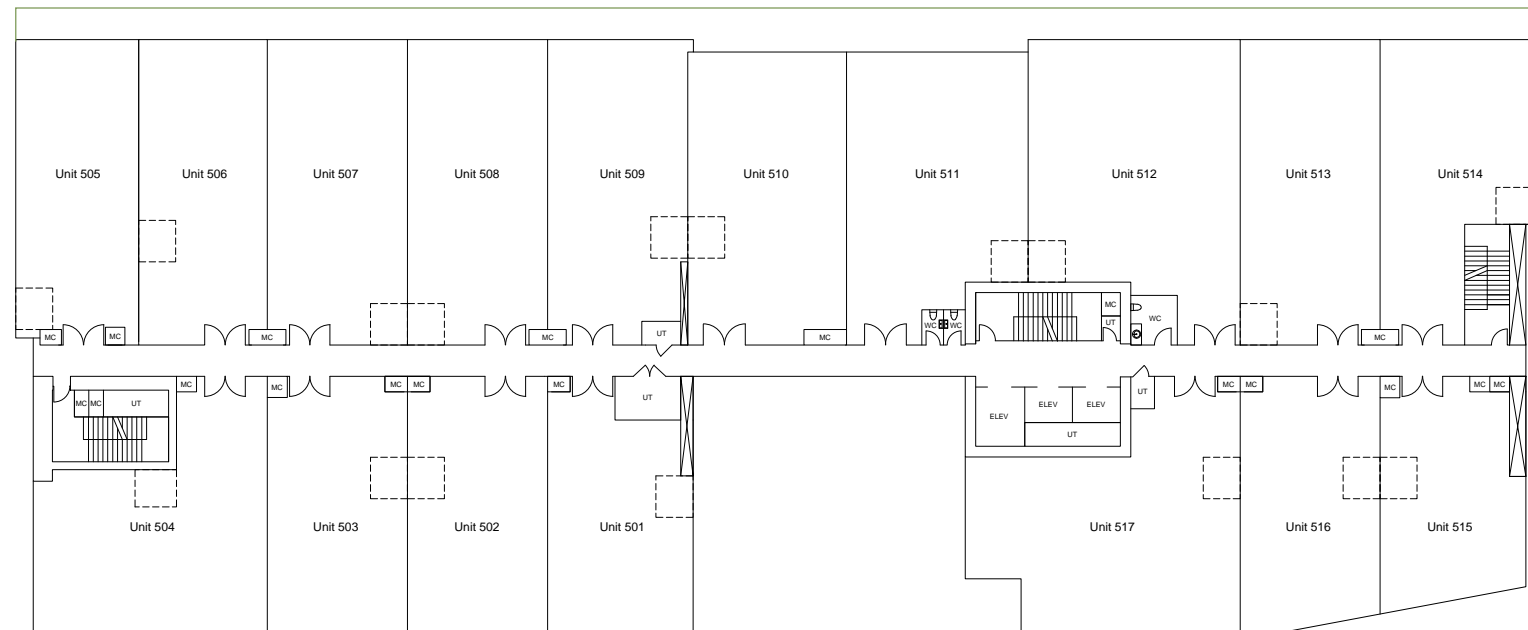
### L4

Manufacturing



### L5

Manufacturing



Floor plans not to scale

# L6-7

## FLOOR PLAN BREAKDOWN

### 1,136 - 58,412 SF

Total SF of Office Space

### OFFICE & MEDICAL SPACE

The top two floors of this innovative seven-storey development are dedicated to premium office and medical space, purpose-built to meet the needs of healthcare providers, biotech firms, and professional services. These units offer flexible floor plans, abundant natural light, and modern building systems to support clinical, research, and administrative functions.

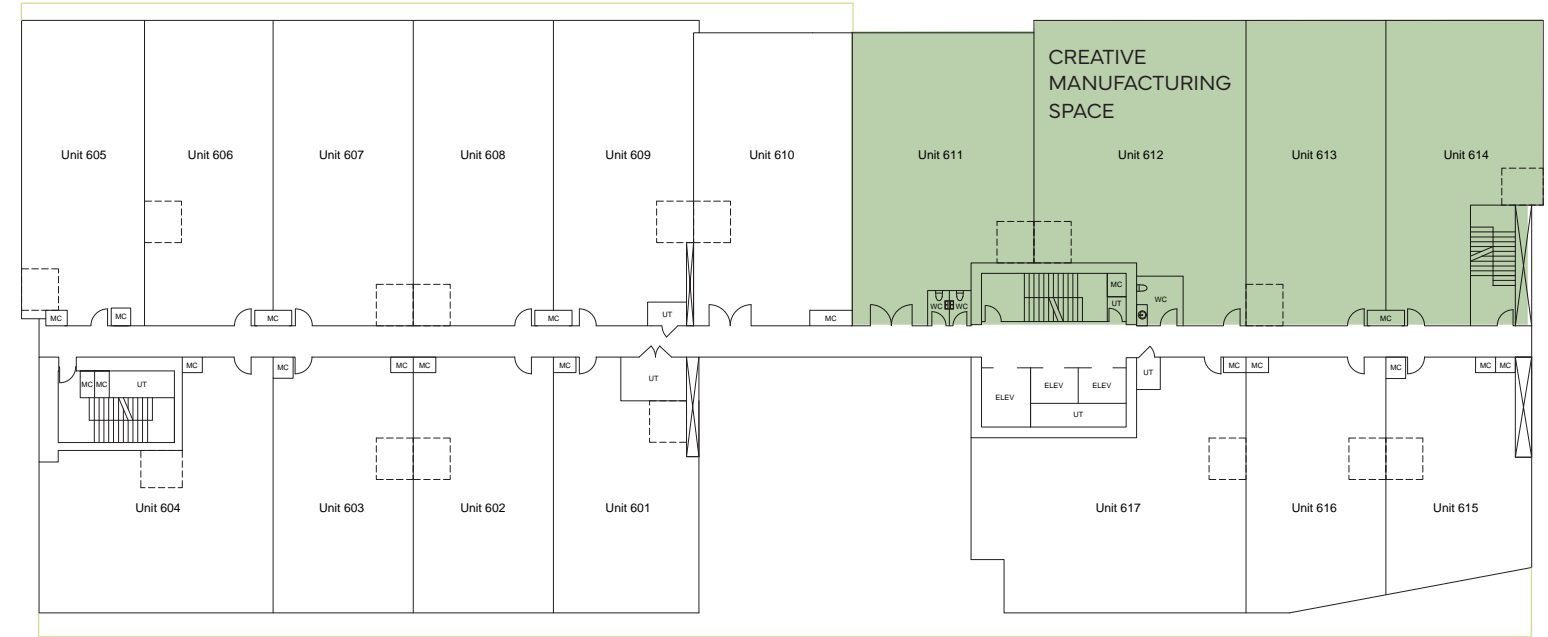
All uses are subject to buyer review

Examples include but are not limited to:

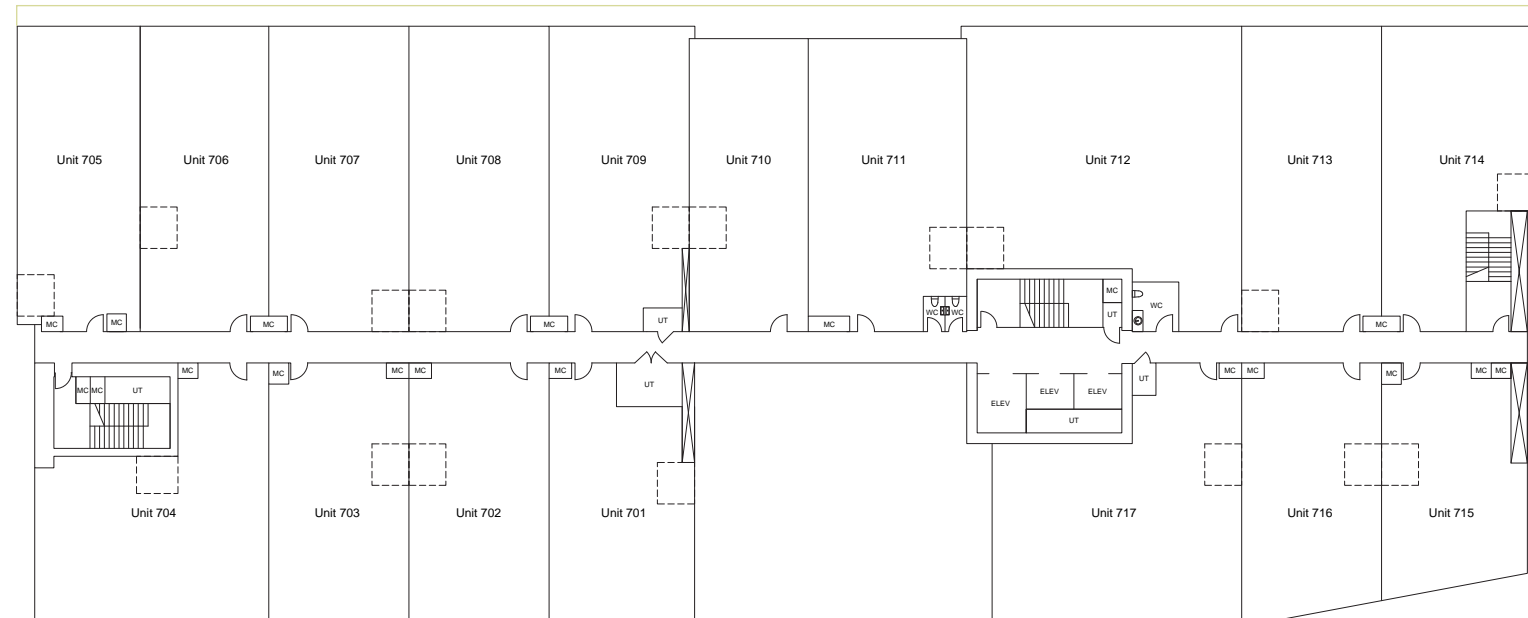
- + Dentist Office
- + Acupuncture
- + Bio Medical Labs
- + Chiropractor
- + Physiotherapist
- + General Office
- + Accounting Office
- + Lawyer Office
- + Real Estate Office

[Explore I-2 Zoning Uses Here](#)

### L6



### L7



Floor plans not to scale



FOR SALE / LEASE

# LOCATION AMENITIES

Vancouver's False Creek Flats is a dynamic neighborhood known for its excellent connectivity and diverse industrial base. Well-served by public transit, the area benefits from the False Creek Flats Plan, which aims to enhance infrastructure and connectivity. This vibrant locale boasts popular attractions and amenities, including historic landmarks, recreational facilities, and modern residential developments, making it an ideal place for both business and leisure.



## NEIGHBOURHOOD HIGHLIGHTS



94

BIKE SCORE



85

TRANSIT SCORE



90

WALK SCORE

## AMENITIES IN THE AREA

1.5K RADIUS (SEE BASE MAP FOR DETAILS)



18+

PARKS & REC



126+

RESTAURANTS



50+

RETAILERS



Rendering of the new St. Paul's Hospital on the Jim Pattison Medical Campus, sourced from helpstpauls.com



Designed for Discovery,  
Built for Growth



# ABOUT THE TEAM

## ALLIANCE | PARTNERS

As a real estate developer, builder and member of the community, we see what we do a little differently than most. Founded by a self-made entrepreneur, we are guided as much by social responsibility as we are by creating distinctive, meaningful work spaces and commercial projects.



The Canadian division of Fiera Real Estate is an investment management company that provides direct real estate investment opportunities to institutional investors, foundation and endowment clients, and high net worth investors.



At TKA+D, we champion a collaborative approach to architecture, valuing the contributions of every team member. We believe in assembling the right people for each project, ensuring that egos never impede the design process. Our firm has partnered with numerous architects and design professionals globally, fostering rewarding and enduring relationships.



The global leader in commercial real estate services and investments. With services, insights and data that span every dimension of the industry, CBRE creates solutions for clients of every size, in every sector and across every geography.



Baltimore Ridge Marketing is a experienced team of realtors with over ten years in real estate marketing and sales. Our local market expertise and daily site engagement ensure impactful development positioning. We provide multilingual services in English, Mandarin, Shanghainese, and Cantonese to reach diverse buyers. Our team is dedicated to delivering professional, results-driven solutions.





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### Register



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