



— burrardPLACE

RESTAURANT OPPORTUNITY

PREPARED BY:

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 **RELIANCE**
PROPERTIES

OVERVIEW

01 OPPORTUNITY

The designated restaurant space is 2,980 sq.ft. of rentable area and 1,200 sq.ft. of patio.

02 LANDLORD

Reliance Properties is a privately owned Vancouver company that was founded over 60 years ago and has made a profound mark on Vancouver's architecture in that time.

The Company owns and manages a portfolio in Vancouver and Victoria approaching Two Billion and together with a number of institutional partners including Hines, QuadReal, KingSett, and Jim Pattison, has a current Development Pipeline for office and residential projects in excess of 2 Billion.

Reliance provides proactive and locally informed management and maintenance for all its properties and projects and focuses on developing long term tenant relationships.

03 BUILDING OVERVIEW

1280 Burrard is a 13 storey, AAA office tower offering over 136,000 sq.ft of office space, and 2,980 sq.ft of designated restaurant space. The building is occupied by Lululemon, Harrison Healthcare and Toyota.

04 LOCATION

Located on the corner of Burrard Street and Drake Street, this location ensures excellent access to both Downtown, Kitsilano, Broadway, Mount Pleasant and the rest of the Lower Mainland, while being centred in the dynamic and vibrant residential communities of Downtown Vancouver.

- 6 blocks to Vancouver City Centre Canada Line Station
- 7 blocks to Burrard Street Sky Train Station
- 7 blocks to Yaletown Roundhouse Canada Line Station

Refer to map in Appendix "A".





SITE & BUILDING KEY CHARACTERISTICS

05 LOADING DOCK

2 ground level Class B loading doors

06 DELIVERY OF BASE BUILDING

Basic Building Specifications

- High quality curtain wall glazing
- Open ceiling
- Exposed concrete flooring
- High efficiency LED lighting providing 40' candles
- Capped plumbing connections for kitchen/lunch rooms
- Fiber backbone located at every floor
- Individually-controlled heating and cooling system
- Four pipe fan coil connected to energy efficient central heat unit
- Fresh outdoor ventilation
- Dual (vista-WS) power grid feeds from BC Hydro for maximum reliability
- Ability to add occupancy and daylight harvesting sensors
- LEED Gold certification
- Low-volatile organic compounds (VOCs) building materials to support superior indoor-air quality where suitable
- Building will be provided in shell condition with ability for coring

SITE & BUILDING KEY CHARACTERISTICS

06 DELIVERY OF BASE BUILDING CONT.

HVAC

- 4-pipe fan coil units provide heating and cooling at less than 200 sq.ft./ ton, nominally it has four (4), 4-ton fan coil units
- Two ducted ERVs to provide ventilation air for the space – 2 x 1,200 cfm each (ducted to outside by base building)
- E/A Louver for future Commercial Kitchen hood – 54"x46" louver with 48"x36" cap off in the space
- O/A Louver for future intake (make-up air) – 84"x42"

GAS

- Dedicated Fortis gas meter space, 1-1/2" diameter gas line capped off in the CRU (3000 MBH)

PLUMBING

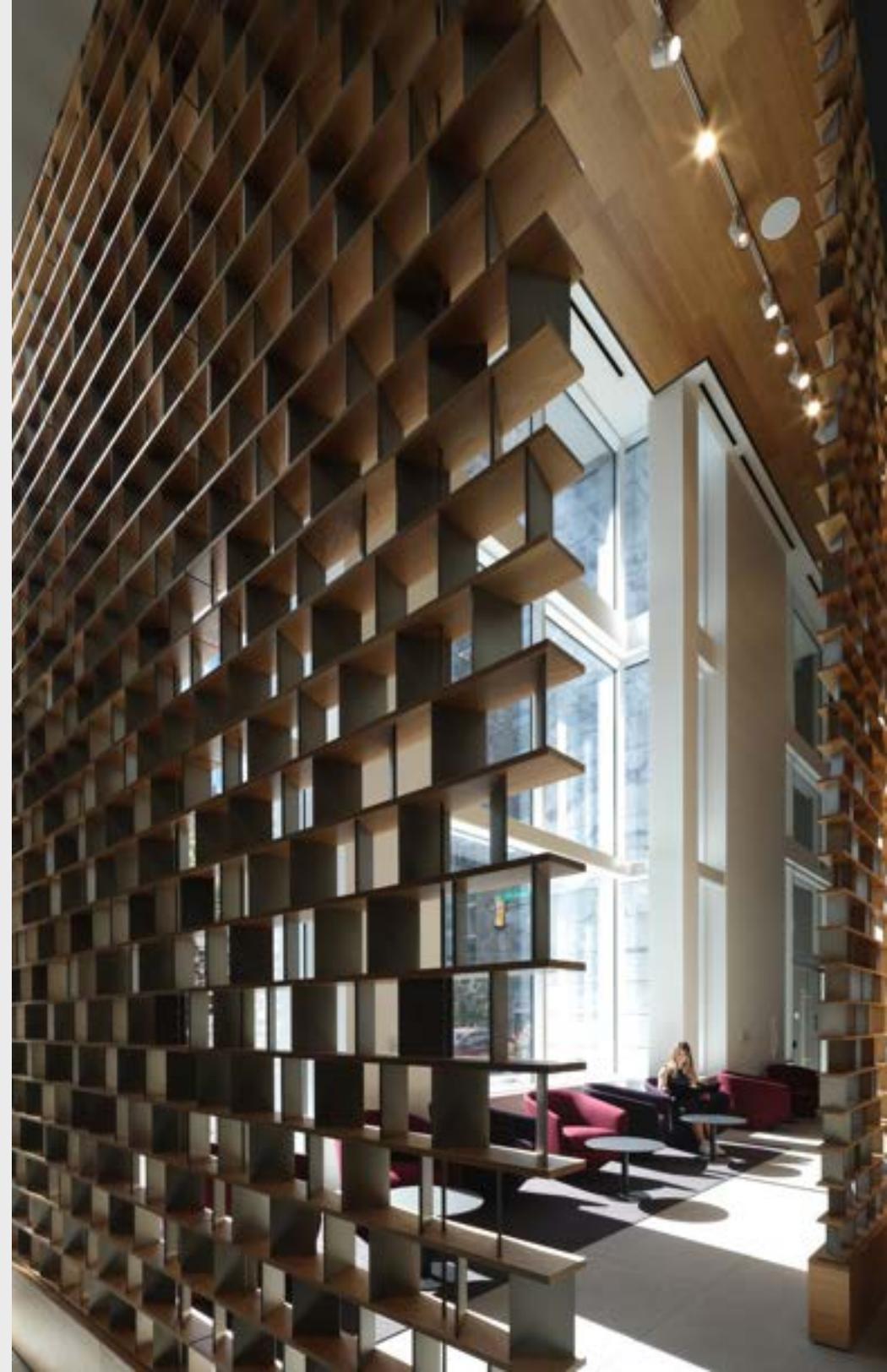
- 3" diameter Domestic cold water capped off in ceiling
- 2" diameter Domestic hot water capped off in ceiling
- 3" diameter Plumbing Vent capped off in ceiling
- 4" diameter sanitary connection on P1

PLUMBING

- Telcom 2-1.5"C
- 600V to 120/208V 225kVA transformer located in the main Electrical room
- 120/208V 3ph 4w service.
- 1000A-3p Disconnect

07 CEILING HEIGHTS

13' slab to slab

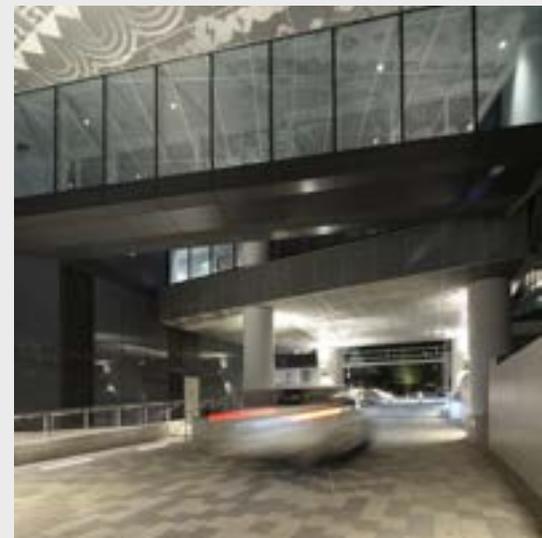
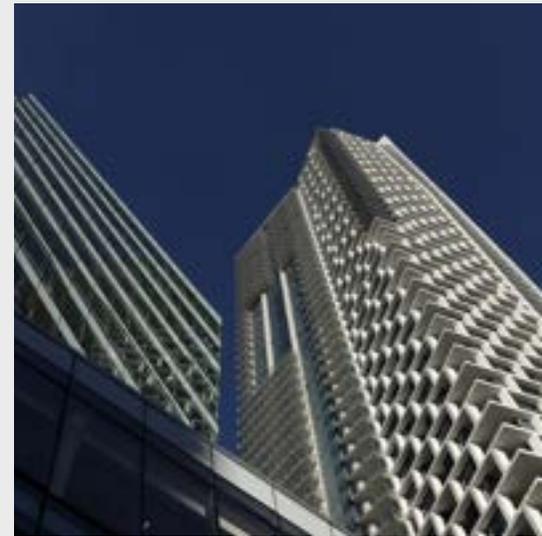


KEY FINANCIAL CONSIDERATIONS AND LEASE/PARTNERSHIP TERMS

08 RENT COMMENCEMENT DATE	December 1st, 2024
09 FIXTURING PERIOD	Gross free rent from the time the lease is fully executed until Rent Commencement Date
10 BASIC RENT	<p>Year 1: \$68.00 per sq.ft. per annum</p> <p>Year 2 – 3: \$69.50 per sq.ft. per annum</p> <p>Year 4 – 6: \$71.50 per sq.ft. per annum</p> <p>Year 7 – 8: \$73.00 per sq.ft. per annum</p> <p>Year 9 – 10: \$75.00 per sq.ft. per annum</p>
11 TAXES AND OP COSTS	Estimated to be \$22.00 per sq.ft. (2023)
12 LEASE TERM	10 years with two (2) x five (5) year renewals at market rates

KEY TENANT INDUCEMENTS

13 TENANT IMPROVEMENT ALLOWANCE	\$150.00 per sq.ft.
14 PATIO	1,200 sq.ft. exclusive use
15 SIGNAGE OPPORTUNITY	Canopy and blade signage





 **Lululemon**

LEVELS 4, 6 – 13

 **HARRISON**
— HEALTHCARE —

LEVEL 5

Jim Pattison
Downtown



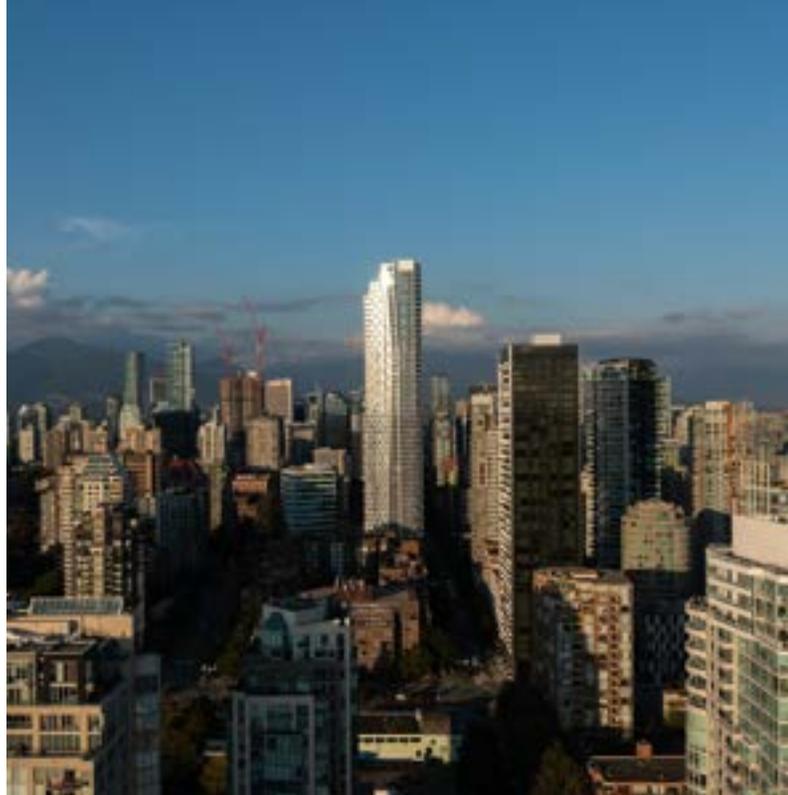
LEVELS 1 – 3

RESTAURANT SPACE

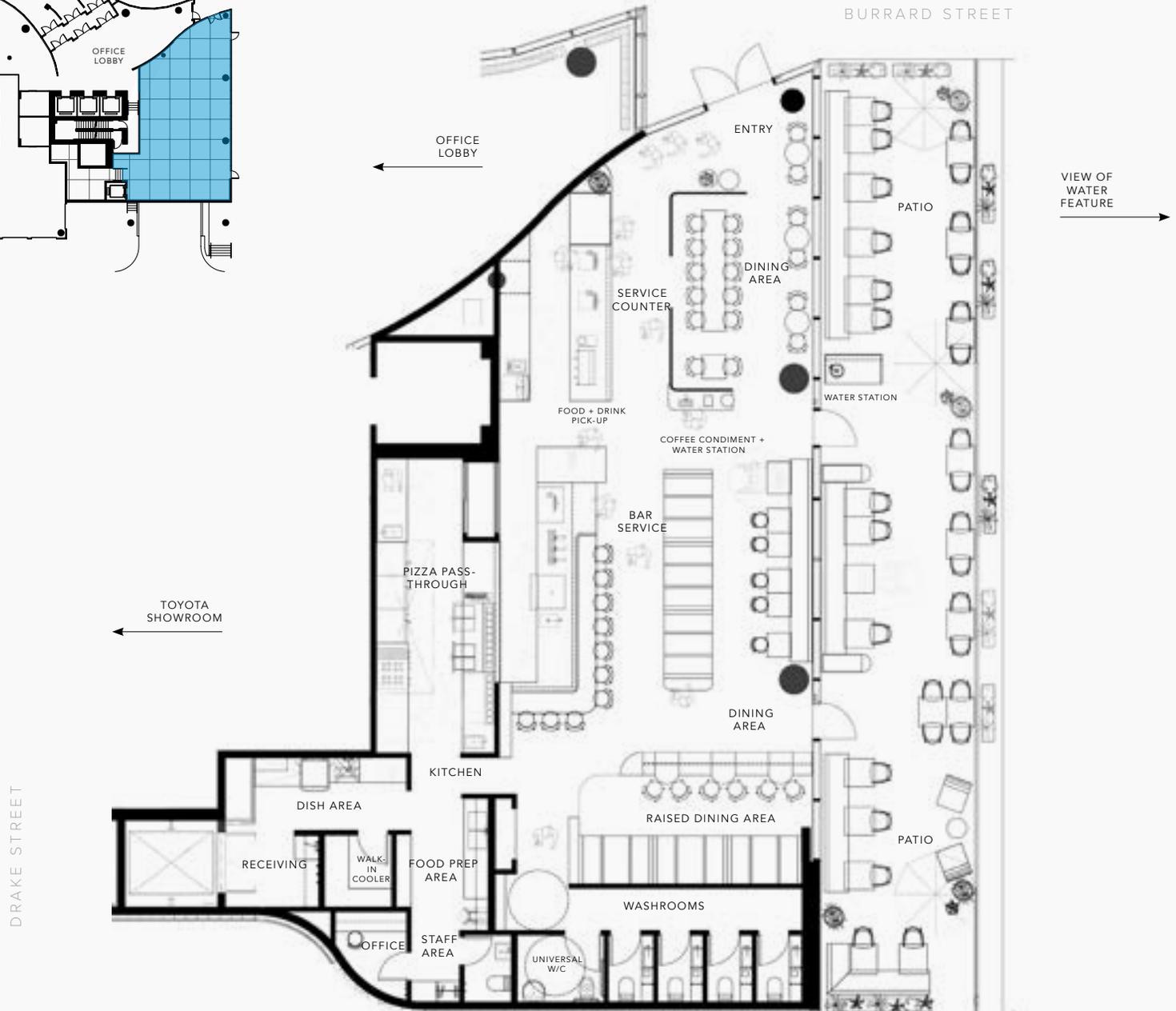
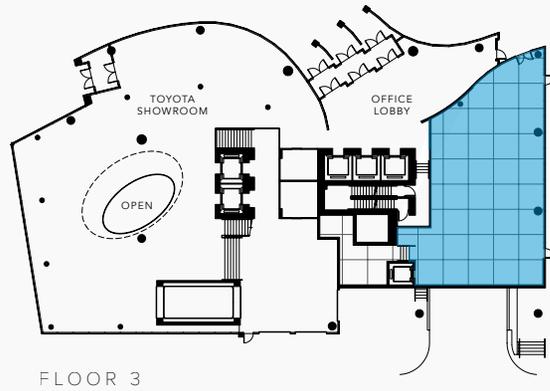
LEVEL 1 (LOBBY)

2,980 SQ.FT. RENTABLE AREA

1,200 SQ.FT. PATIO



LEVEL 3 LOBBY RESTAURANT | 3,100 SQ.FT.







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