

# 1618 STATION SQUARE

VANCOUVER, BC

## FOR SUBLEASE

FIRST CLASS, FULLY  
FURNISHED AND  
EQUIPPED OFFICE  
AND LABORATORY  
SPACE

For information, please contact:

### Blair Quinn

T 604.662.5161  
F 604.684.9368  
blair.quinn@cbre.com

### Peter Choi

T 604.662.5135  
F 604.684.9368  
peter.choi@cbre.com

CB Richard Ellis Limited  
Suite 600  
1111 West Georgia Street  
Vancouver, BC V6E 4M3

T 604.662.3000  
F 604.684.9368

www.cbre.ca



**AVAILABLE SPACE:** Second Floor: Unit A 8,785 sq.ft. office/lab  
Unit B 5,000 sq.ft. office  
Total 13,785 sq.ft.

**ASKING RENTAL RATE:** \$25.00 per sq.ft.

**OPERATING COSTS & TAXES:** \$16.50 per sq.ft. (2008 estimate)

**LEASE TERM:** Flexible

**AVAILABILITY:** Immediate

**ZONING:** I-2

**PARKING:** 2.25 stalls per 1,000 sq.ft.

Surface parking @ \$60.00 per month per stall  
Covered parking @ \$90.00 per month per stall

### BUILDING FEATURES:

- Five-storey "A" class concrete laboratory and office building completed in May 2002
- Leading-edge telecommunications capability including fibre optic and wireless technology
- 13 foot floor-to-floor ceiling heights
- Efficient centre core column structure for maximum flexibility in designing floor space
- Enclosed, secure bicycle storage
- Chemical storage room at grade level, dock loading, emergency power generator

### LABORATORY FEATURES:

- Arguably, the best ready-for-occupancy, wet-lab space available in the Lower Mainland
- Building envelope restricts negative pressure in laboratory spaces
- Uniform floor loading (100 psf) minimizes vibration and installation of heavy equipment
- Dedicated fume hood exhaust shafts and plumbing stacks are located every 20 feet
- 36" windowsill heights to facilitate lab benches underneath

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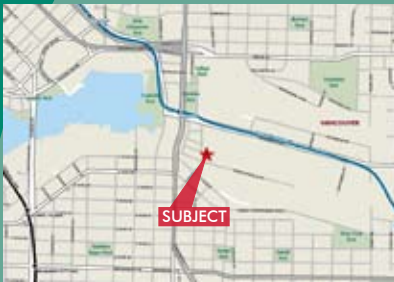
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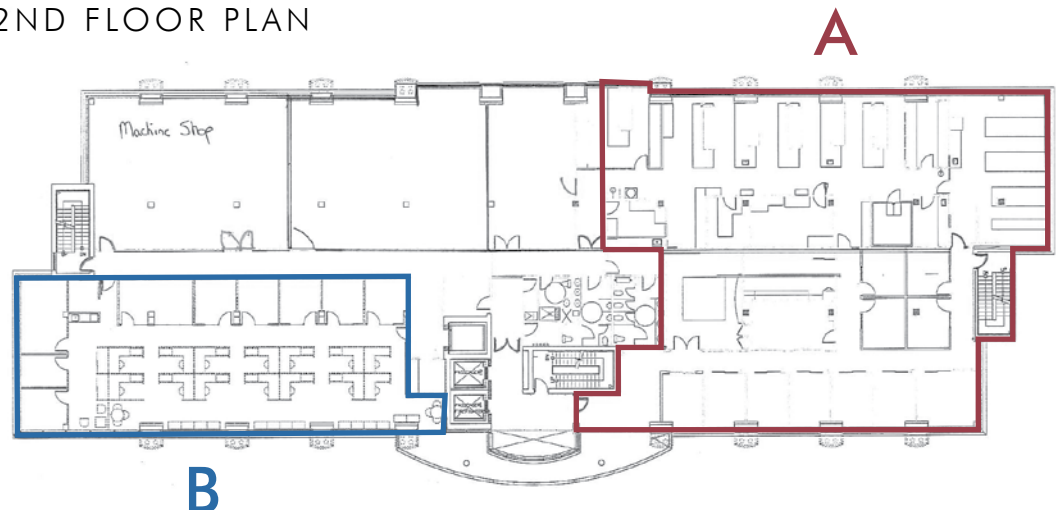
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## LOCATION

- Central location with easy and convenient access to Downtown Vancouver and the rest of the Lower Mainland by car and public transit
- Conveniently situated in a strong transportation corridor in the False Creek Flats
- Views of the North Shore and Downtown Vancouver
- Nearby amenities include the Main Street/Science World SkyTrain Station, GM Place, BC Place Stadium, CN Via Rail Station
- Within walking distance to future Winter Olympic Athlete's Village and to the Providence Health Care site
- Numerous high end residential projects planned around the Olympic Village

## 2ND FLOOR PLAN



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