

For Lease > Anchor Tenant Opportunity

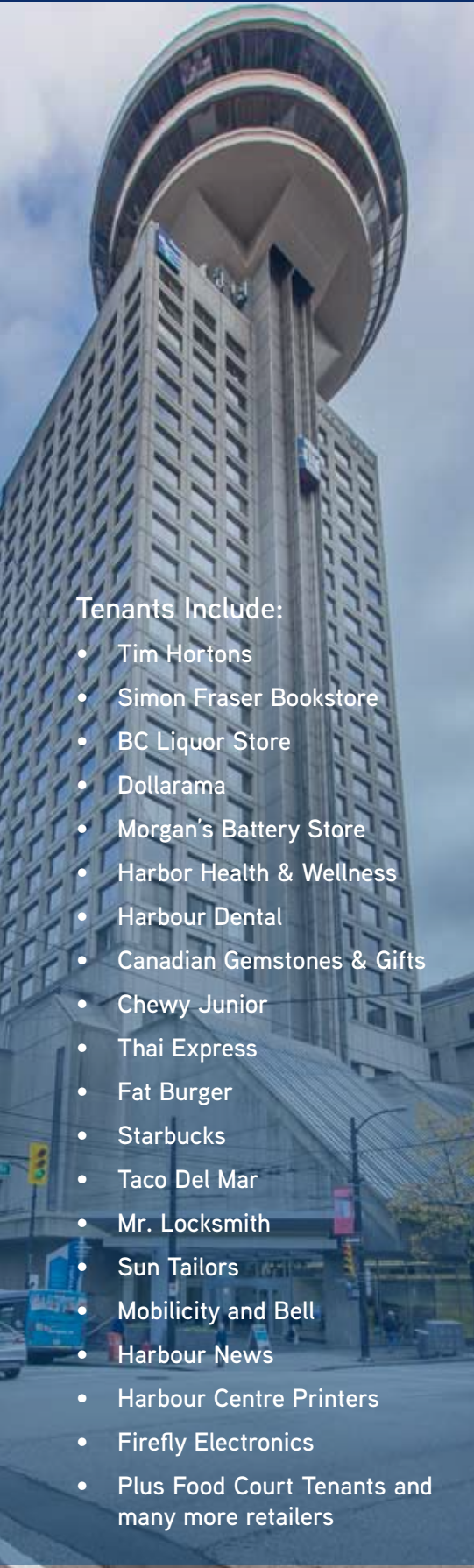
Harbour Centre Mall

555 West Hastings Street, Vancouver, BC

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Tenants Include:

- Tim Hortons
- Simon Fraser Bookstore
- BC Liquor Store
- Dollarama
- Morgan’s Battery Store
- Harbor Health & Wellness
- Harbour Dental
- Canadian Gemstones & Gifts
- Chewy Junior
- Thai Express
- Fat Burger
- Starbucks
- Taco Del Mar
- Mr. Locksmith
- Sun Tailors
- Mobilicity and Bell
- Harbour News
- Harbour Centre Printers
- Firefly Electronics
- Plus Food Court Tenants and many more retailers

HARBOUR CENTRE

Two floors of retail space and a food court sit at the base of Harbour Centre which includes 28 stories of office space and the Vancouver Lookout, one of Vancouver’s most identifiable skyline features that has over 166,000 guests per year. The Harbour Centre Mall is made up of a complementary mix of service based retailers and a newly redeveloped food court with quality national food vendors. Tenants of Harbour Centre are ideally positioned to take advantage of the growing number of residents and day to day users of the Waterfront and Gastown areas.

LOCATION

Harbour Centre is located on the eastern edge of Vancouver’s Central Business District, which boasts a population of 170,000 people per weekday, in immediate proximity to Gastown. The area surrounding Harbour Centre contains a diverse mix of office, hotel, tourist and residential uses.

TRANSIT

Across Cordova Street from Harbour Centre is Waterfront Station, Downtown Vancouver’s primary transit hub. All three Skytrain lines utilize Waterfront station, The Canada Line, Millennium Line and Expo Line, in addition to the West Coast Express commuter line, Seabus and various commuter, local, express and suburban bus routes. The much anticipated Evergreen Line is expected to open in 2016. This new transit link will connect commuters from the Tri-Cities to Vancouver in less than 40 minutes and has a projected ridership of 70,000 per day by 2021. In 2014 Q1, an average of 361,500 people per day rode the Skytrain and in 2011 an average of 11,321 people per day rode the West Coast Express.

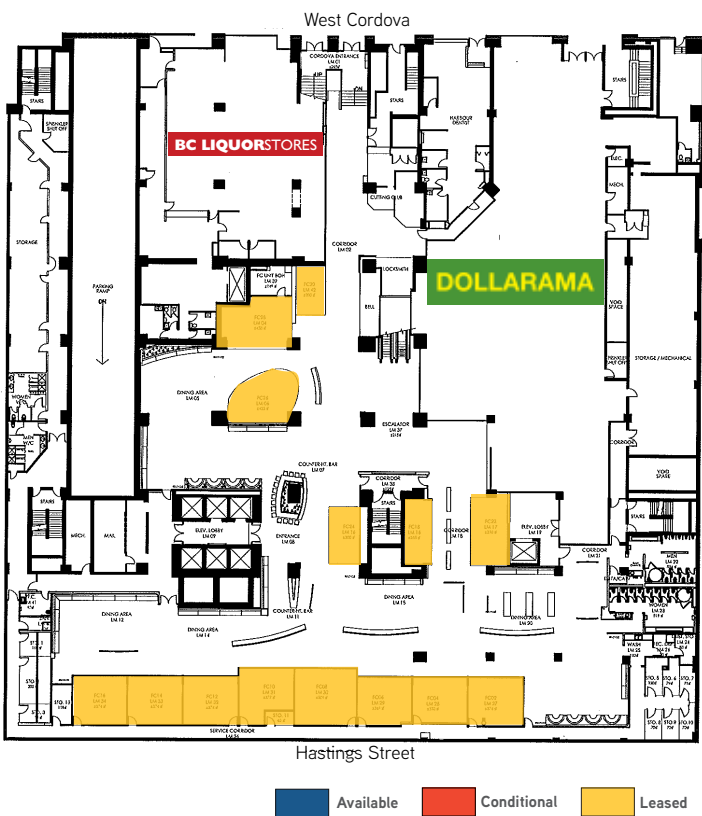
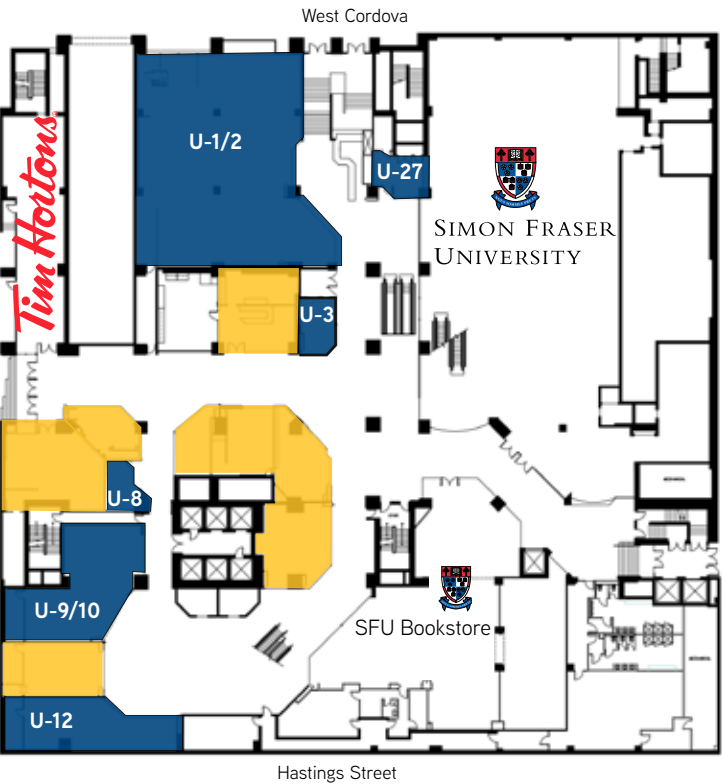
AREA DEVELOPMENTS

The Waterfront area is continuing to develop and densify as Gastown and Coal Harbour further develop into lively and popular communities. Notable projects recently completed or under construction in the area include Fairmont Pacific Rim, Woodward’s redevelopment, Three Harbour Green and Jameson House, which will collectively add nearly 1,200 residential units to the area.

OCCUPANCY

All available units are ready for tenant work immediately.

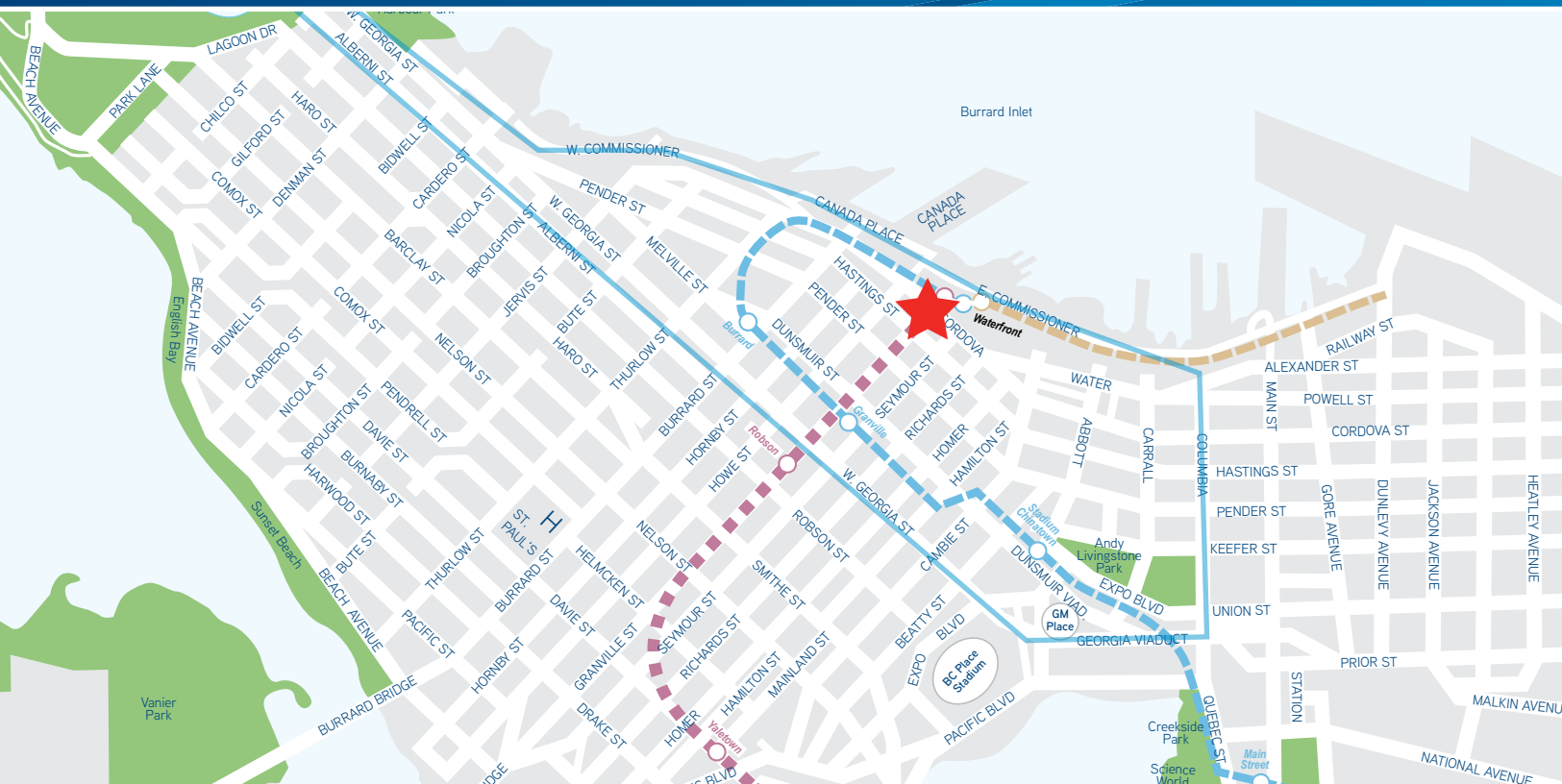
FLOOR PLAN / UPPER AND LOWER MALL



AVAILABLE SPACE - UPPER MALL

Unit	Area (SF)	Basic Rent
U-1/2	4,596	\$25.00
U-3	387	\$28.00
U-8	209	\$20.00
U-9/10	1,509	\$20.00
U-12	1,197	\$25.00
U-27	369	\$28.00
Operating Costs & Taxes (2016 Est.) \$19.33		





CONTACT US

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QUICK FACTS

Gastown (located NW edge of Vancouver's Downtown waterfront)

- › Total population of 79,140
- › Day time employee base of 87,020
- › West Cordova & Water Street – two primary commercial streets represent the corridor for thousands of daily commuters
- › Traffic volumes on West Cordova & Water Street are in the range of 22,000 – 25,000 per day
- › Close to the city's primary transportation hub, Waterfront Station, West Coast Express, SkyTrain, Sea bus, Helijet, Seaplanes, and Cruise Ship Terminals

SFU (located in the Spencer Building at Harbour Centre)

- › SFU's 176,000 SF campus located at Harbour Centre
- › SFU University operates year round on a three semester basis
- › SFU has recently signed a 17 year renewal with Harbour Centre
- › 4,300 faculty and students reside at the Downtown Campus

Downtown Office Buildings

- › Over 130,000 daytime population within 1 km radius of Harbour Centre
- › Waterfront Station (just north of Harbour Centre) serves more than 35,000 passengers daily
- › Over 51,060 vehicles pass by 500 Cordova Street on a daily basis