



901 GREAT NORTHERN WAY

VANCOUVER, BC

RARE FLEX OFFICE & WAREHOUSE OPPORTUNITY

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CBRE



THE HIGH
TECHNOLOGY
FACILITIES GROUP

www.thehtfg.com

THE OPPORTUNITY

The High Technology Facilities Group at CBRE is pleased to present the opportunity to lease approximately 55,000 square feet of warehouse and office space in one of Metro Vancouver's most desirable tech, life sciences, and creative industrial district situated in the heart of False Creek Flats in Vancouver.

901 Great Northern Way is located directly on the Central Valley Greenway and is a 2 minute walk from VCC Clark SkyTrain Station. The property offers the opportunity for businesses to join prominent neighbours in the South Flats development district including ICBC, Samsung, O2E Brands, and Emily Carr University of Art and Design.

901 GREAT NORTHERN WAY, VANCOUVER BC

PROPERTY DETAILS



AVAILABLE AREA

Entire Building

Warehouse: 34,533 SF
Main Floor Office: 12,597 SF
2nd Floor: 7,618 SF
Total 54,478 SF

Unit 1

Warehouse: 26,959 SF
Main Floor Office: 10,534 SF
2nd Floor Office: 7,618 SF
45,111 SF

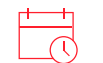
Unit 2

Warehouse: 7,574 SF
Main Floor Office: 2,063 SF
9,367 SF



ZONING

I-3



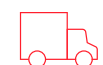
AVAILABILITY

August 1, 2026



PARKING

52 Stalls on Site



COVERED LOADING

2 Dock & 3 Grade Doors



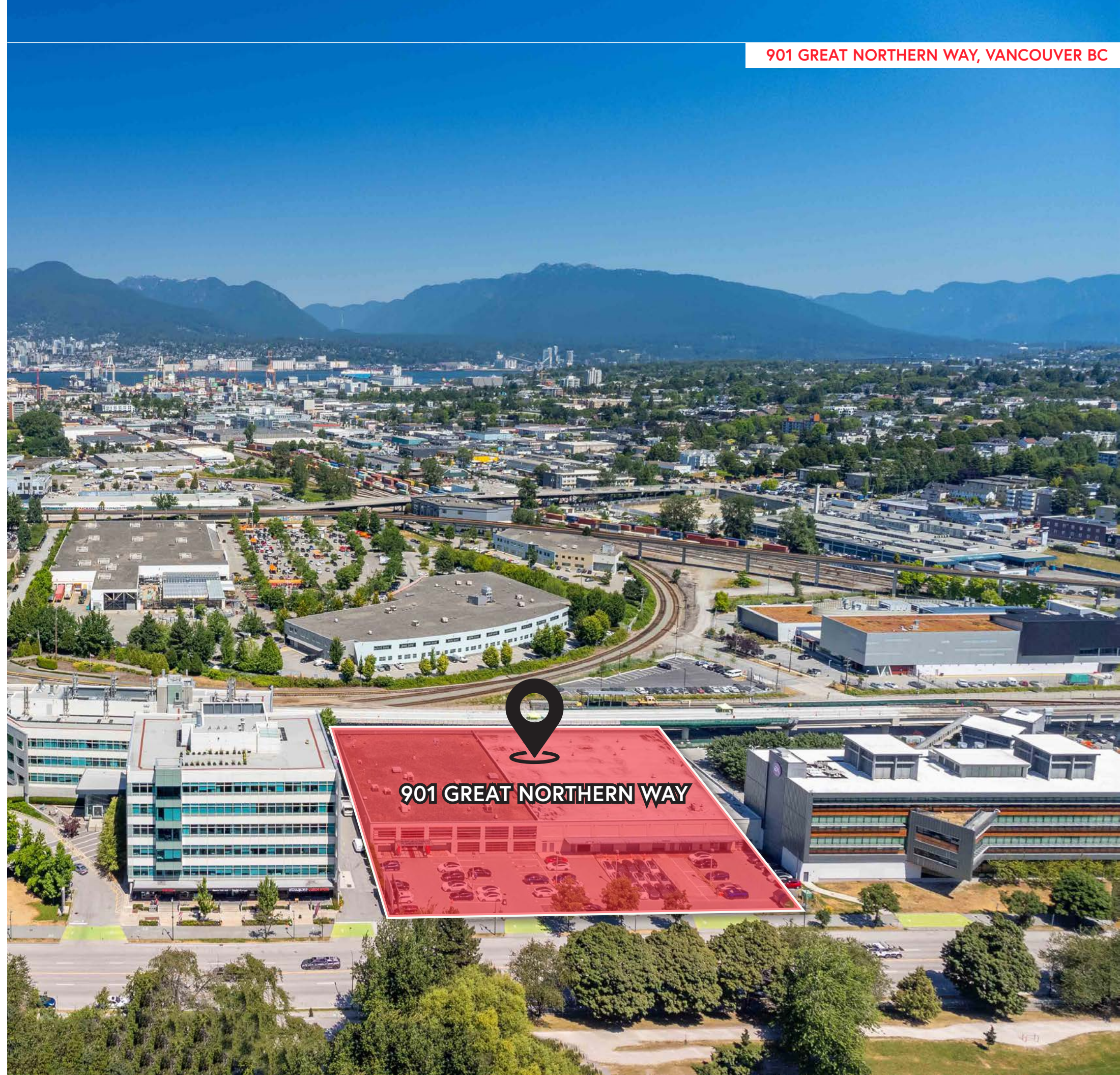
ADDITIONAL RENT

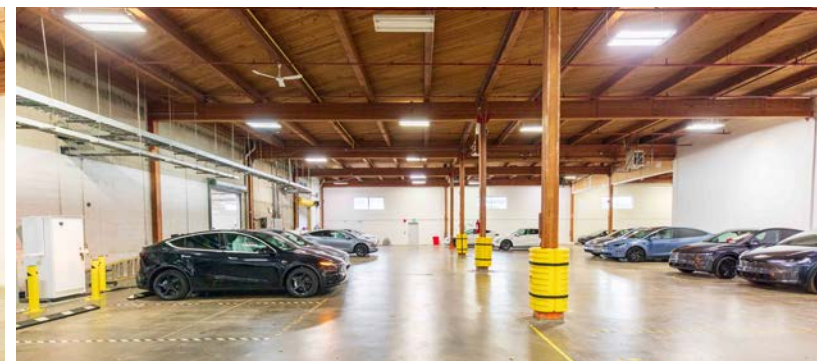
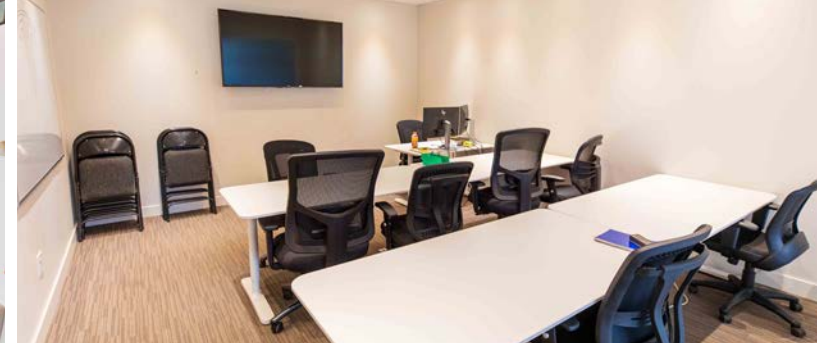
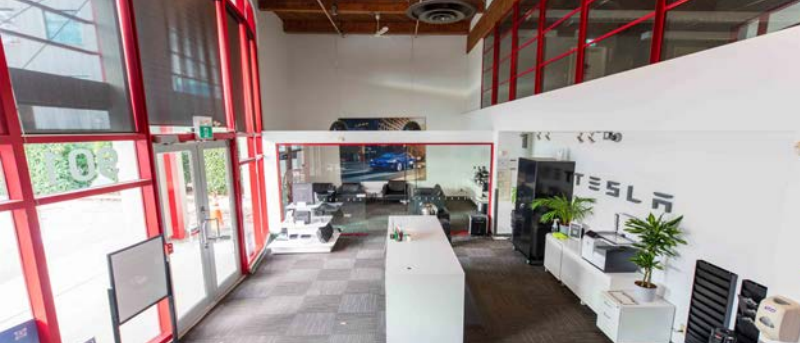
\$20.00 PSF (2026 est.)



ASKING RATE

Contact Agents

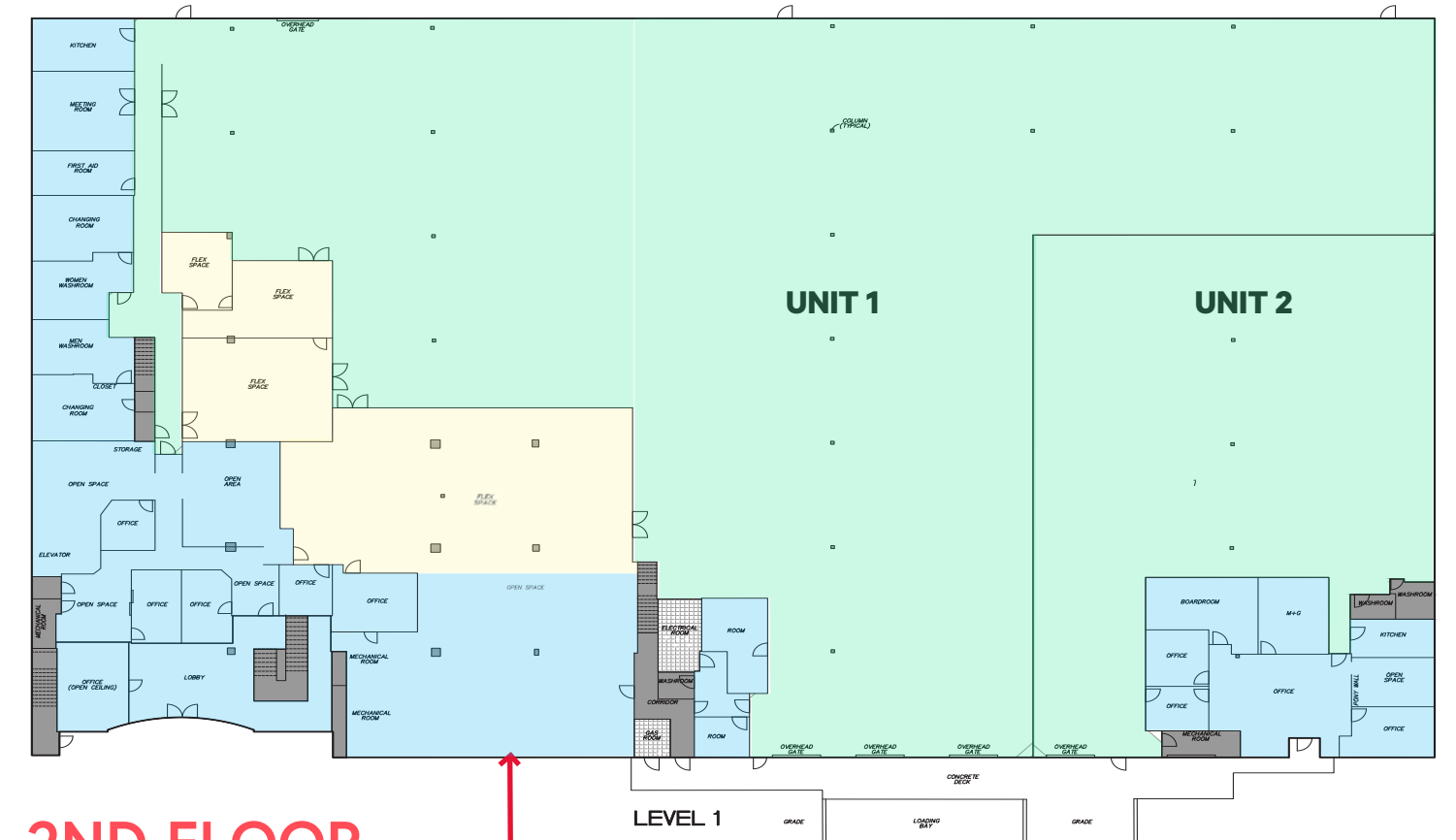




FLOOR PLANS

901 GREAT NORTHERN WAY, VANCOUVER BC

GROUND FLOOR



PROPERTY FEATURES

LOADING
2 covered dock doors and 3 covered grade doors

POWER
2000A-347/600V 3-phase main service from a 2,000 KVA substation

CEILING HEIGHT
18' clear

PARKING
52 car parking stalls

COLUMN SPACING
50' x 50' typical column spacing throughout

FLOOR LOAD
500 lbs PSF floor load capacity in warehouse

DOCK LEVELERS
40,000 lbs capacity electrical hydraulic levelers on dock doors

LOADING COURT
130' deep truck loading court (approx.)

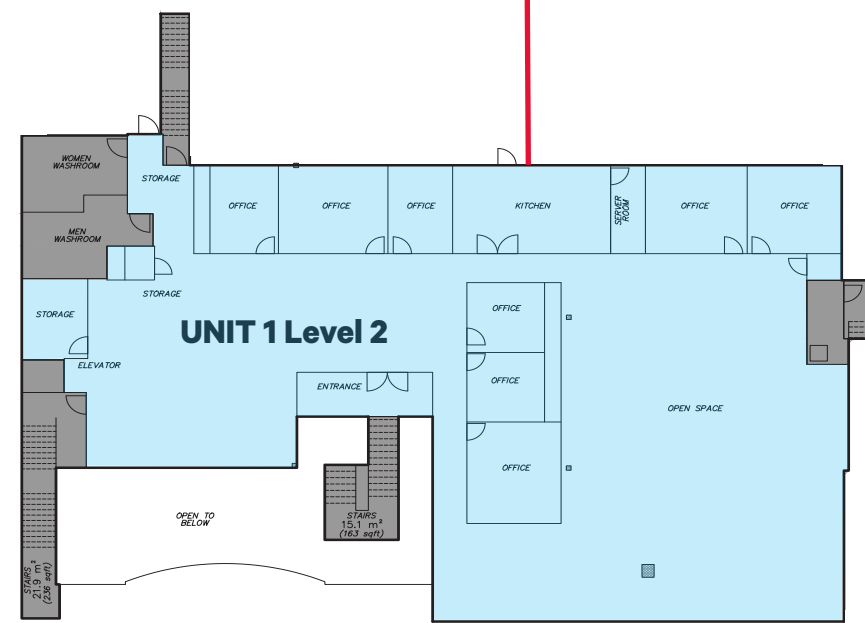
CLEAR SPAN
61'-0" x 294'-2" clear span drive-through bay with oversized grade doors

RENOVATED OFFICE SPACE
Office area completely renovated in 2008 and includes boardroom, kitchen, and 2 washrooms

SPRINKLERS
Sprinkler system in accordance with NFPA #13

AIR CONDITIONING
Air conditioned office space

2ND FLOOR OFFICE

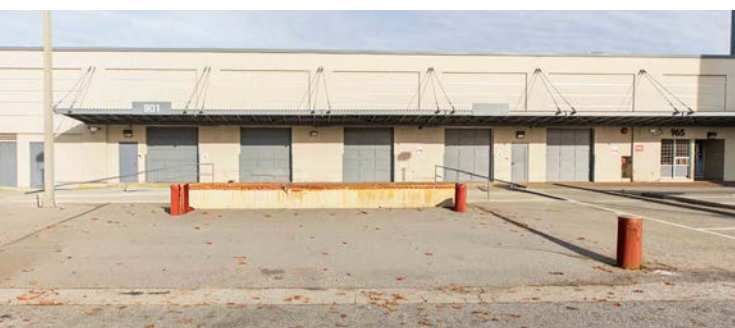


GROUND FLOOR FEATURES

- Large warehouse
- Open plan area
- Reception area
- Private offices
- Meeting room
- Lunchroom
- Washrooms
- First aid room

2ND FLOOR FEATURES

- 7 private offices
- Open plan area
- Kitchen
- Washrooms
- Boardroom



Floor plans not to scale.

IN THE HEART OF SOUTH FLATS

VANCOUVER

901 Great Northern Way is strategically located in the South Flats district, surrounded by creative innovation companies in the heart of False Creek. The building is across the street from China Creek Park and adjacent to Vancouver Community College, with the VCC Clark Station only a two minute walk away, connecting tenants to rapid transit, Downtown Vancouver, and the broader Metro Vancouver region with ease. With close proximity to the Central Valley Parkway, tenants benefit from a seamless commute to work.

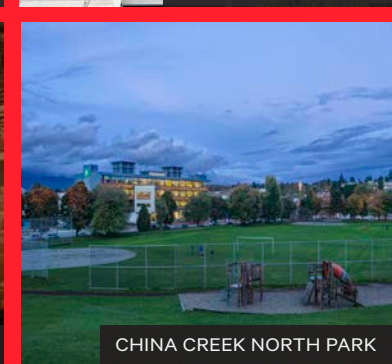
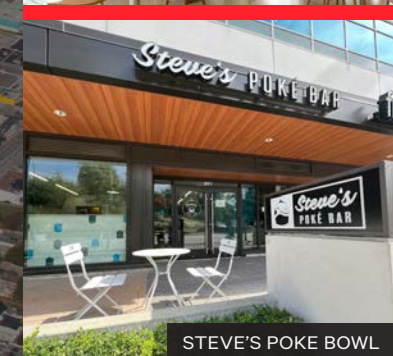


LOCAL AMENITIES

Blenz Coffee, China Creek North Park, Freshii, Kafka's Cafe, Main Street Brewing Co., Red Truck Brewery, Steve's Poke Bowl, The Chefs Table, and more!

NEIGHBOURS IN THE AREA

- | | |
|----------------------------|-------------------------------|
| 1 Nemesis Coffee | 4 Samsung |
| 2 Centre for Digital Media | 5 ICBC |
| 3 Emily Carr University | 6 Vancouver Community College |





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