

A CENTURY OF LEGACY.
A FUTURE OF POSSIBILITY.

An Iconic Vancouver Trophy Asset with
Immense Future Potential

674 GRANVILLE STREET
VANCOUVER, B.C.

FORMERLY OPERATING AS DOWNTOWN
VANCOUVER'S FLAGSHIP HUDSON'S BAY STORE

CBRE

Marcus & Millichap



ICONIC ARCHITECTURAL LANDMARK



SIGNIFICANT SCALE OF 617,628 SF



VALUE-ADD REPOSITIONING POTENTIAL



INFILL REDEVELOPMENT OPPORTUNITY



EPICENTRE OF DOWNTOWN VANCOUVER

THE OFFERING

CBRE Limited and Marcus & Millichap (the “Agents”) have been retained as the exclusive agents for FTI Consulting Canada Inc., in its capacity as court-appointed receiver and manager (the “Receiver”) pursuant to the Appointment Order (the “Order”), dated and effective June 3, 2025, appointing the Receiver as receiver and manager for certain corporations and partnerships (the “JV Entities”), more fully described in the Order, in connection the sale of a 100% freehold interest in 674 Granville Street, Vancouver (the “Property” or the “Offering”).

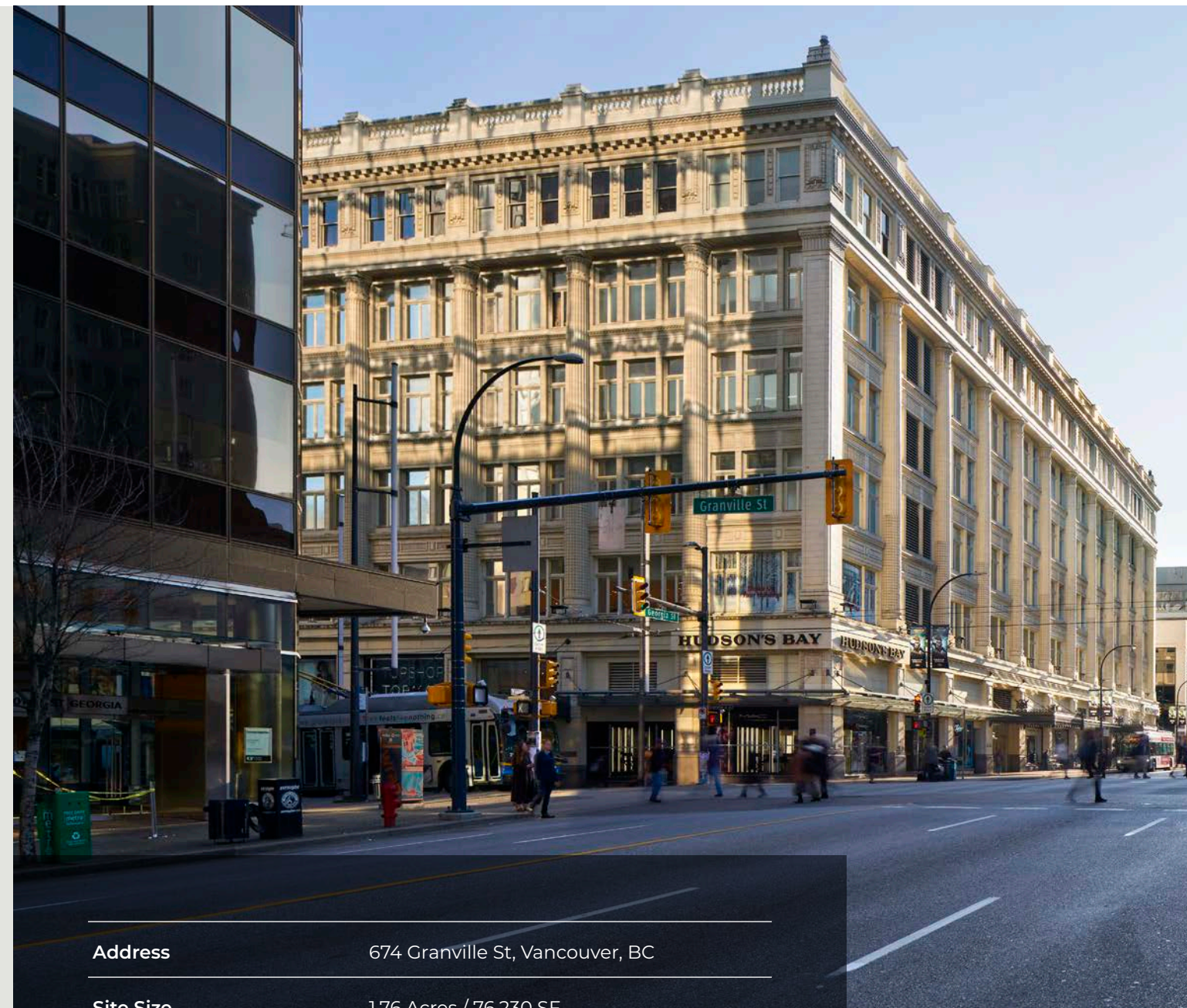
The Offering represents a rare opportunity to acquire a true downtown trophy asset, available for vacant possession. 674 Granville Street is an iconic landmark with enduring architectural significance and exceptional connectivity. Its direct integration with Pacific Centre, one of Canada’s most desired retail destinations, and the SkyTrain network, ensures unparalleled synergy and access for future tenants.

Located at the highly prominent intersection of Granville Street and West Georgia Street, the Property also provides excellent visibility and exposure to passing vehicles and pedestrians, and offers seamless connection to the city’s premier high-street retail corridor and vibrant entertainment district.

The Property comprises approximately 617,628 square feet of gross leaseable area and offers a range of value-add repositioning scenarios, including re-leasing to retail and office tenants, as well as potential infill redevelopment (*contact agents for further details*).

In addition to its prominence and scale, the Property offers an unmatched competitive advantage, with no other buildings available with floor plates of this size and efficiency in Vancouver’s downtown core, enabling demising flexibility not achievable elsewhere in the market.

With multiple value-add repositioning and redevelopment scenarios, investors have the ability to unlock significant upside. The combination of scale, location, and future adaptability positions this asset as one of the most compelling investment opportunities in one of Canada’s dynamic urban markets.



Address 674 Granville St, Vancouver, BC

Site Size 1.76 Acres / 76,230 SF

PID 011-168-803

Gross Leasable Area 617,628 SF

Zoning DD - Downtown District

Number of Floors 7 plus 2 underground levels

Average Floor Plate ~70,000 SF

Underground Pedway Connected to Pacific Centre, parkade, and Granville SkyTrain Station

Heritage Designation ‘Heritage A’ (façade only)



HIGH VISIBILITY & EXPOSURE INTERSECTION



RETAIL HIGH STREET, ENTERTAINMENT & OFFICE HUB



DIRECT CONNECTIVITY TO TRANSIT

LOCATION OVERVIEW

IRREPLACEABLE LOCATION IN THE EPICENTRE OF DOWNTOWN VANCOUVER

- Surrounded by Downtown Vancouver's top performing shopping destinations, the Property accesses exceptional retail and operational synergies.
- Exceptional visibility and exposure to Vancouver's largest flow of pedestrian, vehicle, and transit traffic along Granville Street and West Georgia Street – two of the most prominent commercial thoroughfares in Downtown, with over 35,900 vehicles and 25,000 pedestrians per day.
- Directly connected to Pacific Centre Mall, which is home to many first-to-Canada global retailers and flagship stores, showcasing brands such as Apple, Holt Renfrew, Harry Rosen, and Aritzia.
- Located in the centre of Downtown Vancouver's business and technology hub, with office tenants such as Amazon, Telus, Microsoft, Apple, Lululemon, and Sony within two blocks.
- Surrounded by Vancouver's most prominent office buildings, including The Post, Telus Garden, Deloitte Summit, Bentall Centre, and Vancouver Centre I & II.



EXCEPTIONAL CONNECTIVITY

- Direct underground access to the Expo SkyTrain Line, as well as the Canada Line across the street, providing exceptional transit connectivity.
- Four SkyTrain Stations located within 1 km, including Granville, Burrard, Vancouver City Centre and Waterfront SkyTrain Stations.
- Located along Granville Street, Vancouver's high-street retail corridor and major bus thoroughfare supporting 10 regional routes.



100
TRANSIT SCORE



99
WALK SCORE

TENANTS IN THE AREA

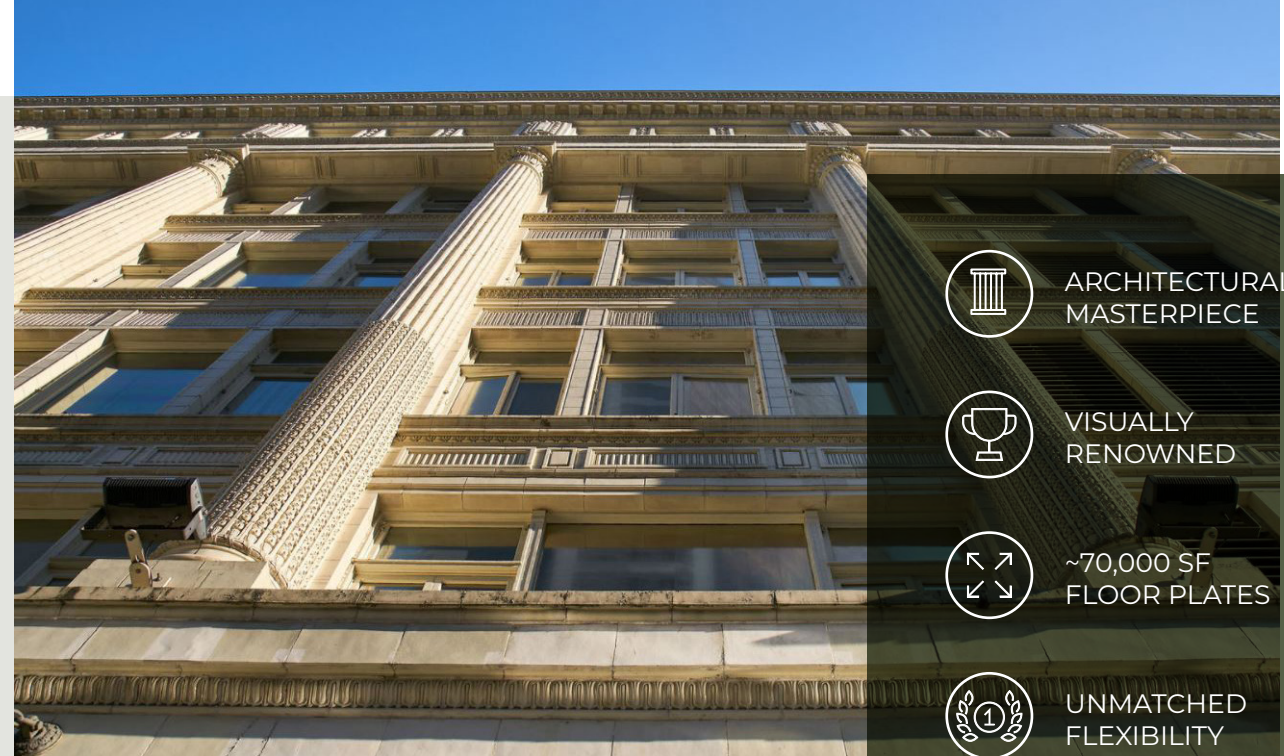






FOR SALE ■ ICONIC VANCOUVER TROPHY ASSET

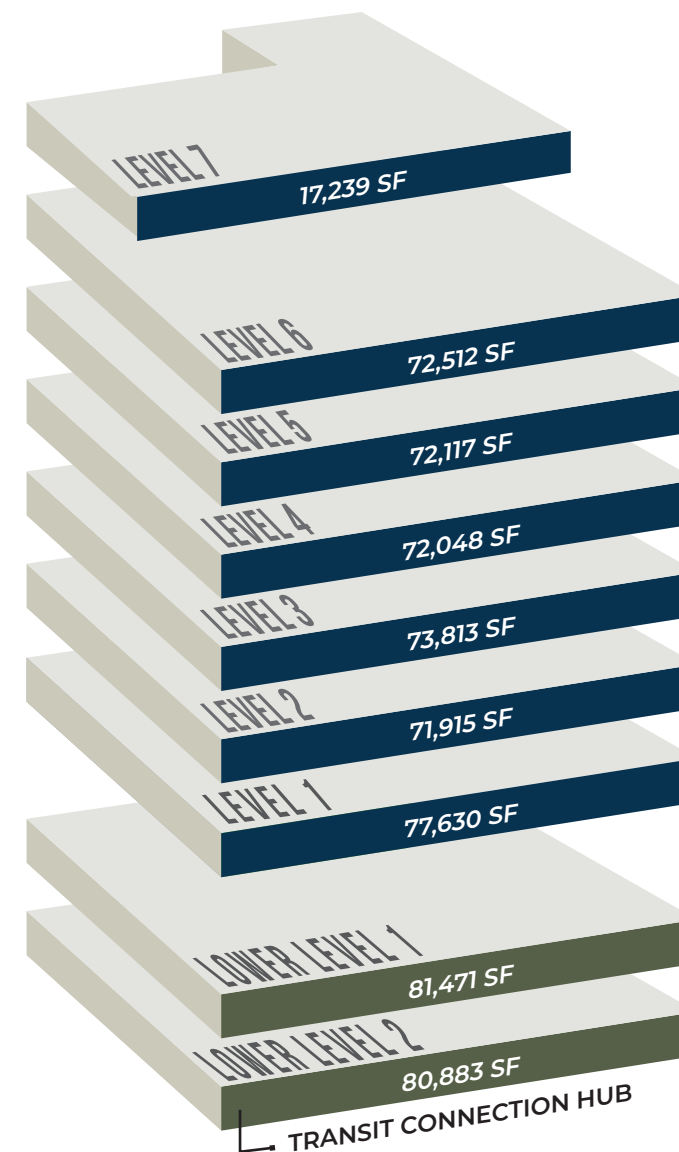
PROPERTY OVERVIEW

ICONIC DESIGN

- One of Vancouver's most prominent buildings and an architectural masterpiece with cream terracotta exterior and ornate Corinthian columns
- A visually iconic and well renowned building with a Heritage A façade in Vancouver's downtown core
- The interior of the building is not designated heritage, providing the potential for it to be renovated or redeveloped



-  ARCHITECTURAL MASTERPIECE
-  VISUALLY RENOWNED
-  ~70,000 SF FLOOR PLATES
-  UNMATCHED FLEXIBILITY



VALUE-ADD OPPORTUNITIES

- Comprising a total of 617,628 square feet, with average floor plates of ~70,000 square feet, the Property presents a number of value-add repositioning and/or redevelopment opportunities.
- The existing building can be demised and repositioned for re-leasing to a mixture of retail and office tenants.
- Given the Property's premium location within the retail, entertainment, and office hub of the city, appetite for space of this caliber is expected to be strong.
- The Property also presents a multitude of redevelopment opportunities, while maintaining the iconic heritage façade.
- For further details on repositioning and redeveloping the asset, please contact the Agents.

OFFERING PROCESS

The Property is being marketed for sale without a list price and without a fixed date for the submission of expressions of interest to purchase the Property. The Receiver is now prepared to accept offers to purchase the Property but may elect to establish a date for the submission of expressions of interest to purchase the Property in the future without notice. Any offer is subject to the approval of the Court.

The form of offer to purchase required by the Receiver to be utilized for the sale of the Property, together with other detailed information regarding the Property provided by the Receiver, may be made available for review by qualified purchasers having previously executed the Receiver's form of Confidentiality Agreement in form and substance satisfactory to the Receiver in its sole discretion, by way of the confidential online data room, ShareFile. Contact the Agents for the Confidentiality Agreement.

CBRE

JIM SZABO
PERSONAL REAL ESTATE CORPORATION

Vice Chairman
CBRE National Investment Team
604-662-5125
jim.szabo@cbre.com

DUNCAN MACLEAN
Executive Vice President
CBRE National Investment Team
403-750-0800
duncan.maclean@cbre.com

VINCENT MINICHIELLO
Senior Vice President
CBRE National Investment Team
604-662-5191
vincent.minichiello@cbre.com

DANIEL WANG
Director
CBRE National Investment Team
778-551-8898
daniel.wang3@cbre.com

Marcus & Millichap

MARIO NEGRIS
PERSONAL REAL ESTATE CORPORATION
Senior Managing Director, Investments & Leasing
Marcus & Millichap
604-675-5252
mario.negris@marcusmillichap.com

MARTIN MORIARTY
PERSONAL REAL ESTATE CORPORATION
Senior Vice President, Investments & Leasing
Marcus & Millichap
604-675-5255
martin.moriarty@marcusmillichap.com

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.