

Peterson



Fairmont Medical  
Building

Leasing Opportunity

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# Fairmont Medical

One of the largest private multi-tenanted medical buildings in Vancouver, this 14-storey 140,000 square foot building is home to a full range of medical services, including family doctors, labs, x-ray, pharmacy and specialty health clinics.

## BUILDING FEATURES

- + Fitness facility
- + Shower and change rooms
- + Bicycle storage
- + Large common boardroom
- + Nurses' lounge
- + On-site public pay parking



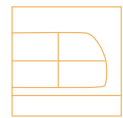
# Peterson

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## Location

Centrally located between Willow and Heather Street, just two blocks from the Broadway-City Hall SkyTrain Station on the Broadway Corridor in Vancouver. This ideal location is on major transit routes and minutes away from Vancouver General Hospital.

### WALK & TRANSIT SCORES



Transit

80



Walk

86



Bike

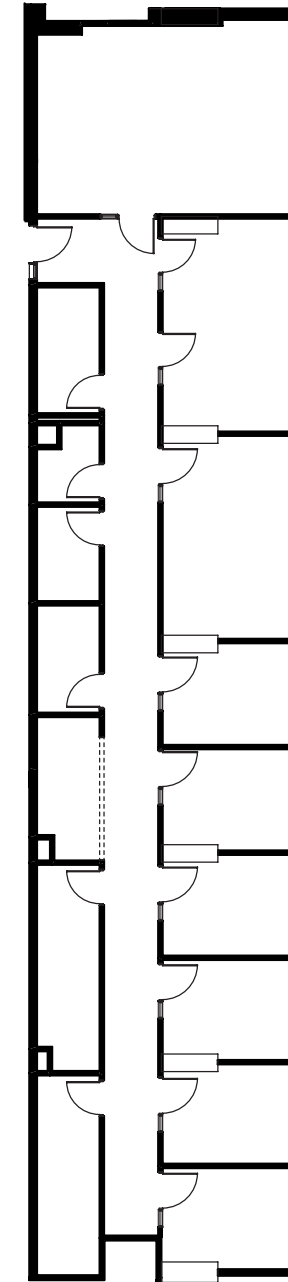
83



# Availability



SUITE	TYPE	AREA (SF)	LEASE RATE	ADD. RENT	AVAILABILITY
410	Office	3,063	\$28.00 PSF	\$26.31/SF	Immediately
516	Office	2,546	\$29.00 PSF	\$26.31/SF	Immediately
517	Office	1,985	\$29.00 PSF	\$26.31/SF	Immediately
1113	Office	549	\$28.00 PSF	\$26.31/SF	October 1, 2026
1210	Office	537	\$28.00 PSF	\$26.31/SF	September 1, 2026
1316	Office	737	\$28.00 PSF	\$26.31/SF	Immediately
1415	Office	692	\$28.00 PSF	\$26.31/SF	November 1, 2026



## AVAILABILITY SUITE 410

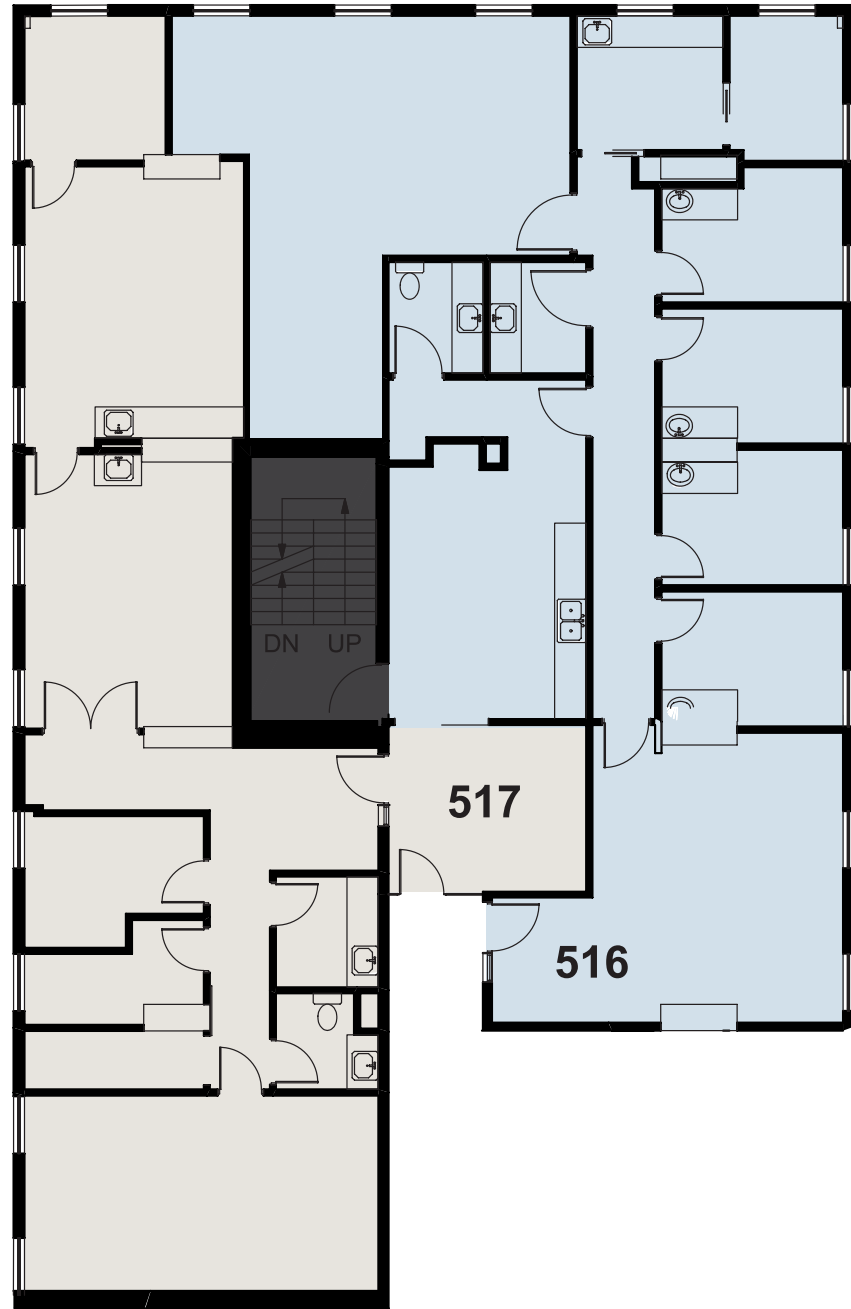
➤ Size: 3,063 SF

➤ Available: **Immediately**

Features ten private rooms, two boardrooms, and storage closets.

Dimensions, square footage and floor plans are approximate only. The owner reserves the right to make modifications or changes without notice.





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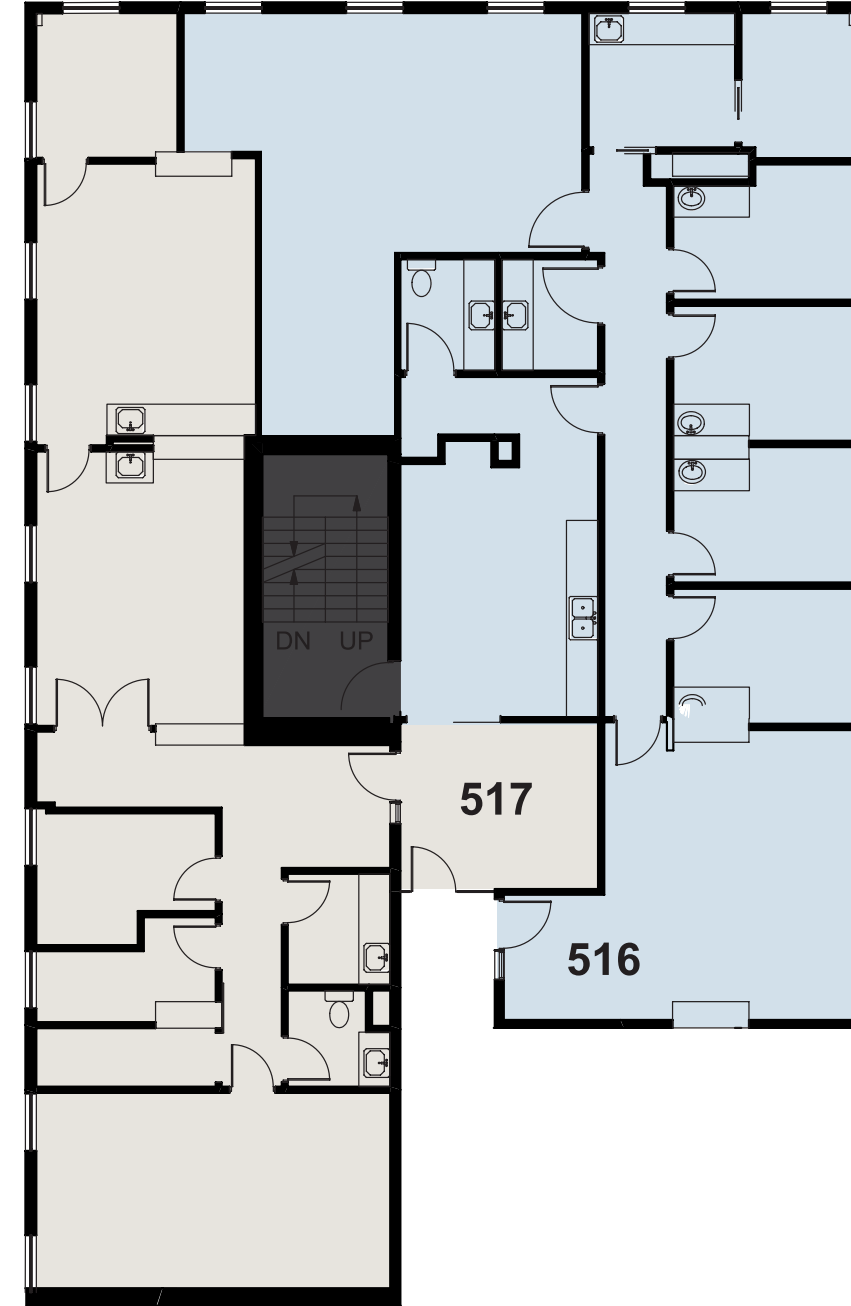


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#### AVAILABILITY SUITE 516

- Size: 2,546 SF
- Available: **Immediately**

Modern improvements throughout. Features 4 treatment rooms, 2 private washrooms, a large kitchen/lunch room, open office area, prep/storage area, and a large reception area and waiting room.  
\* Can be combined with Suite 517 for a total of 4,531 SF.



Dimensions, square footage and floor plans are approximate only.  
The owner reserves the right to make modifications or changes without notice.

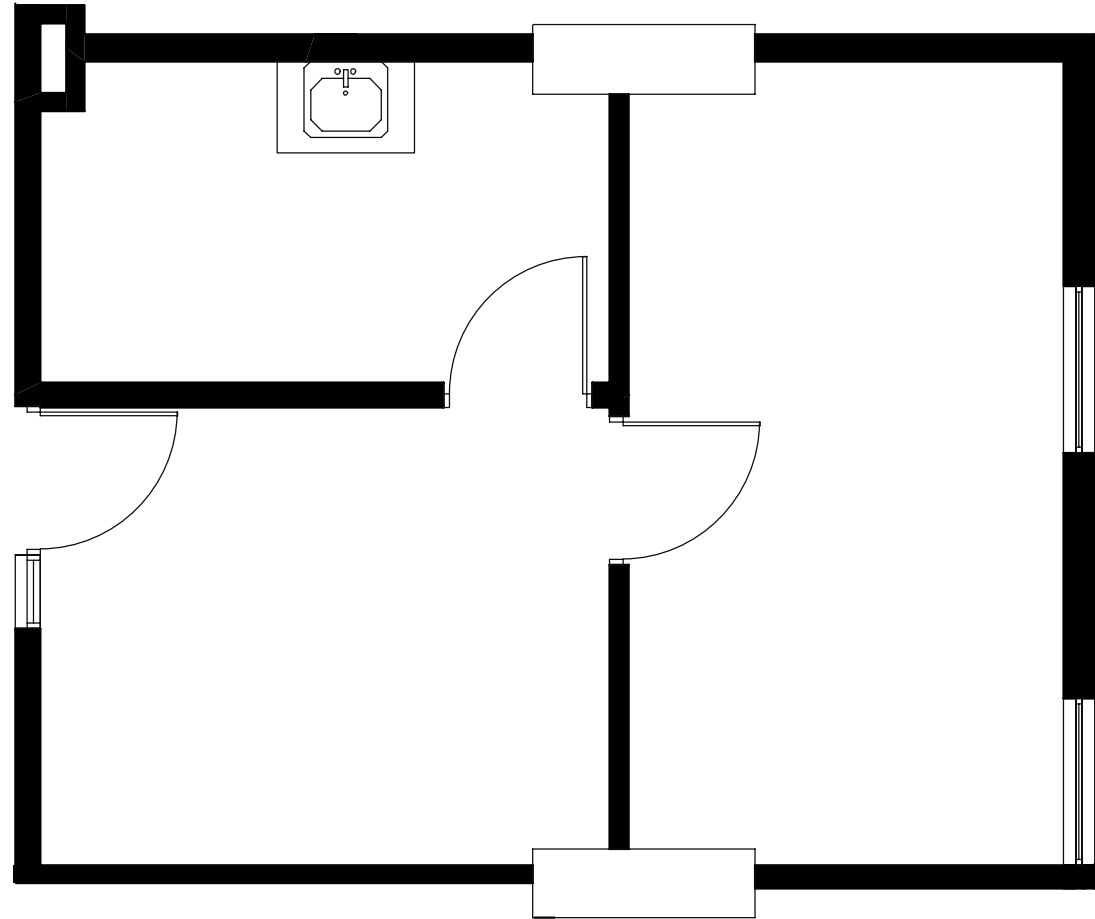


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#### AVAILABILITY SUITE 517

- Size: 1,985 SF
- Available: **Immediately**

Modern improvements throughout. Features 3 private offices, 2 large treatment or training rooms, a boardroom, private washroom, storage, and a reception/waiting area.  
\* Can be combined with Suite 516 for a total of 4,531 SF.



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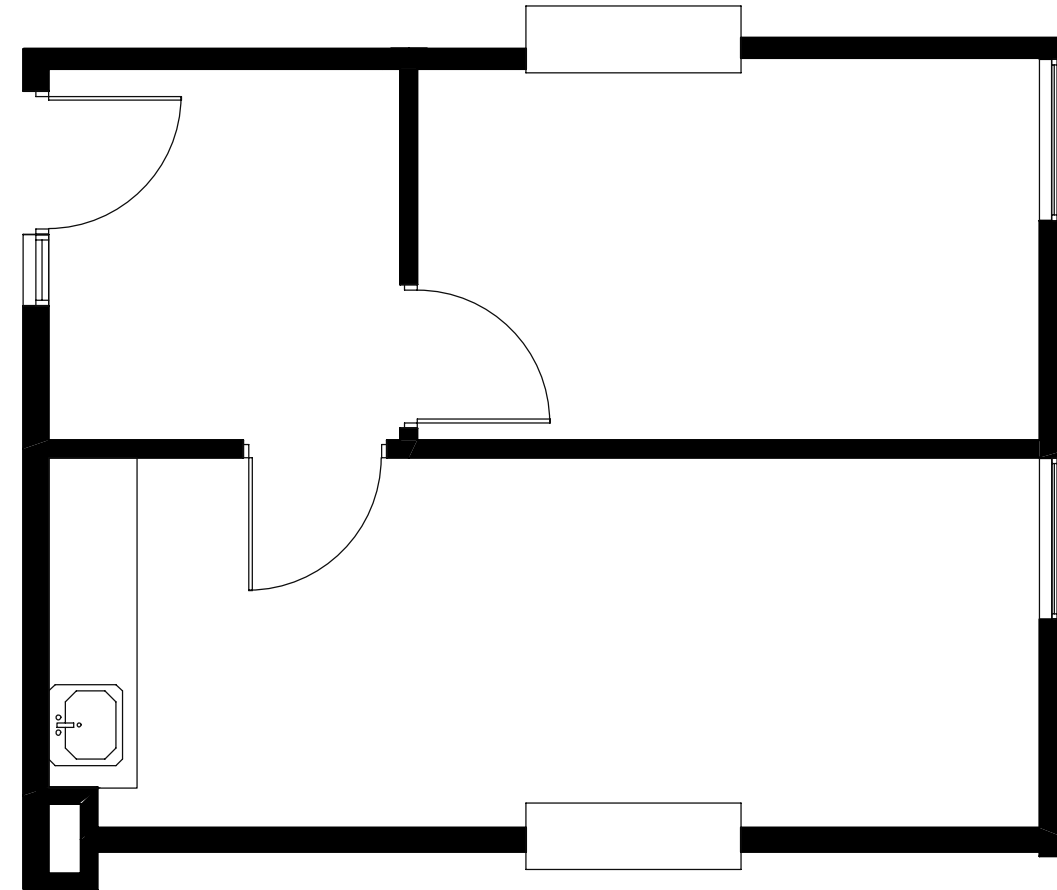
AVAILABILITY SUITE 1113

➤ Size: 549 SF

➤ Available: **October 1, 2026**

Features 2 private rooms and open area for a small reception/waiting area.

Dimensions, square footage and floor plans are approximate only.  
The owner reserves the right to make modifications or changes without notice.



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AVAILABILITY SUITE 1210

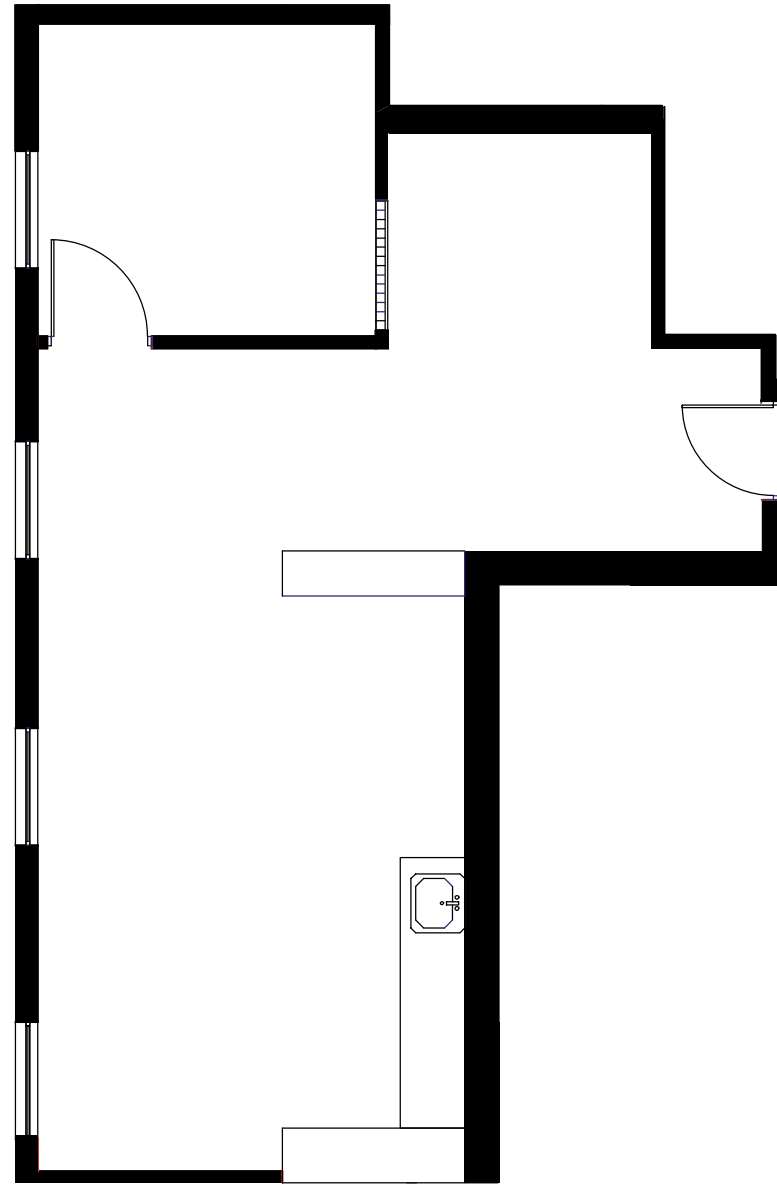
➤ Size: 537 SF

➤ Available: **September 1, 2026**

Features 2 private rooms and a reception/waiting area.

Dimensions, square footage and floor plans are approximate only.  
The owner reserves the right to make modifications or changes without notice.





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### AVAILABILITY SUITE 1316

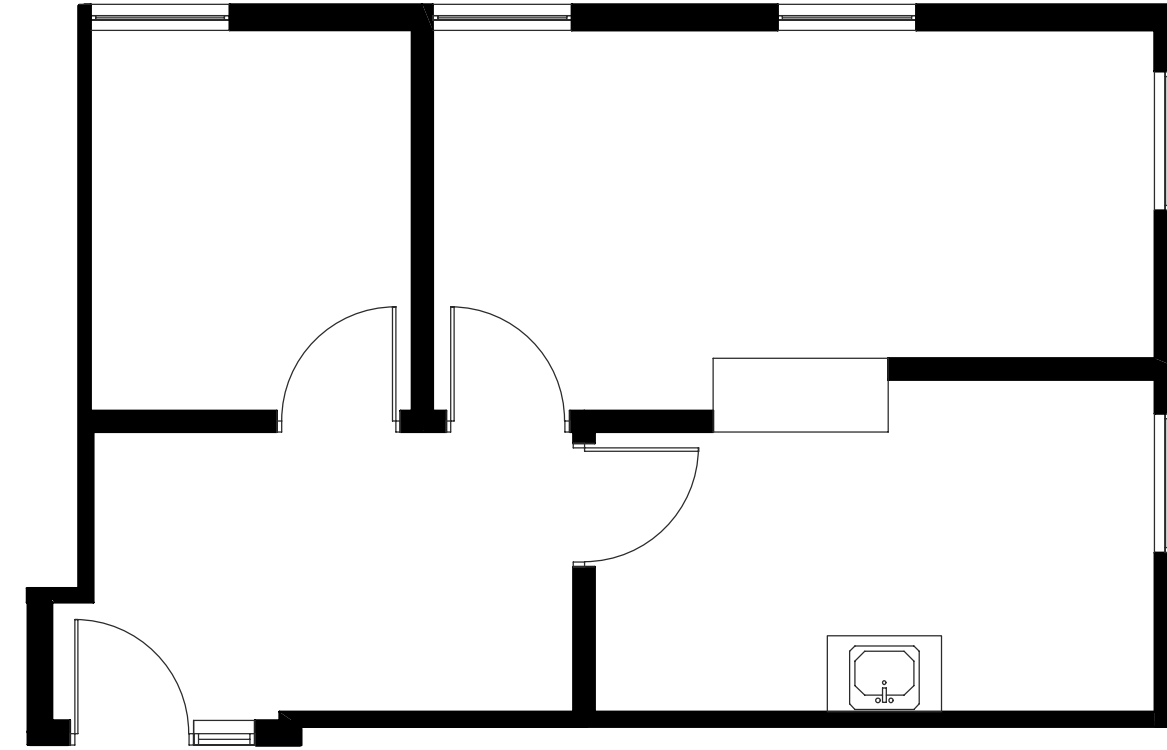
- Size: 737 SF
- Available: **Immediately**

Features one private room, a kitchenette, and open area for workstations and a small reception.

Dimensions, square footage and floor plans are approximate only.  
The owner reserves the right to make modifications or changes without notice.



FAIRMONT MEDICAL BUILDING LEASING OPPORTUNITY



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### AVAILABILITY SUITE 1415

- Size: 692 SF
- Available: **November 1, 2026**

Features three private rooms - one has a sink, and open area for a small reception/waiting room. The suite also faces north and has excellent mountain & city views.

Dimensions, square footage and floor plans are approximate only.  
The owner reserves the right to make modifications or changes without notice.



FAIRMONT MEDICAL BUILDING LEASING OPPORTUNITY

# About Peterson

From one building on Vancouver's Alberni Street to a range of influential projects across North America, we've expanded into diverse areas of expertise across the real estate industry. We believe our growth is made possible by practicing our values – putting relationships first and standing by our word. As we continue to strive for Something Greater, our entrepreneurial spirit powers an active set of guiding principles designed to give each business pillar a profound sense of purpose.

Powered by our business acumen and our big picture outlook, we're meeting the demand of local and global businesses alike. As workplaces evolve, we strive to create spaces where businesses can thrive, connect, and grow in today's new marketplace. Our strong portfolio of prime urban locations across North America positions Peterson as a reliable partner when developing commercial office strategies.



# Peterson's Commitment to ESG

Environmental, Social and Governance (ESG) provides Peterson with the opportunity to focus on addressing the environmental impacts from our business operations, delivering social benefits to the communities where we work and ensuring good governance to strengthen the trust of our stakeholders.

Peterson has implemented an ESG Framework + Policy that is forward-thinking, comprehensive and a natural extension of our founding Values. We will use our ESG Framework + Policy to build momentum towards our ESG initiatives, and incorporate ESG throughout our business in order to improve operations and to lead by example for other community leaders seeking to do better.

