

FOR LEASE

887 GREAT NORTHERN WAY

VANCOUVER, BC



SOUTH FLATS
VANCOUVER



HT
FG

THE HIGH
TECHNOLOGY
FACILITIES GROUP

CBRE

THE PROPERTY

A unique opportunity to be a part of the growing South Flats, Vancouver's creative innovation economy. 887 Great Northern Way is home to many of BC's top innovation firms, providing high quality space, professionally managed, with unparalleled amenities and access.

AVAILABILITY	6,075 - 18,700 SF
ASKING RATE	Contact Broker
TAXES & OPS	\$24.04 PSF (2025 Est.)
PARKING	2 Stalls/1,000 SF at \$100/Stall
AVAILABLE	January 1, 2026



SKYTRAIN



GYM



SHOWERS



PARKING



BIKE STORAGE

BUILDING FEATURES

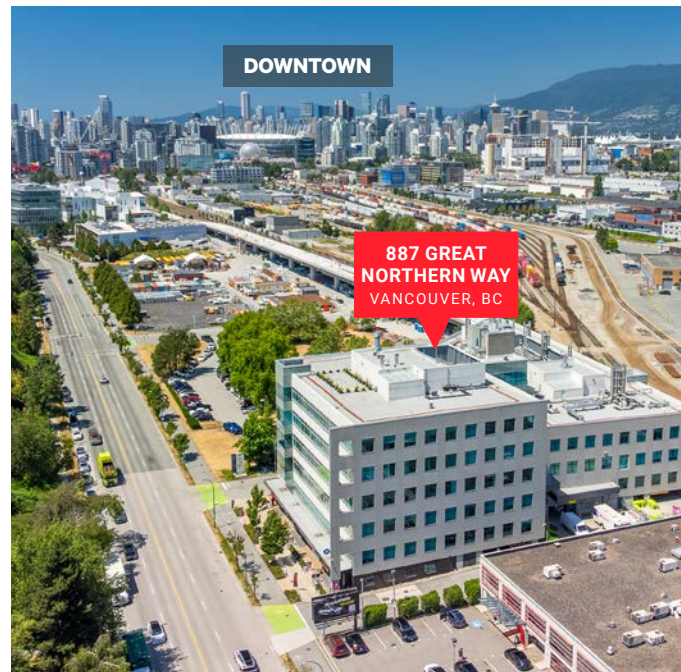
- Expansive lobby entrance
- Large windows give an abundance of natural light
- Across the street to China Creek North Park
- Walking distance to VCC Skytrain Station
- Large gym and shower room, end of trip facilities
- Secure bike storage
- Ample Parking – Employee and Visitor
- Retail stores: Steve's Poké Bar, Tim Hortons and Liquor Store
- Common shipping and receiving area
- Professionally managed by **LOWTIDE**



GYM



RETAIL ON GROUND LEVEL



DOWNTOWN

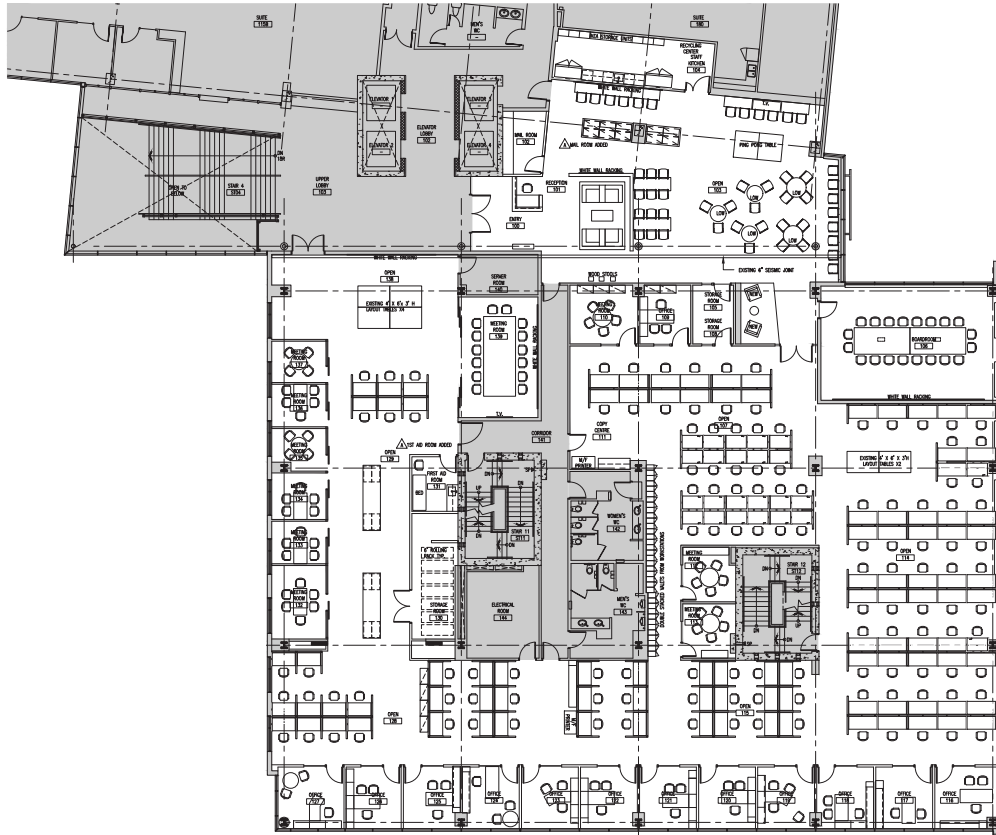
887 GREAT
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MAIN BUILDING ENTRANCE

FLOORPLAN – UNIT 101









18,700 sq. ft.



GREAT NORTHERN WAY

*Floorplan not to scale

SPACE HIGHLIGHTS

-  Located on 2nd Floor
-  Expansive windows and natural light
-  High ceilings with modern lighting
-  Large open area — accomodating up to 124 desks
-  Two Large boardrooms (16 & 20 seats)
-  13 Private Offices
-  Multiple Meeting rooms
-  Lobby facing glass entrance and reception area
-  Kitchen and lounge area with natural light
-  Storage Lockers
-  Podium Signage Available



SUITE ENTRANCE



BOARDROOM



PODIUM SIGNAGE

UNIT 101 DEMISING OPTION

6,075 - 18,700 sq. ft.








GREAT NORTHERN WAY

*Floorplan not to scale

SPACE HIGHLIGHTS

OPTION 1: 6,075 SF

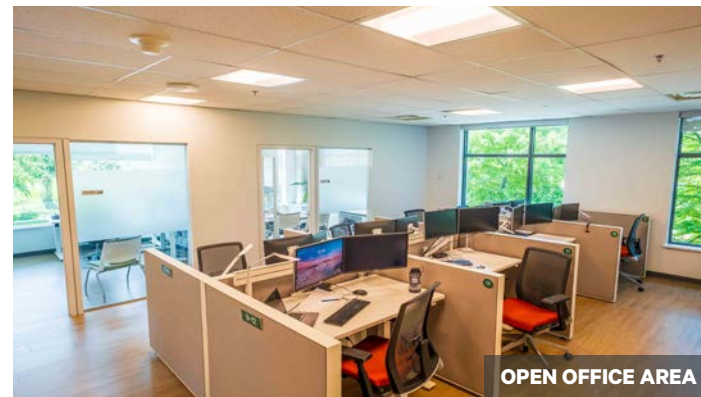
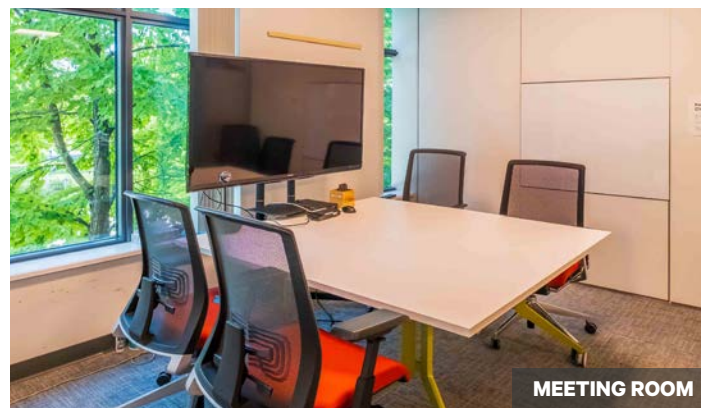
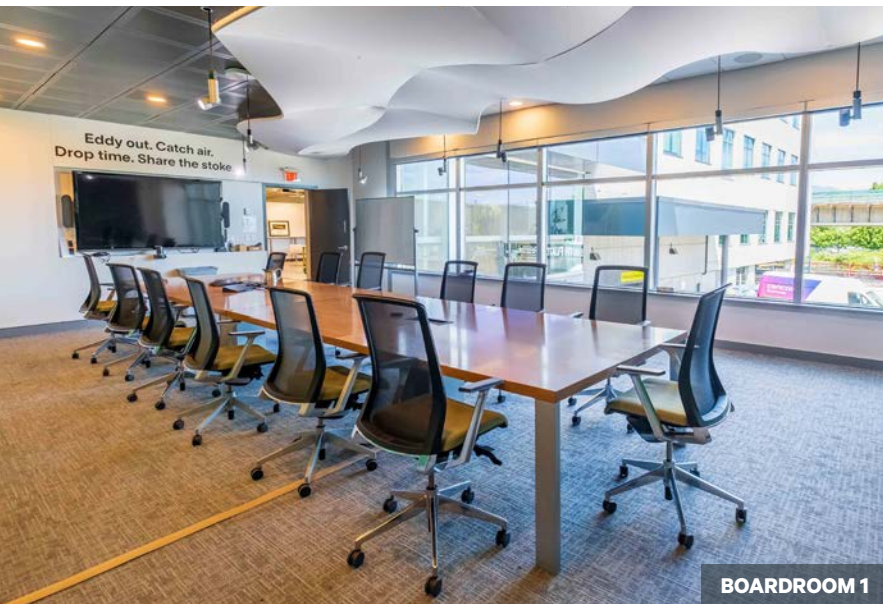
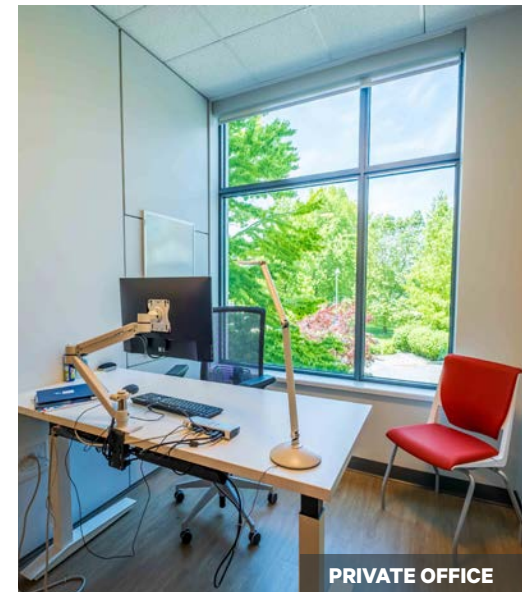
-  12 Private Offices
-  Meeting Room
-  Wellness Room
-  Storage Room
-  Server & Electrical Room

OPTION 2: 11,838 SF

-  9 Private Offices
-  3 Small Meeting Rooms
-  Large Meeting Room
-  Large Open Workstations
-  Large Staff Kitchen
-  Reception Area
-  Storage Room

UNIT 101

*Built out space, furniture could be available.





SOUTH FLATS

VANCOUVER



KITSILANO

WEST END

YALETOWN

DOWNTOWN

STANLEY PARK

T
WATERFRONT STATION

CENTRAL VALLEY PARKWAY

RAINTOWN

GASTOWN

ST. PAUL'S HOSPITAL

T
MAIN ST SCIENCE WORLD

MOUNT PLEASANT

T
MOUNT PLEASANT STATION

T
EMILY CARR STATION

FUTURE BROADWAY LINE



NEMESIS COFFEE



EMILY CARR

SAMSUNG



EMILY CARR



CENTRE FOR DIGITAL MEDIA

MAG



LULULEMON

887

CHINA CREEK PARK



TESLA

EA



1155

VANCOUVER COMMUNITY COLLEGE



ICBC

ICBC NEW HO

EXPO LINE

T
VCC CLARK STATION

CENTRAL VALLEY PARKWAY

South Flats: Vancouver's creative innovation economy

ABOUT THE LANDLORD

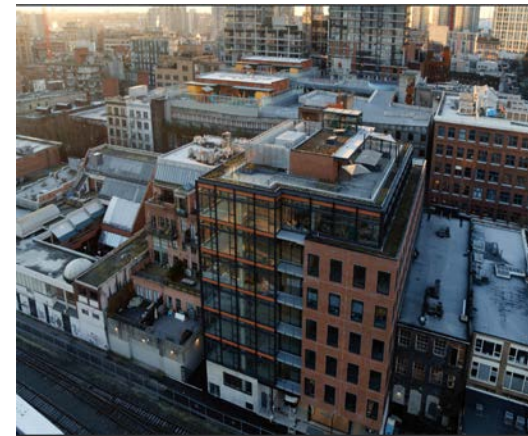


Low Tide Properties is a real estate investment, development and management company with a growing portfolio of properties in Vancouver and Seattle.

Their strategy is long-term, born out of a deep love for the neighbourhoods they operate in and the tenants they partner with. Because they not only want people who are passionate about what they do, but those who are willing to help shape a community together.

They believe places and properties contribute to people reaching their full potential and are intentional about pairing incredible spaces with the right people.

Sometimes, that means carefully and thoughtfully restoring heritage buildings to their former glory. Other times, it means starting from the ground up to build the perfect space. And we do it all because we want to attract people committed to helping grow a community.



“TO CREATE POSSIBILITIES FOR PEOPLE TO LIVE
LONGER, HEALTHIER, MORE FUN LIVES.”

CHIP WILSON, CO-FOUNDER

www.lowtideproperties.com



THE LOCATION

Located in the False Creek Flats, and on the Central Valley Greenway, 887 Great Northern Way boasts high quality office space in an office and lab building facing China Creek North Park, a 3.16 hectare park with running track and playing fields. The building is a 2-minute walk from VCC Clark SkyTrain Station, the current terminus on the Millennium Skytrain Line. The #84 bus departs from VCC Clark Station, connecting commuters to UBC with a stop at the Olympic Village Canada Line Station. Main Street is 6 blocks away with bus routes giving access to Main Street Skytrain Station and the rest of the Lower Mainland.

Join other anchor tenants: Electronic Arts, Samsung, Tesla, Mark Anthony Group, Emily Carr, and Vancouver Community College.




 **306+**
Restaurants & Cafes

 **24+**
Fitness Facilities

 **403+**
Businesses & Retail



Legend

-  Bike Lane
-  Future Broadway Extension
-  Expo Line

 **80** **Walk Score**
Errands do not require a car

 **85** **Transit Score**
Convenient for most trips

 **98** **Bike Score**
Excellent bike lanes



SOUTH FLATS

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ALAIN RIVÈRE

Personal Real Estate Corporation
Senior Vice President, The HTFG
604 662 5110 | alain.rivere@cbre.com

BLAIR QUINN

Personal Real Estate Corporation
Vice Chairman, The HTFG
604 662 5161 | blair.quinn@cbre.com



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