



**CBRE**

**FOR LEASE** M3 at **MAINALLEY**  
111 E 5th Ave, Vancouver, BC

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**VANCOUVER URBAN DATA CENTRE**





Centrally located in Mount Pleasant, the **Vancouver Urban Data Centre** at 111 East 5th Avenue (M3) is part of Mount Pleasant's only large campus strategy that provides a dynamic mixed-use experience. Situated just off Main Street along East 5th Avenue, M3 has proximity to Harbour Centre combined with a district energy strategy for a net zero carbon emission potential, making this site a uniquely qualified facility for data centre operations.

## GROSS AREA\*

<b>LEVEL 3</b>	29,595 SF	— Available April 1, 2025
<b>LEVEL 2</b>	29,595 SF	} Available Immediately
<b>LEVEL 1</b>	21,317 SF	
<b>B1</b>	8,880 SF	
<b>B2</b>	9,772 SF	
<b>TOTAL</b>	<b>99,159 SF</b>	

## PROPERTY DETAILS

<b>UTILITY POWER</b>	3 MW available for Tenant use as a first phase and an expansion to a total of 13 MW by Q4 2027, with the option to increase another 3MW for a total of 16MW of utility power.
<b>CEILING HEIGHT</b>	11'9.5" - 14'5"
<b>FLOOR LOADING</b>	150 lbs/SF with opportunity to increase loading for certain point loads.
<b>ASKING RENT</b>	Contact agents for details.
<b>ZONING</b>	City supportive of data centre zoning, subject to Tenant participating in district energy loop
<b>NET ZERO</b>	Ability to recover waste heat from the data centre operation for district energy system usage, enabling net zero carbon emission potential and providing a positive sustainability outcome.

\*All areas and ceiling heights are estimates and subject to remeasurement.

# DATA CENTRE SPECIFICATIONS

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## UTILITY POWER

3 MW available in Jan 2025.  
13 MW (+10 MW) in Q4 2027.  
Option for an additional 3 MW, totalling 16 MW of utility power.

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## TRANSFORMERS

2x 2,500kVA transformers.  
Additional transformers to be added in 2027.

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## GENERATORS

2x 800kVA and 1x 900kVA.  
Room for additional generators.

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## COOLING

Ability to expand cooling plant to meet Tenant's requirements.

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## RACK DENSITY

Flexible design on-demand.

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## COST OF POWER

\$0.078 per kW/h (CAD).

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## POWER GRID

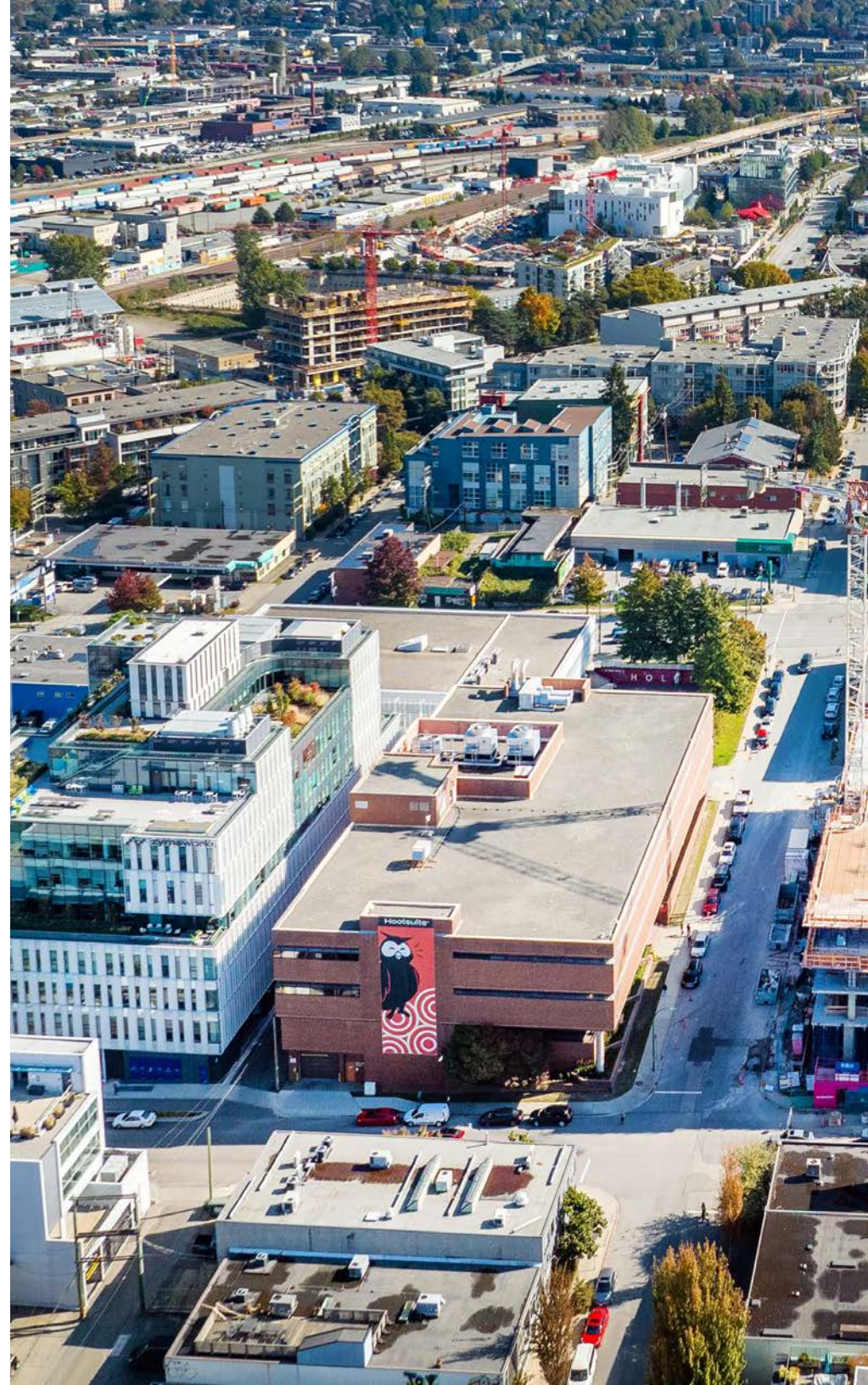
98% Renewable Energy.

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## HEAT RECOVERY

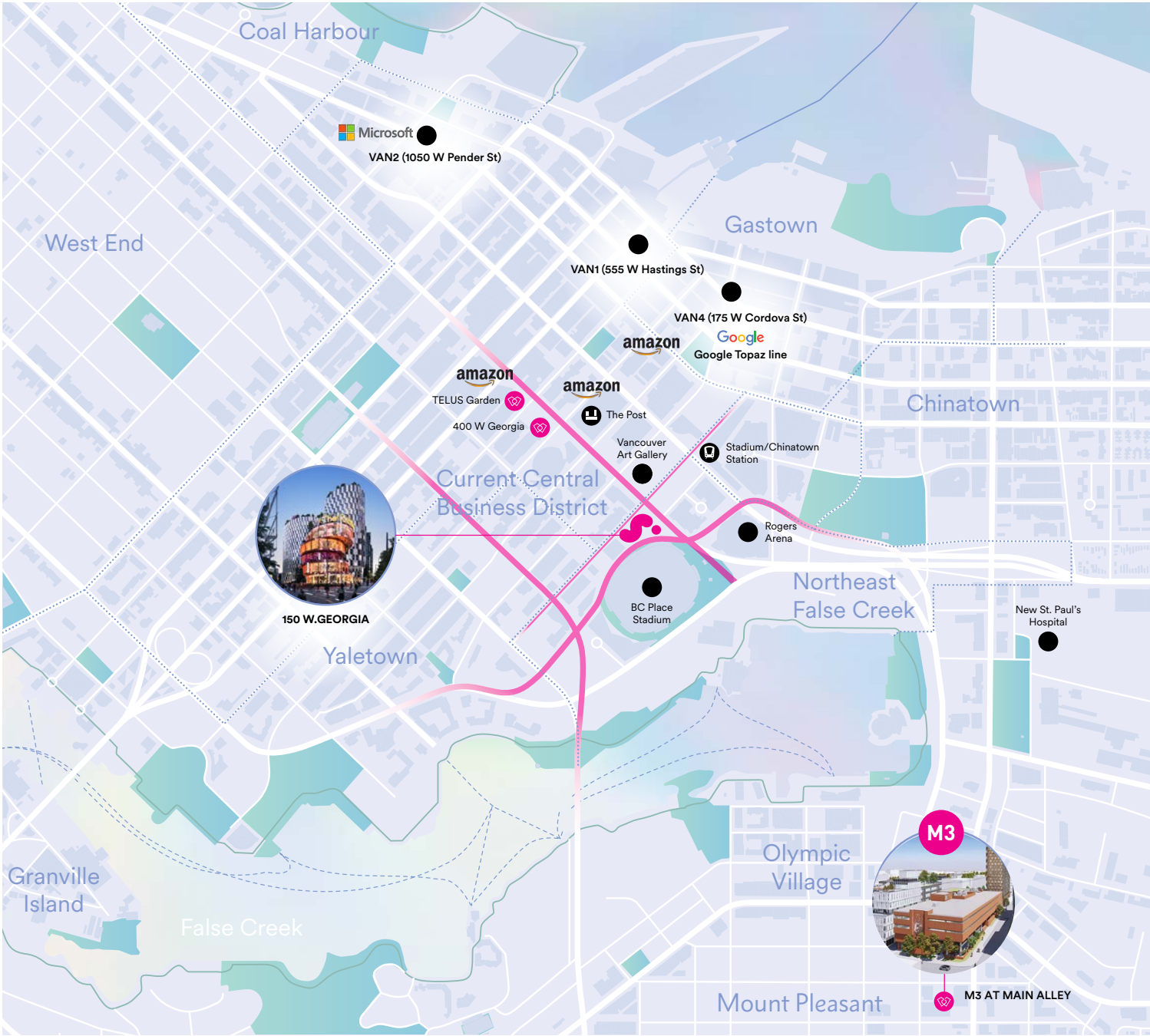
Building will include a Heat Recovery Plant as part of a district energy strategy, enabling a net zero carbon emission potential for the data centre operation.

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# LOCATION

M3 is located just 5 minutes outside of downtown in the up and coming Mount Pleasant area, a vibrant family community which has become the new hub for Vancouver's strong biotechnology sector and several small to mid size tech companies.



# CONNECTIVITY MAP




M3 is well connected to the region's fibre network and is just 2.5 km away from the Vancouver's major carrier hotel.

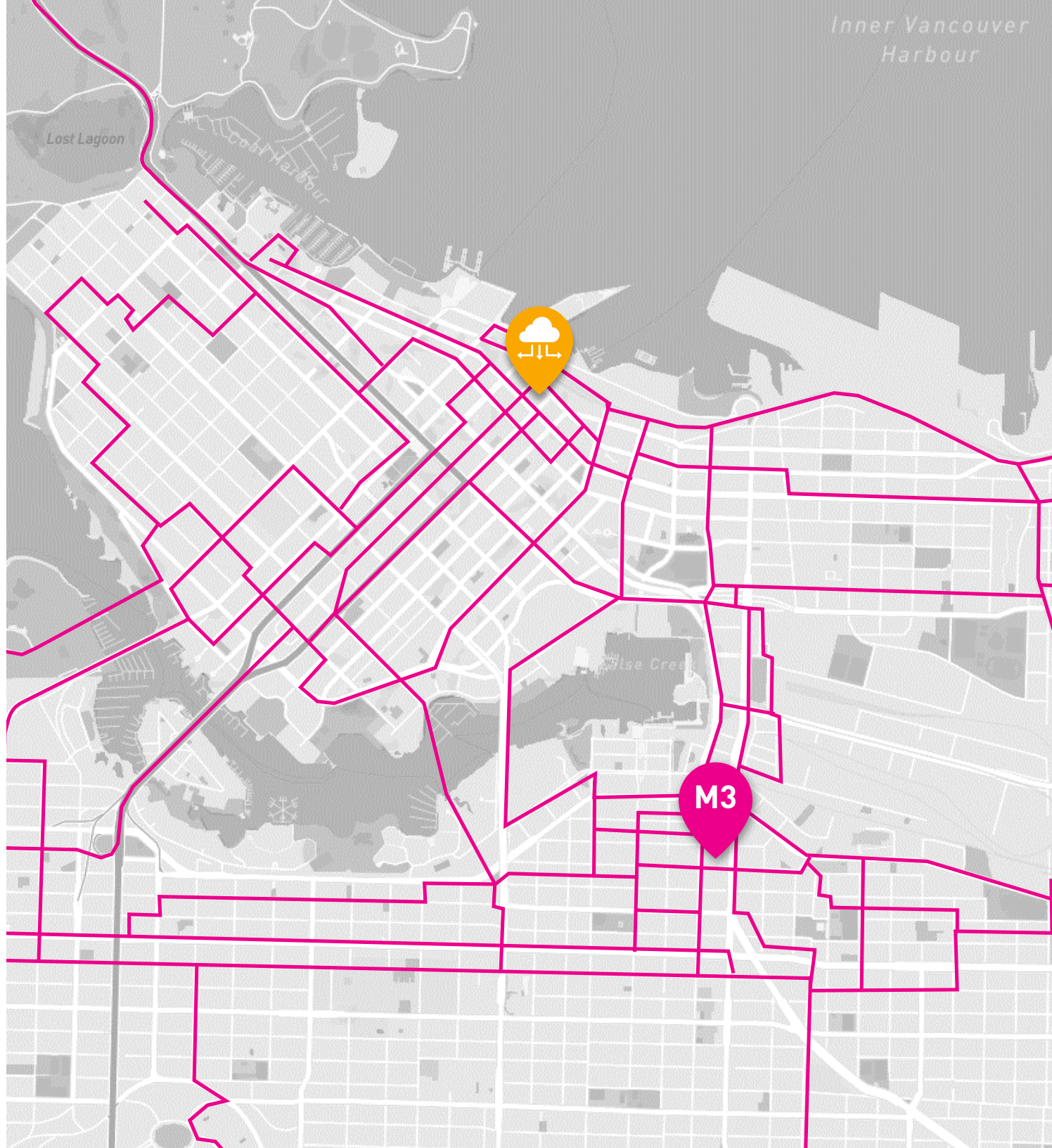
## Estimated Avg. Response Time

From Vancouver

Seattle	4.3 ms
San Francisco	23 ms
Denver	31 ms
Los Angeles	33 ms
Toronto	53 ms
Dallas	56 ms

## Map Legend

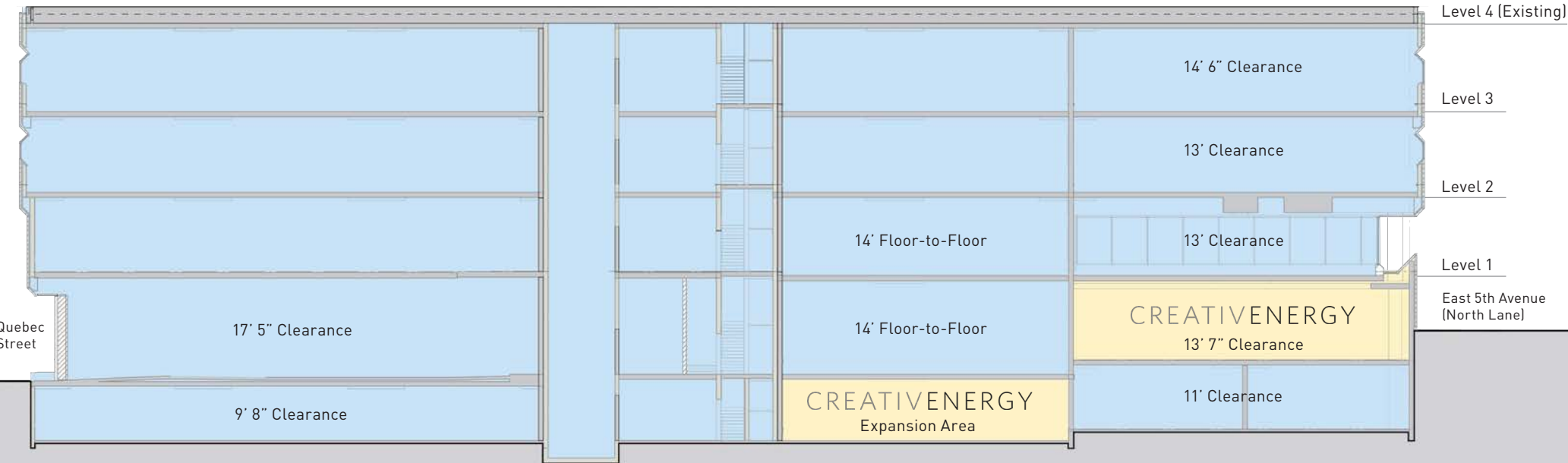
-  M3 Urban Data Centre
-  Vancouver's Main Carrier Hotel
-  Fibre Network




# BUILDING PROFILE\*

- Leasable Area
- CREATIVENERGY

Floor-to-floor is from top of slab to top of slab. Clearance is from top of slab to underside of slab, and ignores any raised floor access.

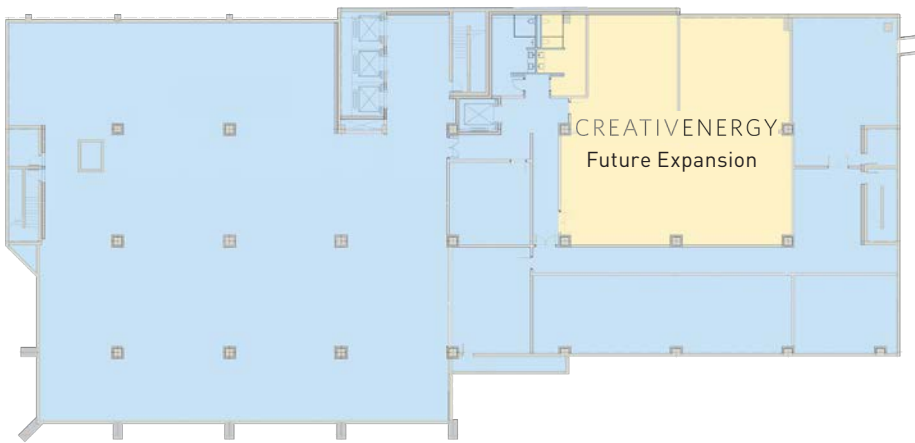


# FLOOR PLANS\*

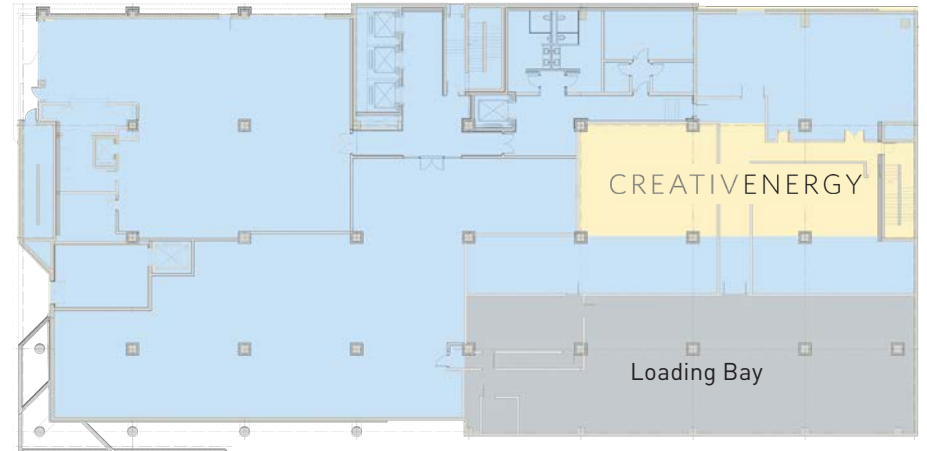
 Leasable Area

 CREATIVENERGY

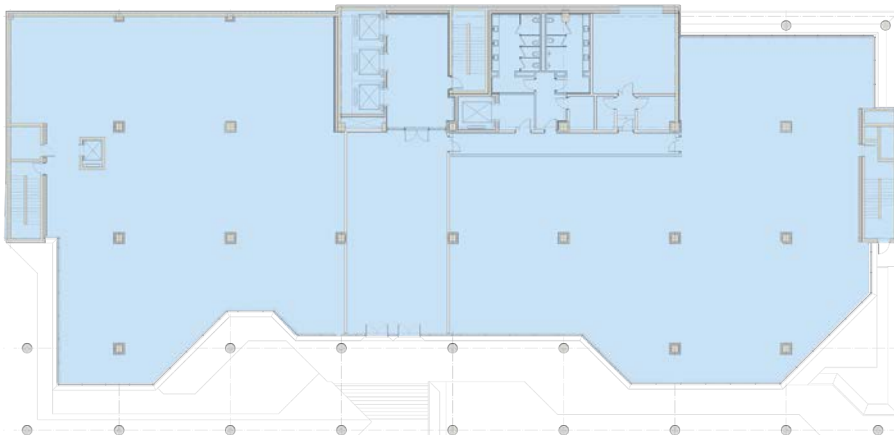
**Level B2**  
9,772 SF



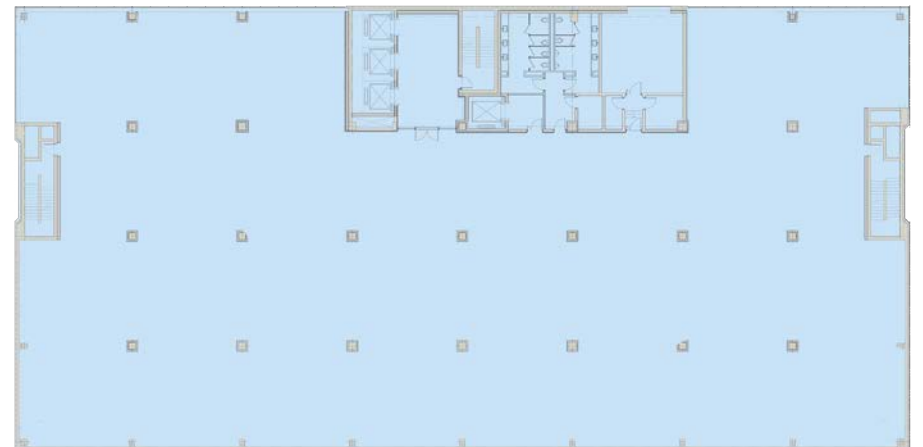
**Level B1**  
8,880 SF



**Level 1**  
21,317 SF



**Level 2**  
29,595 SF



# PHOTOS

## Level 1 (Current Warm Shell Condition)

Column Spacing: 28 ft

Ability to utilize dry pipe sprinkler system in the data halls and electrical equipment area.



## CONTACT AGENTS:

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