

Peterson

Fairmont Medical Building

Leasing Opportunity

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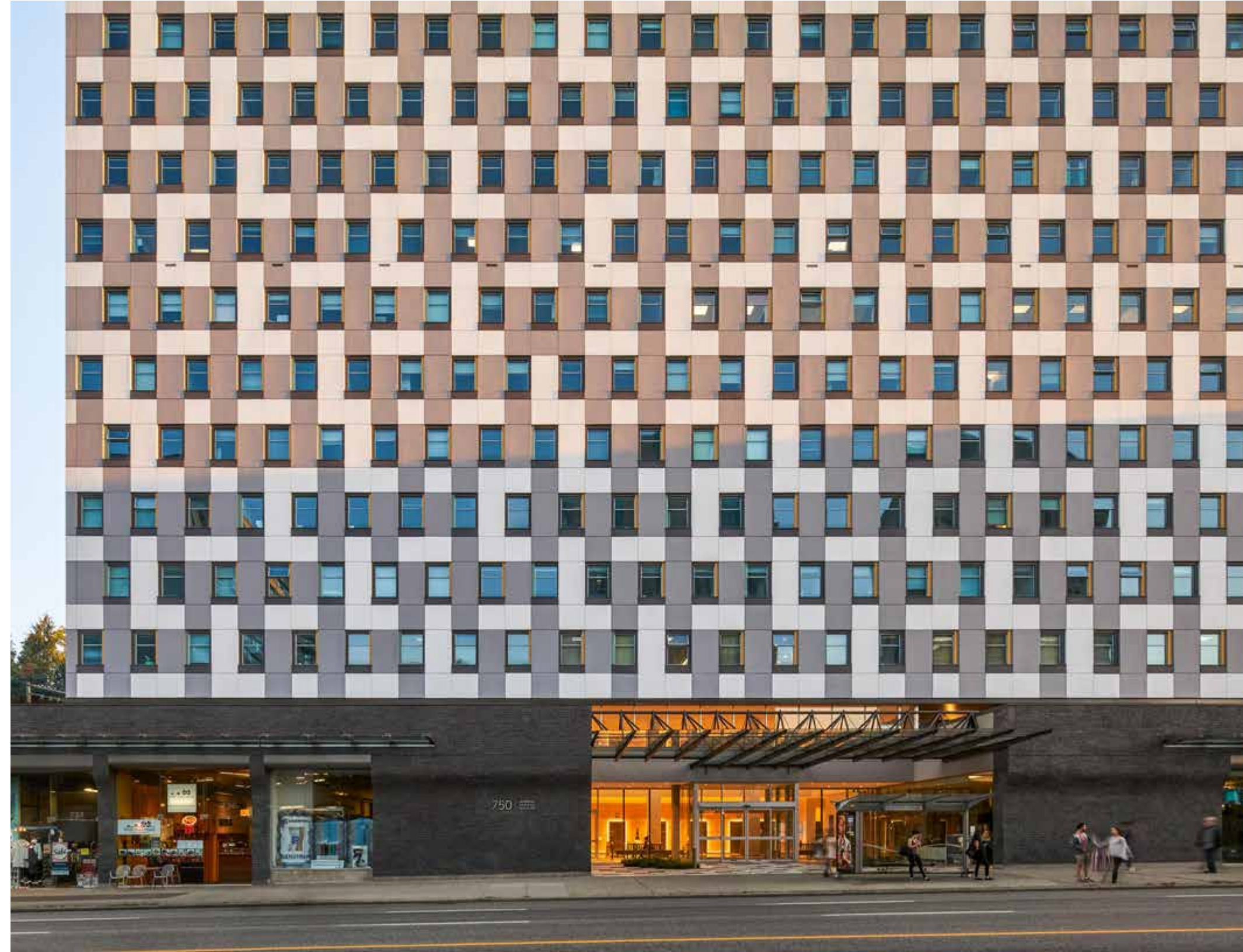
Fairmont Medical

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
- + Abundance of food, beverage, and retail offerings nearby

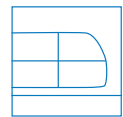
FAIRMONT MEDICAL BUILDING LEASING OPPORTUNITY



Location

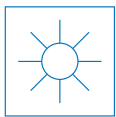
Centrally located between Willow and Heather Street, just two blocks from the Broadway-City Hall SkyTrain Station on the Broadway Corridor in Vancouver. This ideal location is on major transit routes and minutes away from Vancouver General Hospital.

WALK & TRANSIT SCORES



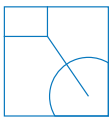
Transit

80



Walk

86



Bike

83



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LOCATION

Offering an abundance of food, beverages, and retail nearby. The building’s ground-floor retail component is home to supporting health-related services, including Iris Optical and Macdonald’s Prescriptions.

RETAIL & AMENITIES NEARBY

- + Iris Optical
- + Macdonald’s Prescriptions
- + Shoppers Drug Mart
- + RBC Royal Bank
- + London Drugs
- + Cactus Club
- + Whole Foods
- + Vancouver General Hospital
- + Vancouver City Hall



Availability



SUITE	TYPE	AREA (SF)	LEASE RATE	ADD. RENT	AVAILABILITY
905	Office	693	\$28.00 PSF	\$26.37/PSF	Immediately
1211A	Office	546	\$28.00 PSF	\$26.37/PSF	Immediately
1212	Office	834	\$28.00 PSF	\$26.37/PSF	November 1st, 2025
1316	Office	737	\$28.00 PSF	\$26.37/SF	Immediately

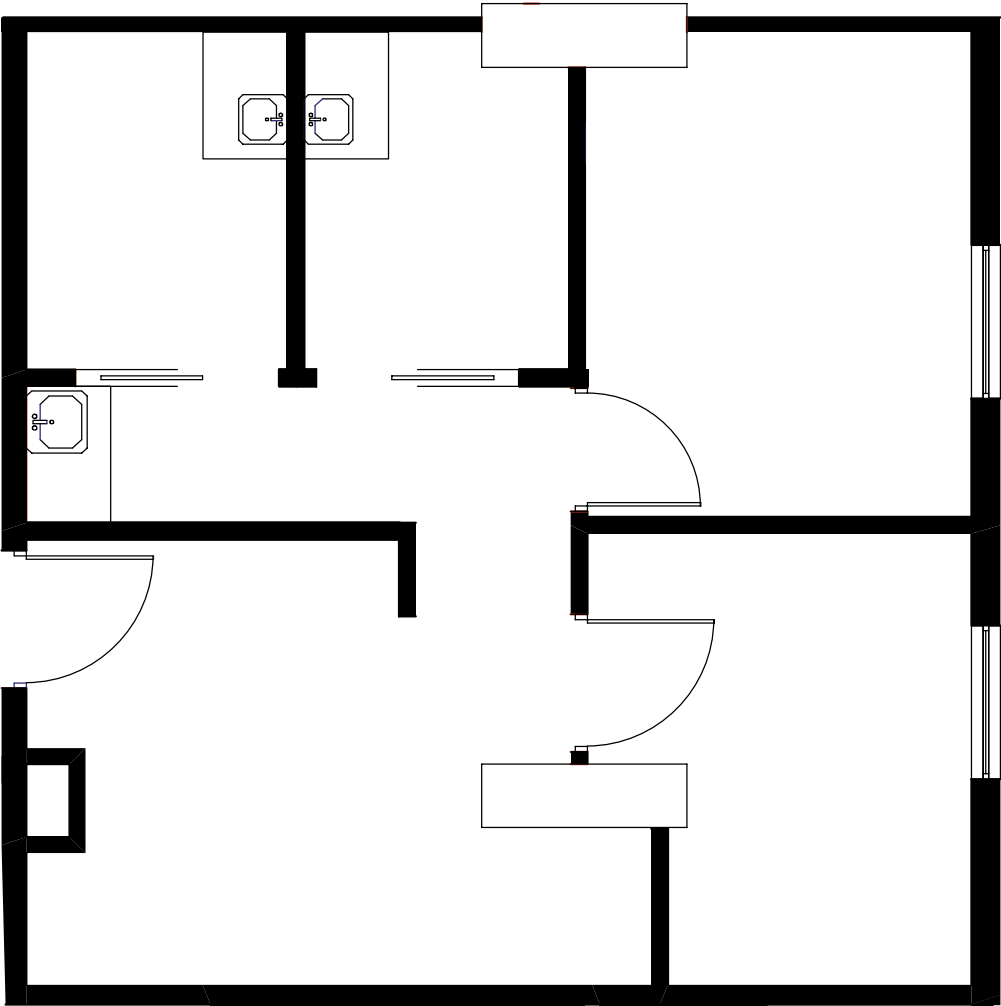


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AVAILABILITY SUITE 905

- Size: 693 SF
- Available: Immediately

Features four private rooms and open area for a reception and waiting room.



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



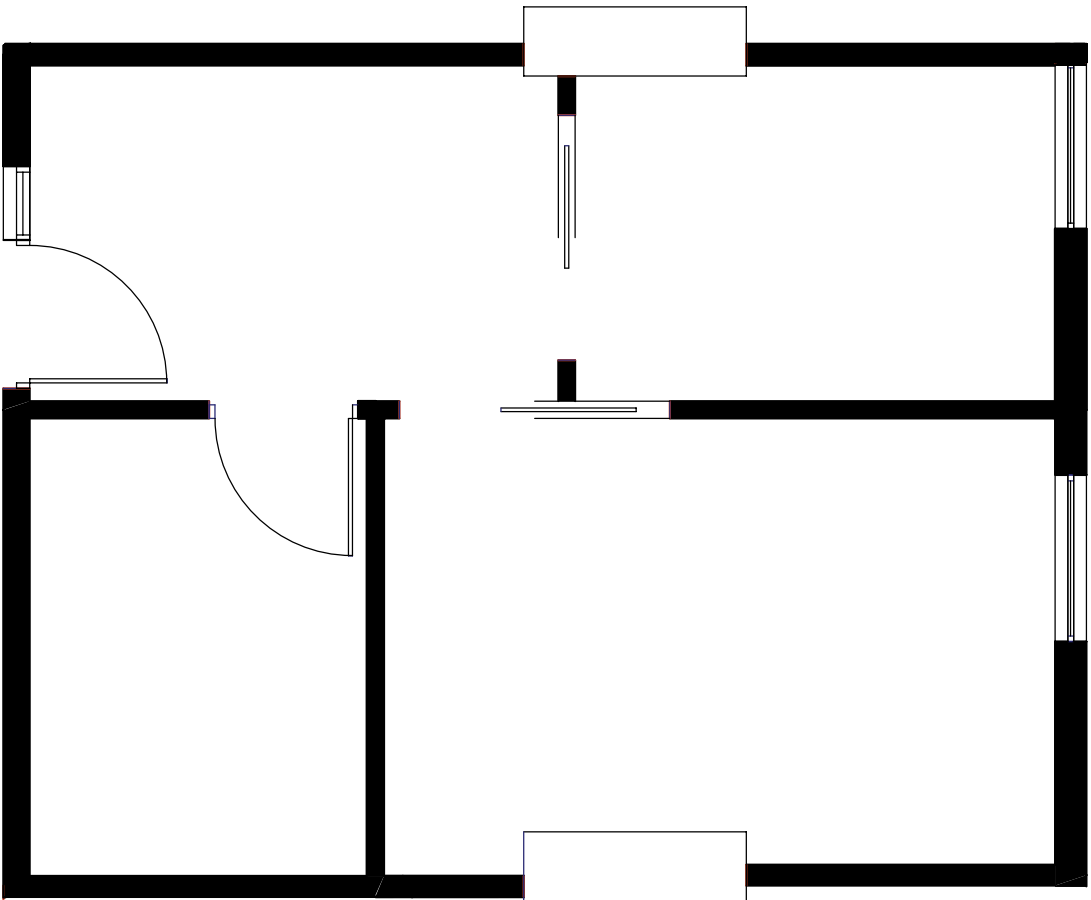
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AVAILABILITY SUITE 1211A

- Size: 546 SF
- Available: Immediately

The unit features three private rooms and amazing views of the city.



Dimensions, square footage and floor plans are approximate only.
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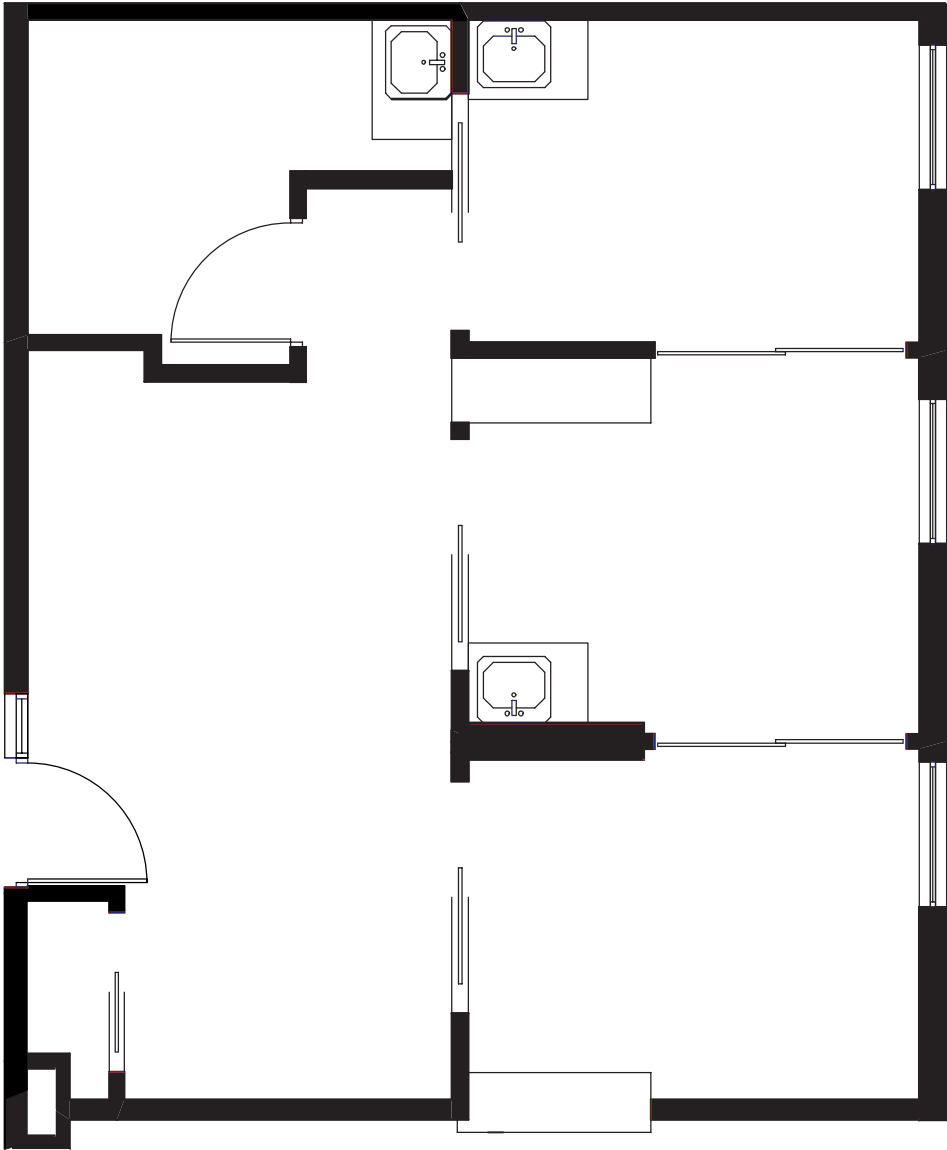


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AVAILABILITY SUITE 1212

- Size: 834 SF
- Available: November 1, 2025

Features four exam rooms, a storage closet and open area for a small reception and waiting room.



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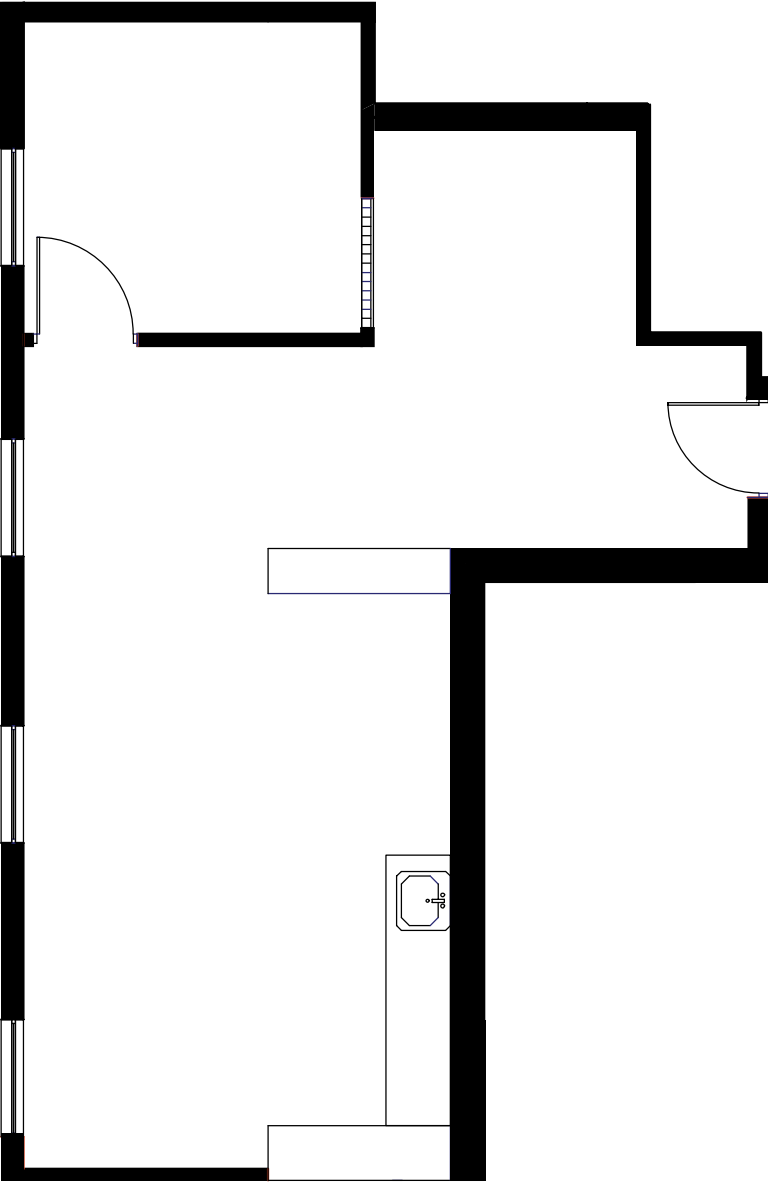
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AVAILABILITY SUITE 1316

- Size: 737 SF
- Available: Immediately

Features one private room, a kitchennette, 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 modificatons or changes without notice.



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.



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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.

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Please visit petersonbc.com or contact Peterson at ESG@petersonbc.com to request a copy of the full ESG Framework + Policy.