

QUALITY, EFFICIENCY, LIFESTYLE



BROADWAY TECH CENTRE

2925 Virtual Way

Vancouver, B.C.

WWW.BROADWAYTEHCENTRE.COM

LOCATION

Located immediately adjacent to the Renfrew Skytrain Station (Light Rapid Transit), the Broadway B-Line bus stop, and the Central Valley Greenway, the Broadway Tech Centre site offers a full range of pedestrian, cycling, busing and public transit choices for the workplace commute.

Broadway Tech Centre is centrally located in the Lower Mainland, easily accessible from Downtown, Metrotown and the North Shore whether by car, bus or SkyTrain.

Once fully developed, Broadway Tech Centre will be a 17 acre urban business campus integrating 8 buildings and offering approximately 900,000 square feet of office space and 150,000 square feet of production/distribution space.



DESCRIPTION

CONSTRUCTION	The third building of this campus setting which is built to LEED Gold specifications is now complete. South facing plazas, reflecting pools, waterfalls and soft landscaping provide outdoor spaces to inspire creative thought.
BUILDING AREA	Approximately 114,000 square feet on four floors. 80,000 square feet of contiguous space still available.
HEATING & AIR	Constant volume four-pipe fan coil system providing air quality that meets ASHRAE Standard. Multiple zones per floor with direct digital control (DDC) system.
HVAC HOURS OF OPERATION	Monday to Friday from 8:00 am to 6:00 pm and Saturday from 8:00 am to 1:00 pm. Additional hours are available upon request.
T-BAR CEILING HEIGHT	11' clear on the main floor and 8'9" clear on the 2nd, 3rd, and 4th floors.
SECURITY	Onsite security staff 24 hours per day, 7 days per week. After hours security card access system.

AMENITIES

CONFERENCE ROOM	Large conference room available to tenants free of charge for presentations and corporate functions. Seats up to 45 people and is wired for internet access.
PARKING / BIKE STORAGE	Ratio — 2.6 stalls per 1,000 square feet leased. Location — secured three level parkade underneath the building with a total of 550 parking stalls and secured bicycle storage lockers.
PUBLIC TRANSPORTATION	One block from the Renfrew Skytrain Station. Excellent bus service provided on both Broadway and Renfrew Streets.
FITNESS FACILITIES	Fitness centre, outdoor sports courts, locker rooms and shower facilities within the building.
RESTAURANT	A full service café and catering services is located in the Centre.

AVAILABLE SPACE



2925 Virtual Way

<u>Suite</u>	<u>Rentable Area</u>
380	12,416



OP COSTS & TAXES

ESTIMATED 2011 OPERATING COSTS/TAXES FOR EXISTING BUILDING AT 2925 VIRTUAL WAY

Property Taxes	\$ 5.57/ sq. ft. / annum
Operating Expenses	\$ 8.47 /sq. ft. / annum
Total	\$ 14.04 /sq. ft. / annum



PARKING COSTS

- Random \$55 per stall / month
- Reserved \$90 per stall / month
- 2.6 stalls per 1,000 sq ft leased

FOR INFORMATION PLEASE CONTACT:

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