

NEW OFFICE BUILDING PLANNED TO LEED® GOLD STANDARD

QUALITY, EFFICIENCY, LIFESTYLE



BROADWAY TECH CENTRE

2930 Virtual Way

Vancouver, B.C.

WWW.BROADWAYTECHCENTRE.COM

LOCATION

Located on a 17 acre city block at the intersection of East Broadway and Renfrew Street, immediately adjacent to the Renfrew Skytrain Station (Light Rapid Transit), the 98 B-Line bus stop and the Central Valley Greenway, Broadway Tech Centre offers a full range of pedestrian, cycling 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.

When fully developed, Broadway Tech Centre will integrate 8 buildings in an urban business campus setting, with approximately 936,000 square feet of office, 150,000 square feet of production/distribution and 10,000 square feet of retail space, plus a 5,000 square foot daycare facility.



DESCRIPTION

AMENITIES

CONSTRUCTION The fifth and sixth buildings of this campus setting are designed to LEED Gold specifications and are ready for occupancy. South facing plazas, reflecting pools, waterfalls and soft landscaping provide outdoor spaces to inspire creative thought.

BUILDING AREA Each building has approximately 79,000 square feet of office area over three floors, ranging from 23,000 to 28,000 square feet, plus 45,000 square feet of production/distribution space under 2940 Virtual Way. The main floor office space will have an 18" raised floor over most of the floor.

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 9'0" clear on the 2nd and 3rd floor office space.

SECURITY Onsite security staff 24 hours per day, 7 days per week. After hours security card access system.

TENANT CONFERENCE ROOM

Large tenant conference room available for presentations and corporate functions. Seats up to 40 people and is wired for internet access.

PARKING / BIKE STORAGE

Secured 3 level parkade located under the building offering 2.6 stalls per 1,000 square feet leased.

Secured bike storage lockers located in the parkade.

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

Bread Garden Café located on the main floor of 2955 Virtual Way.

AVAILABLE SPACE



2930 Virtual Way

<u>Suite</u>	<u>Rentable Area</u>
110	7,280 square feet
150	7,143 square feet
Total	14,423 square feet

Parking

Random \$55 per month/stall

Reserved \$90 per month/stall

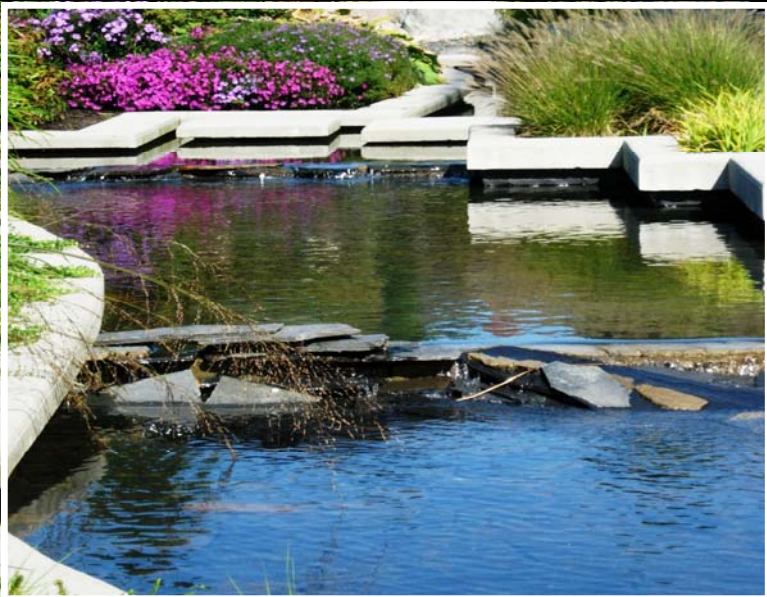
2.6 stalls per 1,000 sq ft leased



OPERATING COSTS & TAXES

Estimated Operating Costs & Taxes for 2011

Operating Costs	\$7.86/sq.ft/annum
Taxes	\$5.25/sq.ft/annum
Total	\$13.11/sq.ft./annum



FOR INFORMATION PLEASE CONTACT:

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