



adMare
BIOINNOVATIONS

CBRE

FOR LEASE

adMare BioInnovations UBC Lab and Offices

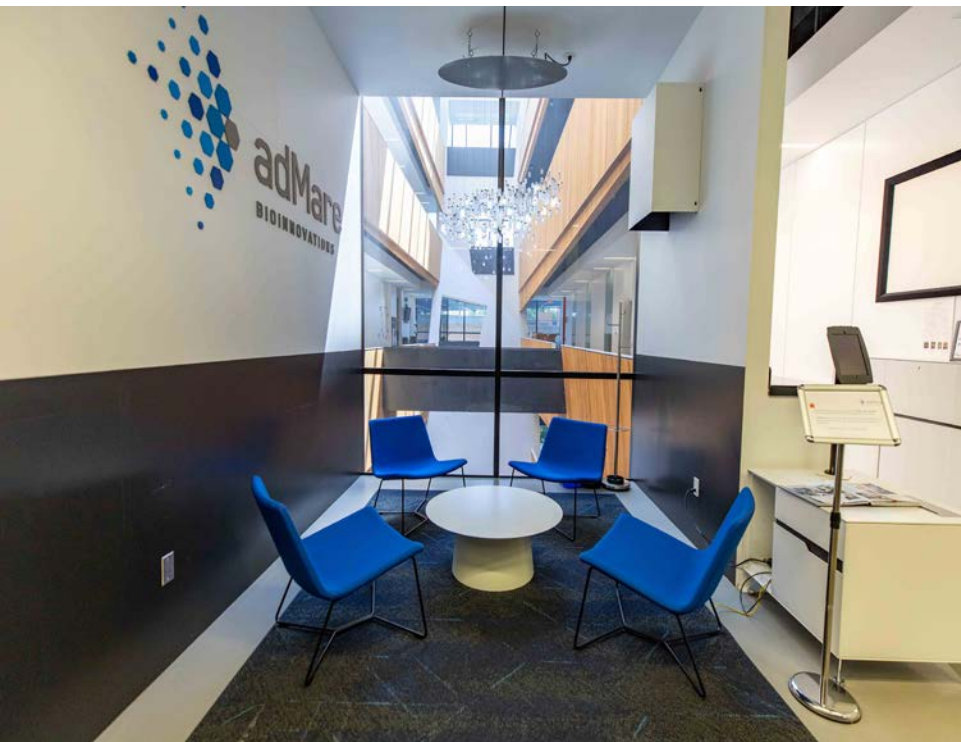
2405 WESTBROOK MALL, VANCOUVER BC



THE OPPORTUNITY

adMare BiInnovations, located at the University of British Columbia (UBC) in Vancouver, is a leading life sciences hub offering state-of-the-art office and lab spaces for companies in biotechnology, healthcare, and pharmaceuticals.

This dynamic environment fosters collaboration among biotech startups, established enterprises, and academic researchers, creating an ideal ecosystem for innovation. Tenants gain access to cutting-edge labs, modern office spaces, and a strong network of industry experts, investors, and academics. With its proximity to UBC and Vancouver's thriving biotech community, adMare offers unparalleled opportunities for growth in the life sciences sector.



PROPERTY DETAILS

Size: 1 bench to 3,000 sq. ft.

Term: 12 months renewable

Asking Rates and Op Costs: Contact Agents

Availability: Immediate

Space Condition: Full built-out lab spaces, furnished office, and shared common areas

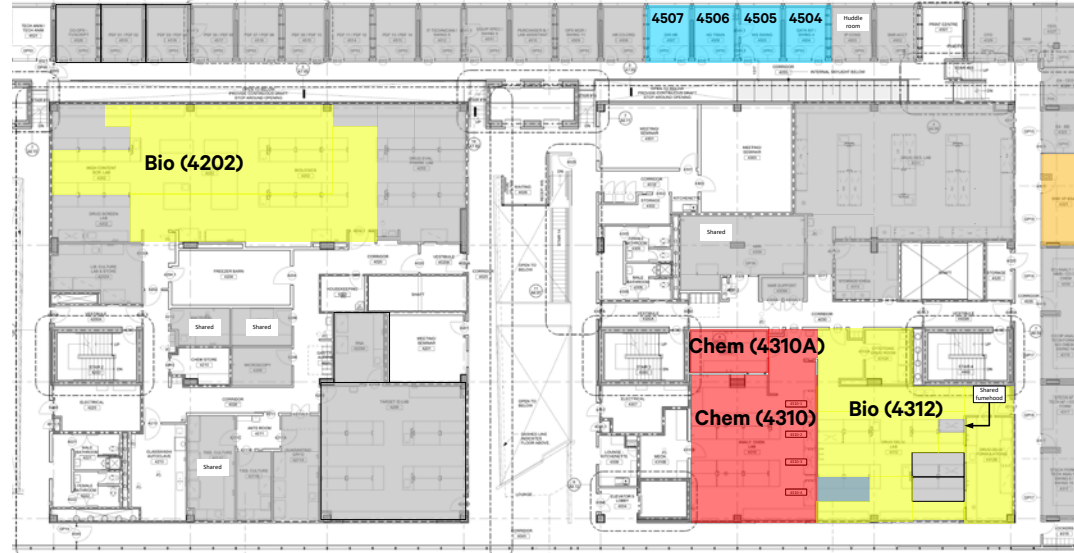
Tenants benefit from move-in ready lab and office space, with a range of shared amenities, which can be leased on flexible lease terms to suit tenant needs.

THE SPACE

Level 4



Level 3



- Private Office
- Biology Lab
- Open Office
- Chemistry Lab



Lab Space



Office Space



Shared Space

AVAILABLE LAB SPACE

Room Name	Area	Features
Biology (4202)	3,049 SF	5 lab sinks, 1 hand wash sink, and 1 fume hood
Biology (4312, 4312A, 4312B)	1,760 SF	4 lab sinks and 2 fume hoods
Chemistry (4310A)	1,226 SF	1 lab sink, 1 hand wash sink, and 4 fume hoods *hand wash sink is shared with 4312

AVAILABLE OFFICE SPACE

Room Name	Area
4504 - 4507	117 SF each
4604 - 4607	109 SF each

LAB & OFFICE SPACE



SHARED LAB EQUIPMENT

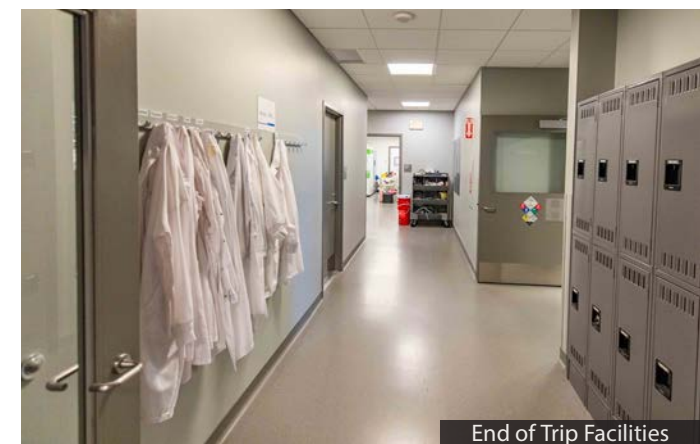
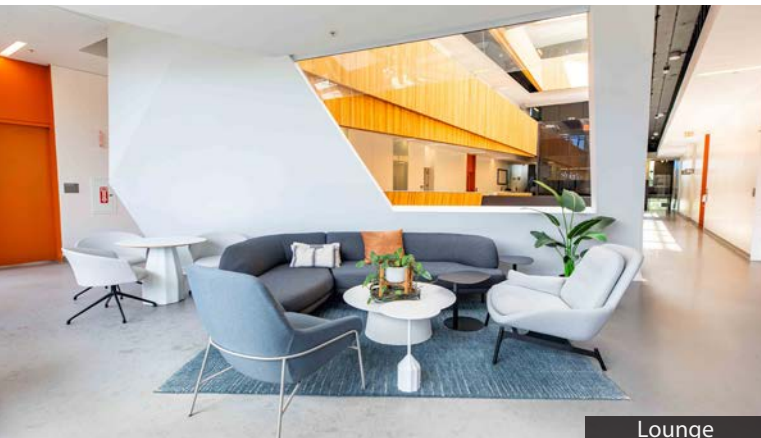
- Glasswasher
- Autoclave
- NMR
- FACS
- Evaporators/ hotplate for chemistry
- Benchtop centrifuges
- PCR
- Biological safety cabinets
- Incubators
- Inverted microscope
- Freezers (-20C & -80C)
- Fridge
- Lab consumables (additional cost)
- Cell culture consumables (additional cost)



SHARED SPACE

SHARED AMENITIES:

- One large boardroom (up to 16 seats)
- One large meeting room (up to 10 seats)
- One meeting room (up to 8 seats)
- Open lounge area
- Kitchen and coffee area
- Reception area
- Access to Pharmaceutical Science Building common rooms
- End of trip facilities including lockers





THE NEIGHBOURHOOD

Set within one of Canada's top academic and research institutions, the University of British Columbia (UBC) offers a unique environment where innovation meets lifestyle. Surrounded by stunning natural beauty and integrated into a vibrant campus community, UBC is home to leading-edge research, world-renowned faculty, and a thriving ecosystem of startups and global companies.



Tenants at Admare BioInnovations benefit from direct access to top-tier talent, groundbreaking scientific collaboration, and an array of campus amenities, including acclaimed restaurants, green spaces, cultural venues, fitness facilities, and waterfront trails. With a forward-thinking atmosphere, UBC is more than just a location, it's a destination for visionaries and changemakers. Positioned at the heart of Vancouver's knowledge economy, UBC provides the perfect environment for teams to collaborate, innovate, and grow.



RESTAURANT & RETAIL

A full complement of food and service retailers for an enhanced experience at adMare UBC



UBC RECREATIONAL FACILITIES

Championship-calibre recreational activities at your doorstep from swimming pools to sports fields to tennis courts.



PROXIMITY TO BEACHES

Choose from Tower Beach, Acadia Beach, Wreck Beach and Spanish Banks, all within walking distance.



PACIFIC SPIRIT REGIONAL PARK

A short walk or bike ride from 874 hectares of refreshing forest and beach-side trails at Pacific Spirit Regional Park.

THE AMENITIES ON UBC CAMPUS



Recreation

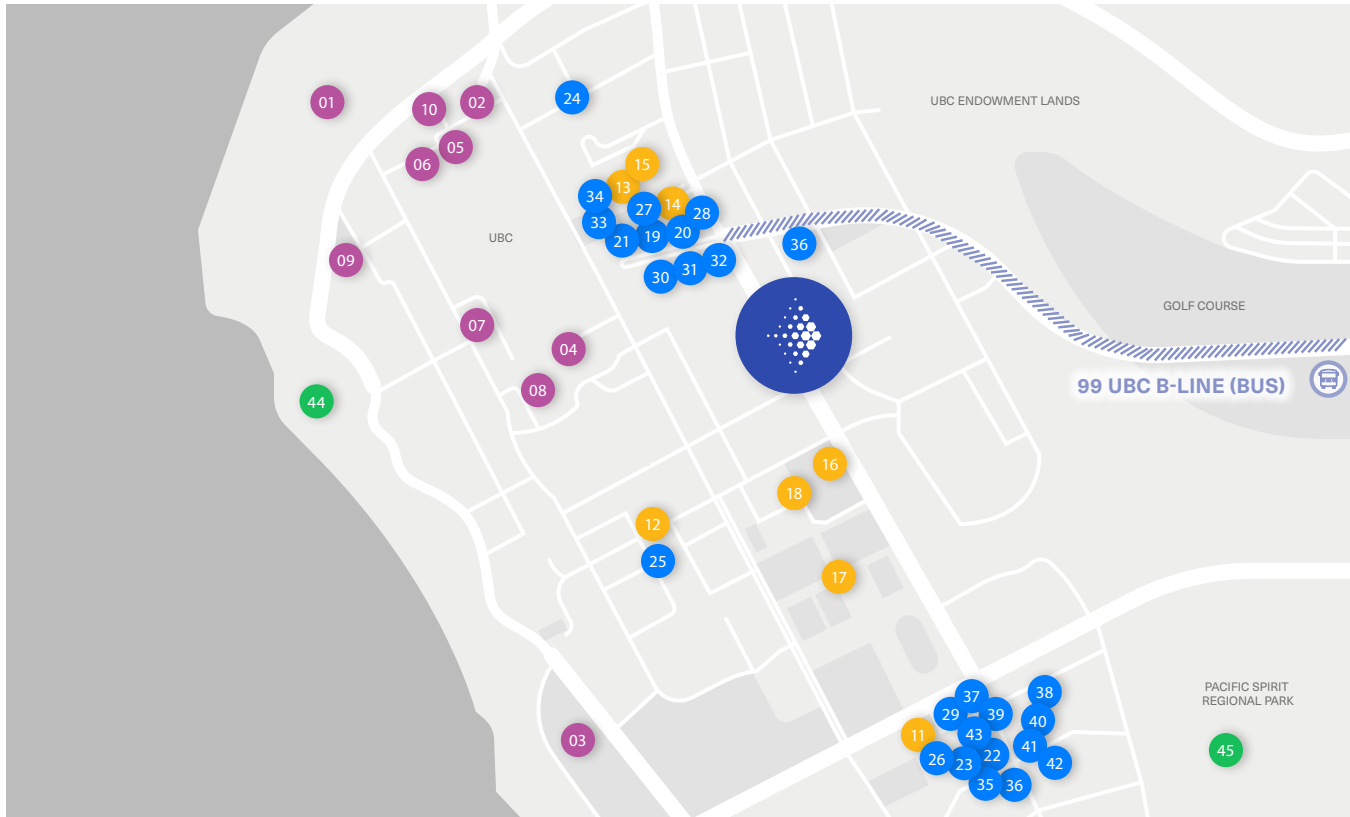
- 11 Wesbrook Community Centre
- 12 Old Barn Community Centre
- 13 MacInnes Field
- 14 War Memorial Gymnasium
- 15 UBC Aquatic Centre
- 16 Doug Mitchell Thunderbird Sports Centre
- 17 Thunderbird Park
- 18 UBC Tennis Centre

Arts & Entertainment

- 01 Museum of Anthropology
- 02 Chan Centre for the Performing Arts
- 03 UBC Botanical Garden
- 04 Beaty Biodiversity Museum
- 05 Morris and Helen Belkin Art Gallery
- 06 Frederic Wood Theatre
- 07 AHVA Gallery
- 08 Pacific Museum of Earth
- 09 Nitobe Memorial Garden
- 10 UBC Rose Garden

Restaurants, Retail & Services

- 19 Jamjar Canteen
- 20 JJ Bean Coffee Roasters
- 21 Body Energy Club
- 22 BierCraft Restaurant
- 23 Neptune Chinese Kitchen
- 24 Great Dane Coffee
- 25 Bean Around the World Coffee House & Bistro
- 26 Virtuous Pie
- 27 Tacomio
- 28 Uncle Fatih's Pizza



- 29 Save-On-Foods
- 30 House of Vision Optical
- 31 Scotiabank
- 32 Shoppers Drug Mart
- 33 Focal Dental
- 34 Telus/Koodo
- 35 Mozart School of Music Vancouver
- 36 Copy Smart
- 37 Royal Bank
- 38 Wesbrook Properties
- 39 BC Liquor Store
- 40 Insure BC
- 41 Wesbrook Village Dental Clinic
- 42 Live at UBC Welcome Centre
- 43 More Bikes

Beaches & Parks

- 44 Wreck Beach
- 45 Pacific Spirit Regional Park

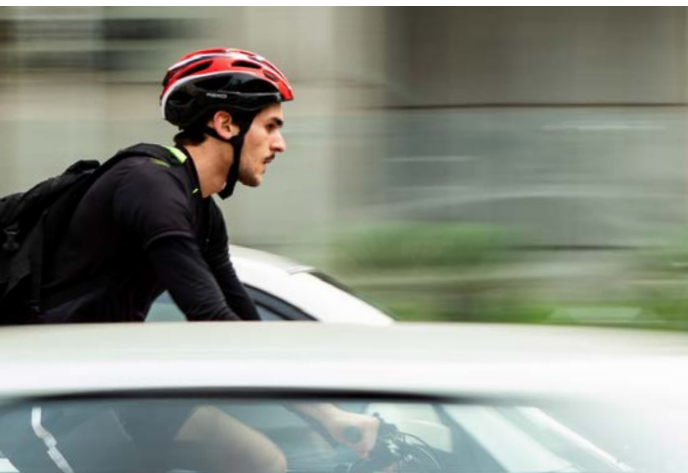


EASILY ACCESSIBLE LOCATION



The adMare BioInnovations space is a quick 5-minute walk from the UBC Transit Exchange, allowing for a seamless connection from the SkyTrain Canada Line via the Broadway B-Line express bus. The highly anticipated Broadway SkyTrain Extension, set to complete in 2027, will bring rapid transit service from VCC-Clark to Arbutus, significantly enhancing east-west connectivity and bringing UBC even closer to the rest of Metro Vancouver.

UBC is also one of the most bike-friendly campuses in the region, with numerous dedicated bike routes, secure bike parking, and end-of-trip facilities that support active commuting. Wide pedestrian pathways, green spaces, and a campus designed for walkability create a healthy and connected environment for employees and visitors alike.



ABOUT ADMARE

With a strong track record of globally-competitive scientific discovery, Canadian life sciences are primed to lead the world. To make this a reality, adMare BioInnovations uses its scientific and commercial expertise, specialized R&D infrastructure, and seed capital to build strong life sciences companies, develop robust ecosystems, and foster industry-ready talent. It re-invests its returns into the Canadian industry to ensure its long-term sustainability.

adMare has helped build 38 companies, of which 27 are still active. These companies have attracted \$2.5 billion of risk capital, have a combined value of \$5.8 billion, and have created around 1,000 jobs in Canada. Our dynamic Montreal and Vancouver Innovation Centres have been home to 50 life science companies to date, with the 29 current resident companies employing over 400 life sciences professionals. The adMare Academy has trained more than 900 alumni — 87% of whom are employed in the life sciences industry. For more information, please visit www.admarebio.com.

38

Companies they've helped build

\$2.5B

Of real risk capital raised by companies

\$5.8B

Combined value of companies

~1000

Jobs created in Canada

400+

Life science professionals employed

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