



Building Information

Building Size:	226,749 sf
Shipping & Receiving:	Yes
# of Floors:	21
Surface Transit Route:	Yes
Year Built:	1985
# of Passenger Elevators:	5
Total Parking:	146

Commerce Place – 400 Burrard Street

400 Burrard St, Vancouver, British Columbia V6C 3A6



Building Description

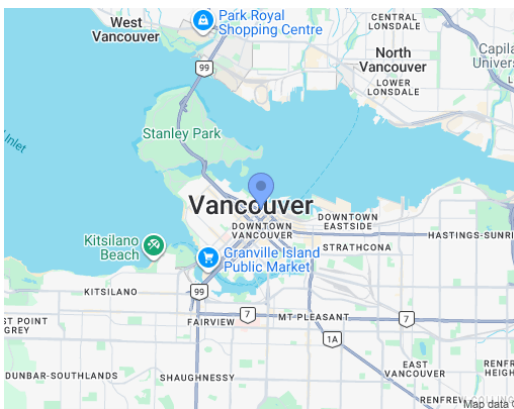
Commerce Place is a Class 'A', 21-storey office tower located in the heart of Downtown Vancouver's financial core. The asset's quality and location make this a highly desirable building for financial services companies. Completed in 1985, this property has 226,878 square feet of rentable space.

Features

- Five high-speed elevators
- After hours security card system
- BOMA: Gold
- LEED: Gold
- Walkscore: 97

Amenities

- Fitness Centre
- Shower and locker facilities
- Bike storage
- Walking distance to transit, shopping and restaurants



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About Us

QuadReal Property Group is a global real estate investment, development and operating company headquartered in Vancouver, British Columbia. Its assets under management are \$98.5 billion. From its foundation in Canada as a full-service real estate operating company, QuadReal has expanded its capabilities globally for investments in equity and debt in both the public and private markets. QuadReal invests directly through operating platforms in which it holds an ownership interest and via programmatic partnerships.

QuadReal seeks to deliver strong investment returns while creating sustainable environments that bring value to the people and communities it serves. Now and for generations to come.

QuadReal: Excellence lives here.

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Energy Performance

ENERGY STAR® Score: 79

Energy Use Intensity: 19.7 kWh/ft²

Greenhouse Gas Intensity: 1.8 kgCO₂e/ft²

Water Use Intensity: 121.8 L/ft²

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General	Year Built 1985	BOMA Best Gold	LEED Gold
	Building Website www.commerceplacevan.com		Building Zoned Commercial
Tenant Cost	Total Additional Rent \$ 28.27 /sf		
Building Size	Number of Floor(s) 21	Typical High Rise Floor 11,552 sf	Typical High Rise Gross Up 15 %
	Typical Low Rise Floor 12,767 sf	Typical Low Rise Gross Up 15 %	Total Office Space 211,015 sf
	Total Retail Space 15,734 sf		Total Space 226,749 sf
Construction	Exterior Finish Glass	Washrooms per Floor 2	HVAC After Hour Cost \$ 64.00 /hr
	HVAC Hours of Operation Weekdays: 7:00 AM – 6:00 PM	Satellite Dish Capability Yes	Fibre Optic Capability Yes
	Shipping & Receiving Yes		Emergency Generator Yes
Elevators	Number of High Rise Elevator(s) 5	Number of Parking Elevator(s) 1	Number of Freight Elevator(s) 1
Safety & Access	Fire Detection System Yes	Security System Yes	Barrier Free Access Yes
	Sprinkler System Yes		Manned Security Yes
Parking	Below Ground Stall(s) 146	Total Parking Stalls 146	Below Ground Ratio 1 / 1,600 sf
	Description Random – \$300 plus taxes Reserved – \$400 plus taxes		
Anchor Tenants	CIBC		
Public Transport	Surface Transit Route Yes		