



One Suite Remaining

“A” CLASS OFFICE SPACE AT SUTER BROOK LOCATED AT 130 BREW STREET, PORT MOODY, BRITISH COLUMBIA

- :: 1,200 SF OF CONTIGUOUS SPACE AVAILABLE
- :: LOCATED ON THE FUTURE PATH OF THE EVERGREEN LINE
- :: ATTRACTIVE INCENTIVE PACKAGES AVAILABLE TO QUALIFIED TENANTS
- :: BOMA CERTIFIED
- :: SUITE FEATURES TWO PRIVATE OFFICES, ONE BOARDROOM, STORAGE AND COPY ROOM

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**Personal Real Estate Corporation*

 **CUSHMAN & WAKEFIELD®**
Global Real Estate SolutionsSM

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OPPORTUNITY

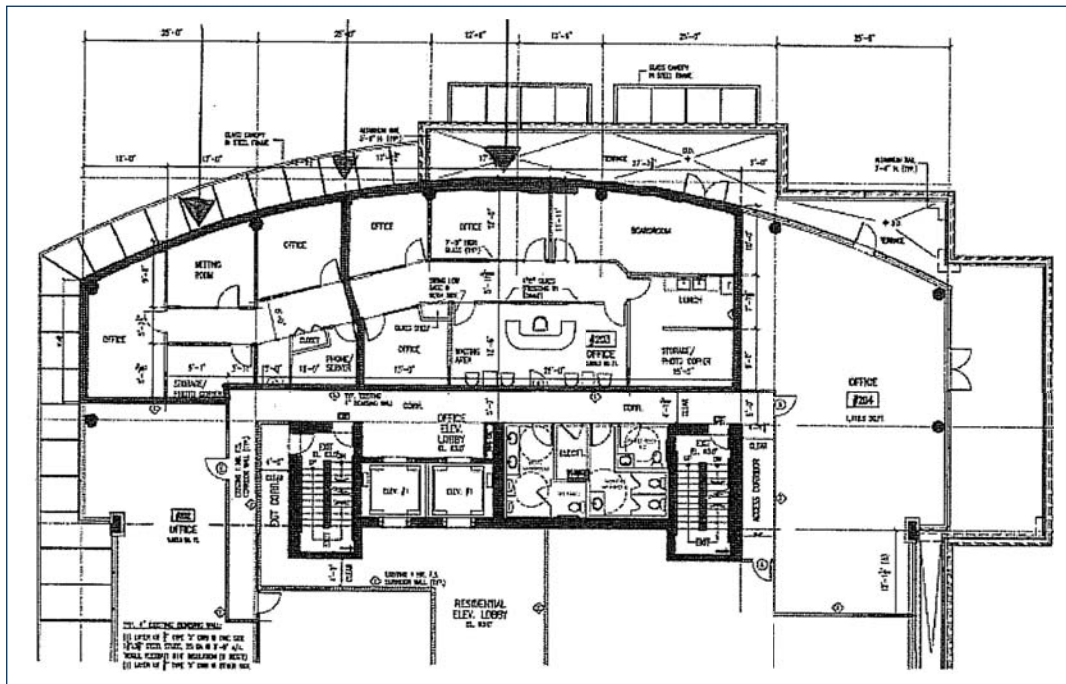
An opportunity to occupy brand new custom built “A” Class office space in Port Moody’s newest and most prominent development “Suter Brook”. Benefit from all the amenities of a comprehensive development including, gym, outdoor seating areas, and tenants such as Starbucks, Thrifty Foods, Vancity, TD Canada Trust, Booster Juice, BC Liquor Store, and ONYX Steakhouse Restaurant. Ease of access to public transit and located within a close proximity to the future Evergreen Line.

IMPROVEMENT PACKAGES

- Tenants have the option to use their own preferred contractors to control and customize their build-out.
- This allows tenants maximum flexibility in finishes and build out plans.
- When the improvement work has been completed the tenants will be reimbursed for the work by the landlord at a pre negotiated amount.

LANDLORDS TURNKEY

- The landlord is able to accommodate and assist tenants with improving and building out office spaces to suit tenants’ requirements.
- Tenants will have the flexibility to choose different levels of finishes from the landlord.
- Landlord will assist in the space planning, the architectural drawings and building permits with the city.



BUILDING FEATURES

- :: Floor to ceiling, operable windows allowing for maximum natural light and air flow.
- :: Heat pump HVAC system allowing for multiple control zones on each floor.
- :: Great views of the North Shore mountains, the Burrard Inlet, and the Suter Brook development.
- :: Building standard glass entry door to each tenant's suite.
- :: Tenants will have access to a fitness facility, subject to the execution of a separate agreement, and a monthly user charge.
- :: Convenient access to retailers at Suter Brook.
- :: Reserved tenant parking at a ratio of 1 stall per 550 sf leased.
- :: Beautifully appointed office building lobby.

RENTAL RATE

Net Rate: Contact agent for details.

OPERATING COSTS & TAXES

\$9.78 psf (2012 estimate)

Plus a 7% management fee on net rent.



AVAILABLE SPACE: SUITE SIZE

1st floor	Fully Leased
2nd floor	1,200 Available July 1st
3rd floor	Fully Leased
4th floor	Fully Leased
5th Floor	Fully Leased
Penthouse	Fully Leased
Total:	1,200 sf



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