Pre-Sale & Lease Opportunities

New Commercial Retail Units Available at Promenade at the Quay

Location
Lower Lonsdale
North Vancouver
British Columbia

Contact
Joe Genest*
604 398 4341
jgenest@form.ca

Michael Heck
604 398 4379
mheck@form.ca

Derick Fluker*
604 638 2125
dfluker@form.ca

Form Real Estate Advisors
*Personal Real Estate Corporation
Promenade at The Quay is an exciting, new transit-oriented development by award-winning home builder, Polygon Homes.

The project is comprised of a 14 storey mixed-use residential building with ground floor retail and restaurant opportunities in the heart of Lower Lonsdale. There will be 117 residential units, a new home for the North Vancouver Museum and Archives and over 13,000 SF of highly needed commercial retail and restaurant spaces.

**Project Details**

<table>
<thead>
<tr>
<th>Construction Type</th>
<th>Concrete</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Unit Count</td>
<td>117</td>
</tr>
<tr>
<td>Number of Stories</td>
<td>14</td>
</tr>
<tr>
<td>Architect</td>
<td>Nigel Baldwin/DYS Architecture</td>
</tr>
<tr>
<td>Timing</td>
<td>October 15, 2019</td>
</tr>
<tr>
<td>Customer Parking*</td>
<td>93 Stalls (mix of commercial only, public pay parking &amp; visitor)</td>
</tr>
<tr>
<td>Restaurant Venting</td>
<td>CRU 1 - CRU 7</td>
</tr>
<tr>
<td>Loading</td>
<td>Two Commercial Bays</td>
</tr>
</tbody>
</table>

**Location Details**

Lower Lonsdale is a prominent neighbourhood in the City of North Vancouver which is one of three municipalities along with the District of North Vancouver and the District Municipality of West Vancouver that collectively make up the North Shore communities. Lower Lonsdale is located on the northern shores of the Burrard Inlet and at the south end of Lonsdale Avenue which is a well-travelled north-south arterial in North Vancouver. Promenade at The Quay is located directly across from Lonsdale Quay which is home to the iconic Public Market, SeaBus Terminal and Lonsdale Quay Bus Loop. Lonsdale Quay has anchored Lower Lonsdale since 1986 with its eclectic vibrancy of local artisan shops and restaurants along with its convenient access to transit connecting passengers from Vancouver to the North Shore.

Lonsdale Quay is a popular destination amongst the local community and one of Metro Vancouver’s top tourist destinations. Ongoing population growth coupled with SeaBus ridership of approximately 16,000 passengers per day and over six million annually, perpetuates the need for new restaurants and commercial services in the Lower Lonsdale neighbourhood. The City of North Vancouver has implemented the Central Waterfront Development Plan to accommodate the increasing population growth and to further enhance the vibrancy and livability of Lower Lonsdale. The Central Waterfront Development Plan is the fabric of many greatly anticipated initiatives, including: the new Polygon (Art) Gallery, the Spirit Trail, a seasonal night market, outdoor skating rink and a new 62 unit hotel.
Carrie Cates & Mews Way Retail

<table>
<thead>
<tr>
<th>Unit</th>
<th>Size</th>
<th>Ceiling Heights</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>CRU 1</td>
<td>1,739 SF</td>
<td>12’1”</td>
<td>Sold</td>
</tr>
<tr>
<td>CRU 2</td>
<td>1,873 SF</td>
<td>14’9”</td>
<td>Sold</td>
</tr>
<tr>
<td>CRU 3</td>
<td>854 SF</td>
<td>16’3”</td>
<td>Available</td>
</tr>
<tr>
<td>CRU 4</td>
<td>840 SF</td>
<td>16’3”</td>
<td>Available</td>
</tr>
<tr>
<td>CRU 5</td>
<td>839 SF</td>
<td>16’3”</td>
<td>Available</td>
</tr>
<tr>
<td>CRU 6</td>
<td>837 SF</td>
<td>16’3”</td>
<td>Available</td>
</tr>
<tr>
<td>CRU 7</td>
<td>1,247 SF</td>
<td>16’3”</td>
<td>Available</td>
</tr>
<tr>
<td>Corridor</td>
<td>360 SF</td>
<td>16’3”</td>
<td>-</td>
</tr>
</tbody>
</table>

Total Available: 4,977 SF

Please contact the Listing Agent for pricing and lease rate details.
Pre-Sale & Lease
Promenade at the Quay
North Vancouver BC

West Esplanade Retail

<table>
<thead>
<tr>
<th>Unit</th>
<th>Size</th>
<th>Ceiling Heights</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>CRU 8</td>
<td>765 SF</td>
<td>19'8&quot;</td>
<td>Leased</td>
</tr>
<tr>
<td>CRU 9</td>
<td>898 SF</td>
<td>19'8&quot;</td>
<td>Leased</td>
</tr>
<tr>
<td>CRU 10</td>
<td>889 SF</td>
<td>19'8&quot;</td>
<td>Leased</td>
</tr>
<tr>
<td>CRU 11</td>
<td>889 SF</td>
<td>19'8&quot;</td>
<td>Under Negotiation</td>
</tr>
<tr>
<td>CRU 12</td>
<td>889 SF</td>
<td>19'8&quot;</td>
<td>Leased</td>
</tr>
<tr>
<td>CRU 13</td>
<td>865 SF</td>
<td>19'8&quot;</td>
<td>Leased</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td></td>
<td>8,229 SF</td>
</tr>
</tbody>
</table>

Please contact the Listing Agent for pricing and lease rate details.
Pre-Sale & Lease
Promenade at the Quay
North Vancouver BC

1. Subject Property
2. Seabus Terminal
3. McDonald’s
4. Starbucks
5. ICBC Head Office
6. Lonsdale Quay Market
7. TD Canada Trust, Boston Pizza
8. Shoppers Drug Mart
9. BC Liquor Stores
10. Polygon Gallery
11. Gusto di Quattro
12. Burgoo
13. Pier 7
14. Tap & Barrel
15. Pipe Shop
16. Pinnacle Hotel
17. BMO
18. Joey Shipyards
19. RBC
20. Future High Density Residential
Pre-Sale & Lease
Promenade at the Quay
North Vancouver BC

2016 Estimates & Projections

<table>
<thead>
<tr>
<th></th>
<th>Primary Trade Area</th>
<th>Secondary Trade Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>15,525</td>
<td>31,050</td>
</tr>
<tr>
<td>Average Household Income</td>
<td>$79,695</td>
<td>$80,254</td>
</tr>
<tr>
<td>Growth Rate (2018-2023)</td>
<td>8.9%</td>
<td>6.4%</td>
</tr>
</tbody>
</table>

1. Subject Property
2. Seabus Terminal
3. West Quay by Polygon
4. ICBC
5. TD Canada Trust, Boston Pizza
6. Lonsdale Quay Market
7. IGA Marketplace,
8. Polygon Gallery
9. BC Liquor Stores, Tim Hortons
10. Tap & Barrel
11. Pier 7
12. Pipe Shop
13. BMO
14. Pinnacle Hotel
15. Brown's Social House
16. RBC
17. Joey Shipyards, Nook, Method Cycling
18. Future High Density Residential

Complete demographic reports for North Shore communities available upon request.
All communications and inquiries related to this opportunity, or requests for additional information or requests regarding procedures, must be made to the Form Retail Advisors Inc. agents named on the first page. No personnel of the Vendor or any of its affiliates should be contacted directly under any circumstance.

Disclaimer: None of the Vendor, its affiliates, Form Real Estate Advisors Inc. or any of their respective representatives makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained in this document, and interested parties should conduct their own independent analysis of the information contained or referred to herein. Nothing contained in this document is, or should be relied on as, a promise or representation, whether as to the past or the future. The Vendor, its affiliates, Form Real Estate Advisors Inc. and their respective representatives are under no obligation to accept any offer made by any person or entity regarding this opportunity.