

**FOR SALE**

**2665 RENFREW STREET**

VANCOUVER, BC

**IDEAL FOR OWNER-USERS, INVESTORS  
& DEVELOPERS**



**CUSHMAN &  
WAKEFIELD**



**T RENFREW STATION**

**E 12TH AVENUE**

**RENFREW STREET**

**HIGH PROFILE, ON-TRANSIT COMMERCIAL ASSET IN  
THE HEART OF RENFREW DISTRICT**



## INVESTMENT HIGHLIGHTS

### STATE OF THE ART BUILDING WITH WIDE USE PROFILE

An exceptional offering featuring expansive 44,750 sf floor plates with lofty ceiling heights, loading, excellent exposure, and flexible zoning, making it an ideal fit for a variety of uses, from general office to institutional, industrial, retail, and service applications. Renovated in 2011, this asset has been thoughtfully repositioned to feature high efficiency glazing, two oversized elevators, skylights, and an impressive atrium, along with new age mechanical systems that enhance its modern appeal.

### RAPIDLY CHANGING NEIGHBOURHOOD

2665 Renfrew is at the center of a bustling commercial hub situated in the periphery of Vancouver offering a diverse range of amenities, including dining, shopping, and campus culture, all contributing to the fabric of this vibrant neighborhood. Its central location, eclectic array of amenities, and access to rapid transit have made it one of the most sought-after nodes in the city, spurring a wave of new developments in the area.

### NEAR-TERM REDEVELOPMENT POTENTIAL

The new Rupert and Renfrew Station Area Plan, implemented in July 2025 allows for up to 30 storeys and 5.5 FSR of density for a wide range of uses including office, institutional, industrial, retail, cultural and recreational uses.

### ACCESS TO EVERY DIRECTION

Renfrew SkyTrain station, the Central Valley Greenway bike path, and access to three major arterials give the Property enviable connectivity to all of Metro Vancouver, making this an ideal destination for top-tier professionals seeking a seamless commute to work.

### EXCELLENT EXPOSURE

With over 220 feet of frontage along one of East Vancouver's most prominent streets, the Property establishes prominence, exposure and provides branding opportunity in Vancouver's up and coming commercial district.





# OFFERING SUMMARY

As exclusive advisors, Cushman & Wakefield ULC (C&W) is pleased to offer for sale 2665 Renfrew Street (The “Property”), a high-profile commercial asset situated in the heart of Renfrew District, a fast growing commercial hub in the Metro Vancouver region.

2665 Renfrew Street offers the rare opportunity to acquire an institutional grade asset. directly across Renfrew Skytrain Station. A free standing, high exposure asset with large floor plates, high ceilings, and flexible zoning. The Property is tenanted by LaSalle College at below market rents with an upcoming expiry in 2025, offering substantial short-term income upside with a wide user profile including office, tech space, and flex industrial. Located in the upcoming Rupert and Renfrew Station Area Plan, the Property is ideally positioned for near-term redevelopment potential in a rapidly changing neighborhood.

All offers to purchase the Property should follow the content and submission guidelines set forth in this Confidential Information Memorandum (“CIM”) and submitted to C&W. All inquiries regarding the Property should be directed to the under-noted on behalf of the Vendor.

OFFERING AT A GLANCE	
ADDRESS	2665 RENFREW STREET, VANCOUVER, BC
PID	028-338-073
LOT SIZE	68,781 SF
SITE DIMENSION	Approximately 226’ X 286’
BUILDING SIZE	89,584 SF
YEAR BUILT	2011
ZONING	CD-1 (497) - sub-area 1
POSSESSION	Vacant Possession

## PURCHASE PRICE

\$45,000,000 (\$502/ SF)

## DATA ROOM ACCESS

All prospective purchasers are encouraged to complete and sign a confidentiality agreement. Only prospective purchasers who have executed and submitted a confidentiality agreement to C&W will be registered to access the data room containing additional pertinent information regarding the offering.

# PROPERTY HIGHLIGHTS

2665 Renfrew Street is a 2-storey building with an area of approximately 89,584 square feet. The building was originally built in 1990 as a single level warehouse and converted in 2011 to the existing state-of-the-art office building. Currently improved as an applied arts and design school, 2665 Renfrew boasts an impressive atrium, large floor plates, high exposed ceilings, two oversized elevators, abundant glazing, and high traffic signage exposure.


The Property sits on a 68,781 square foot lot with an extensive frontage of over 220 feet onto Renfrew Street. As for its surroundings, the location is flanked by two mixed-use residential rental buildings currently under construction to the north, while to the immediate south stands Renfrew Business Centre, a 7-storey office building. Directly west, a substantial 218,000 square feet office building called Kaslo at Renfrew District is under construction, while on the east, the Property is directly across the street from the thriving and highly successful Broadway Tech Centre.

- Large 44,000 sf floor plates over two levels
- Impressive atrium
- High exposed ceilings
- Abundant glazing
- High traffic signage exposure
- Two oversized elevators
- Flexible use profile









WALK SCORE

77


VERY WALKABLE



TRANSIT SCORE

75

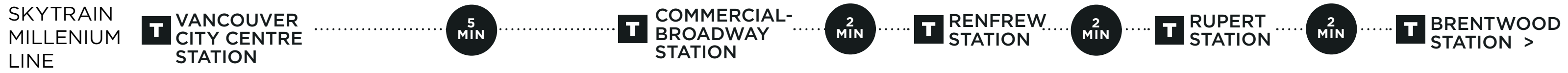
EXCELLENT TRANSIT



BIKE SCORE

77

VERY BIKEABLE







## SURROUNDING AMENITIES



NEIGHBOURHOOD AMENITIES  
(1KM RADIUS)

**12** RESTAURANTS

**3** PARKS

**3** CAFES

**4** GROCERY  
STORES

**5** FITNESS  
CENTRES

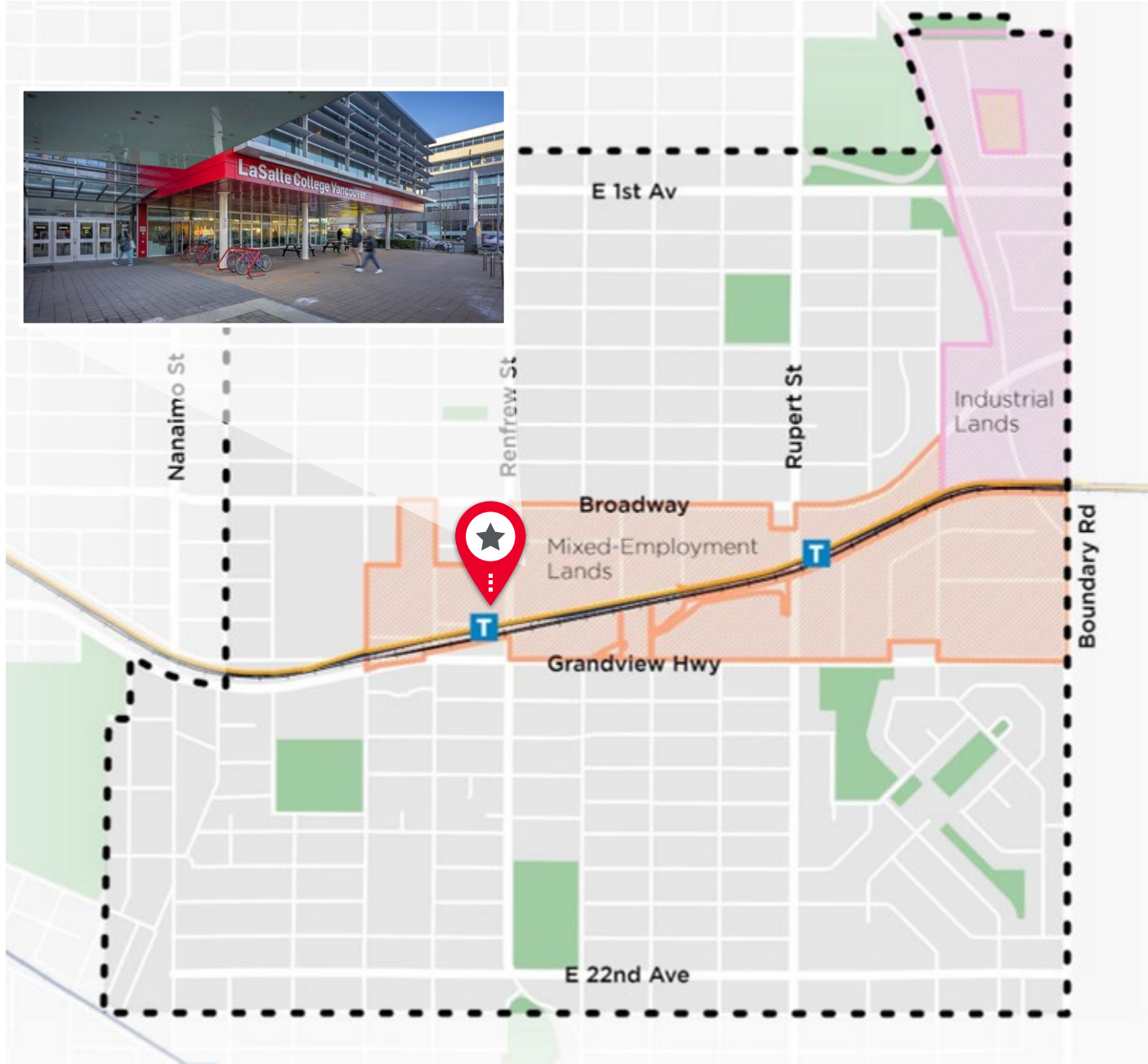
**3** DAYCARES



# RENFREW STATION AREA PLAN

## CAMPUS MIXED-EMPLOYMENT AREA

The Plan aims to enhance this area as a mixed-employment hub, focusing on land uses that support high transit ridership, especially office, institutional, and technology-related uses, in a campus-style built form.



Mixed Employment Lands within Renfrew & Rupert Station Area Plan.

SUB-AREA		CAMPUS MIXED-EMPLOYMENT AREA	
USES	INDUSTRIAL, INSTITUTIONAL, OFFICE, CULTURAL AND RECREATIONAL (FITNESS CENTRES ONLY), RETAIL AND SERVICE (INCLUDING HOTEL)		INDUSTRIAL, OFFICE, RETAIL, SERVICE, CULTURAL AND RECREATIONAL, INSTITUTIONAL
OPTION	Mixed-employment or light industrial		Light industrial
SITE SIZE REQUIREMENT	Sites under 10,000 sq. m	Sites 10,000 sq. m or greater	N/A
MAX. HEIGHT	Up to 30 Storeys (130 m)	Up to 18 storeys (80m)	Up to 30.5 m (100 ft.)
MAX. DENSITY	Up to 5.5 FSR	Up to 4.0 FSR	Up to 3.0 FSR
MULTI-LEVEL INDUSTRIAL FLOOR AREA REQUIREMENT	Minimum 1.5 FSR	Minimum 1.0 FSR	N/A
PATHWAY	Privately-initiated rezoning to CD-1		Under I-2 Zone
GUIDELINES	Industrial Spaces Guidelines and Design and Development Guidelines		
NOTES	<ul style="list-style-type: none"><li>Refer to Policies 2.2.1.1 - 2.2.1.6 for the policies that apply to all sites in the Employment Lands.</li><li>For existing or proposed institutional use refer to Section 2.4: Institutional Site Policies, in conjunction with the Campus Mixed-employment Area Policies.</li><li>Maximum FSR includes allowances for above grade parking, freight elevators, and ramps</li></ul>		

### 2.2.1.7

Commercial retail and service uses at grade are required along portion of Renfrew Street, parcels facing Renfrew Station along East 12th Avenue, and Rupert Street to activate the area and continue local shopping street (see Map 2.4: Employment Lands Sub-areas Map).

### 2.2.1.8

Enable a broad range of light industrial and other employment uses, including:

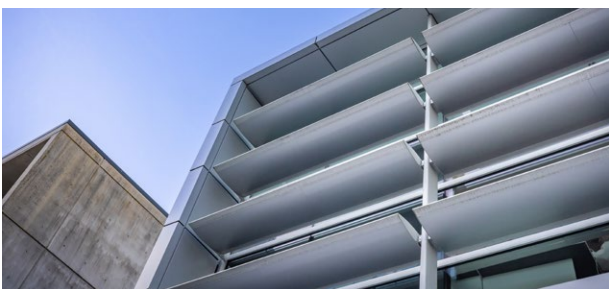
- a. Institutional uses, particularly schools (elementary, secondary, university, college, business, arts or self-improvement);
- b. Technology or research focused light industrial uses that benefit from co-location or proximity with institutional uses, such as laboratories and creative products manufacturing (CPM). CPM will not be permitted on the ground floor.
- c. Office uses; and,
- d. Hotel uses

### 2.2.1.9

Sites along the south side of East Broadway should provide a minimum front yard setback of 4.0 m (13 ft.). Dedications or Statutory Right-of-Way agreements for transportation improvements may be required (see Appendix B: Street Profiles - Arterial Street Concepts).

### 2.2.1.7

Encourage re-alignment of 12th Avenue between Slocan and Kaslo Street to enable lot consolidation and improve transportation connectivity. This policy supports Policy 3.4.1.6.







# FOR SALE

## 2665 RENFREW STREET

### VANCOUVER, BC

#### EXCLUSIVE ADVISORS

Please direct all Property and sale process inquiries to the under-noted on behalf of the Vendor.

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