

# FOCAL

107 East 3<sup>RD</sup> Avenue

# FOCAL

## AVAILABLE IMMEDIATELY

Introducing Focal, a boutique leasing opportunity, positioned at the gateway to Mount Pleasant and its unique sense of place, offering lifestyle and vibrancy coupled with the distinct character of this architecturally designed creative office building.

With eight stories and up to 28,000 square feet of office and creative space, with the opportunity for tenants to occupy full or multiple floors ranging in size from approximately 2,884 - 4,900 square feet. This AAA class office and creative asset boasts spectacular city and mountain views surrounded by a wealth of nearby services and amenities including trendy eateries, craft breweries, and cafés just steps away from Olympic Village and Vancouver's world-renowned seawall.

Construction now completed, Focal entices with its impressive array of amenities - well-appointed end of trip facilities and bike storage, an efficient elevator parking system, and the serene atmosphere and views from the roof top patio.







#### ADDITIONAL RENT

\$18.46 PSF/annum: (2025 estimate)  
including in-suite janitorial



#### OFFERING HIGHLIGHTS

Up to 28,000 square feet of office and creative  
industrial space



#### BASIC RENT

Please contact listing team



#### LANDLORD'S TURNKEY MODEL SUITE

4th floor to be built out as model suite by landlord,  
with further details on page 7  
- please contact listing team for additional information



#### PARKING

1 space per 1,000 SF leased at  
\$200 per designated stall/month



#### LOADING

1 class A & 1 class B loading spaces



#### ZONING I-1A

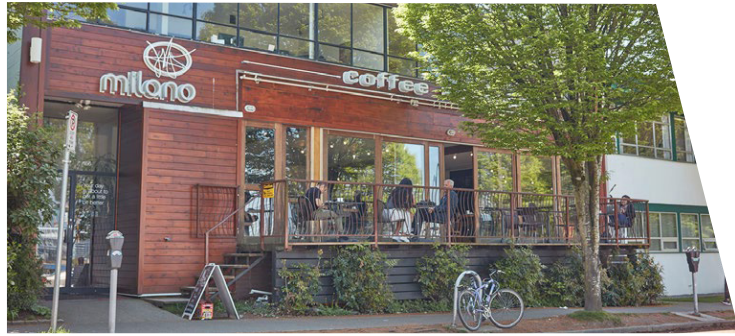
DEIT (Digital Entertainment and Information  
Technology) on the fourth floor allows for  
a wide range of uses, please contact listing  
team for additional information



## BUILDING FEATURES

- Fully programmed common rooftop patio and outdoor space
- Oversized elevator
- Sophisticated, efficient and proven car lift system to parking
- High ceilings: 14' to underside on floor 4
- Common end of trip facilities with washrooms, showers, and lockers
- Secure bicycle storage
- Neighborhood energy connection
- High quality energy saving low maintenance exterior finishes

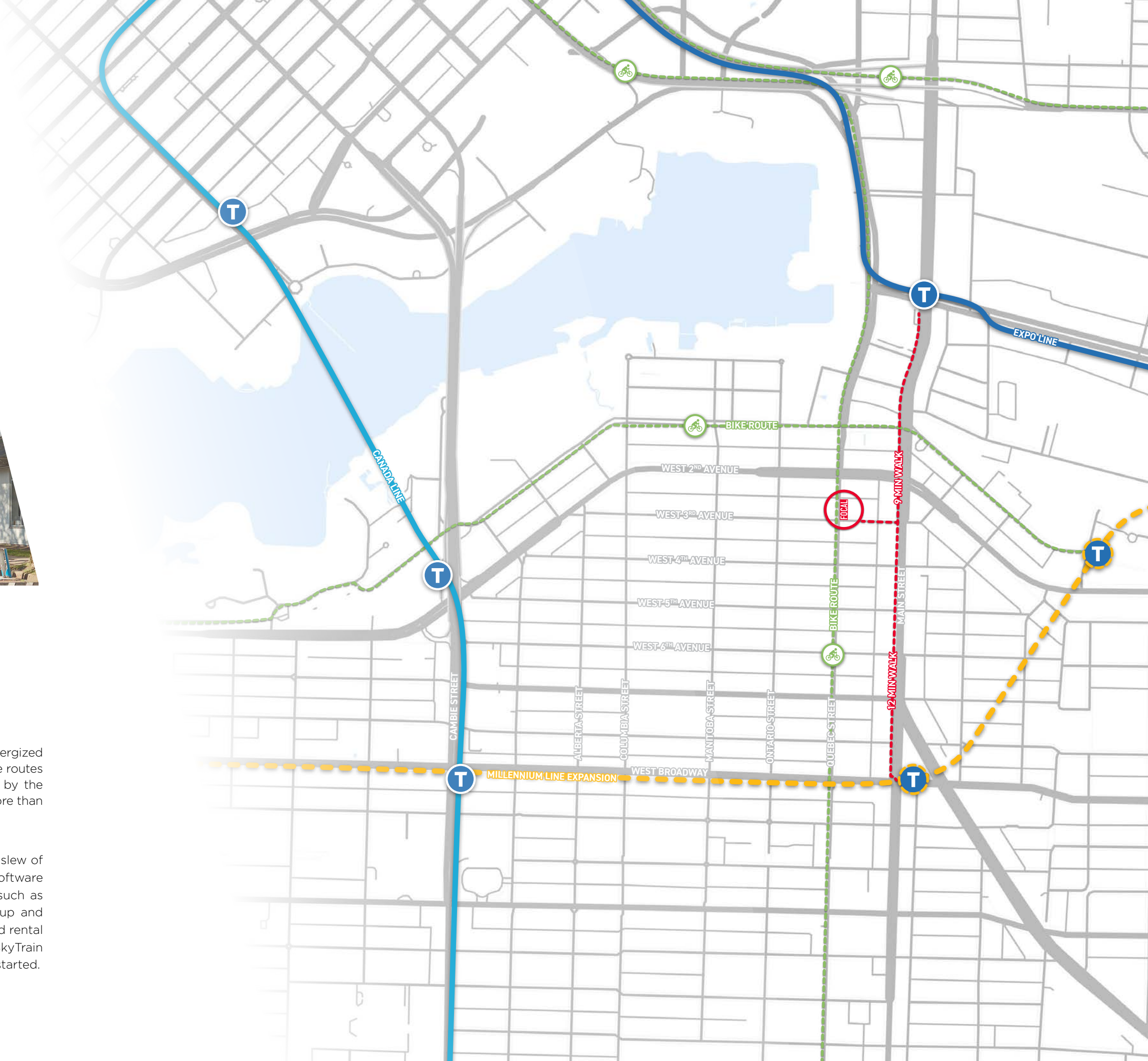




## BUILDING FEATURES

Mount Pleasant and the surrounding area is characterized by its past and energized by its future, shaped by its access to transit, walkability, dedicated bicycle routes and shared transport, and bolstered by its growth and given purpose by the successful creators and innovators that call it home. Mount Pleasant is more than a location, it is a community – a truly unique sense of place.

Mount Pleasant has fully emerged as the City's newest tech hub with a slew of digital effects, multi-media, software design, bio-tech and enterprise software companies making significant and long term commitments – groups such as Abcellera, Zymeworks, Saje Wellness, Relic/Sega, WildBrain, BTY Group and many more. With more than 1,000 residential units in a mix of condo and rental currently under development in immediate proximity, and the Broadway SkyTrain Extension slated for completion in 2025, Mount Pleasant is just getting started.







DOWNTOWN VANCOUVER

BC PLACE

ROGERS ARENA

FALSE CREEK

OLYMPIC VILLAGE

CHINA TOWN

NEW ST PAUL'S HOSPITAL

MAIN ST - SCIENCE WORLD  STATION



WALK SCORE  
WALKER'S PARADISE

93



BIKE SCORE  
BIKER'S PARADISE

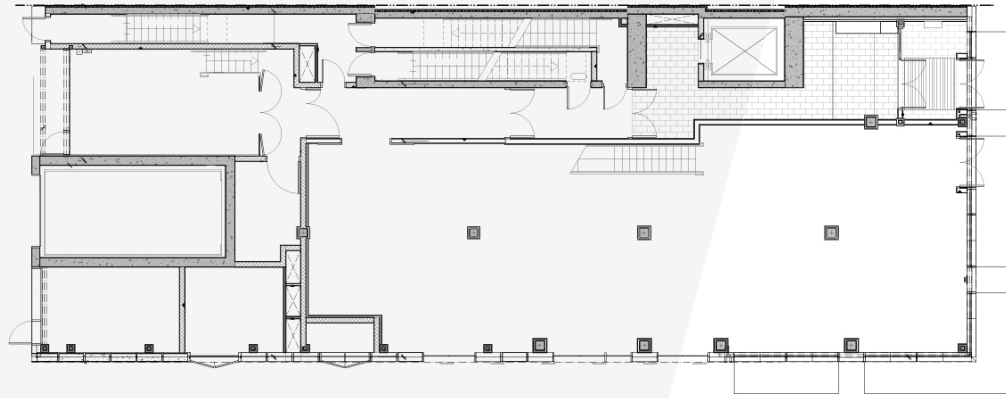
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TRANSIT SCORE  
EXCELLENT TRANSIT

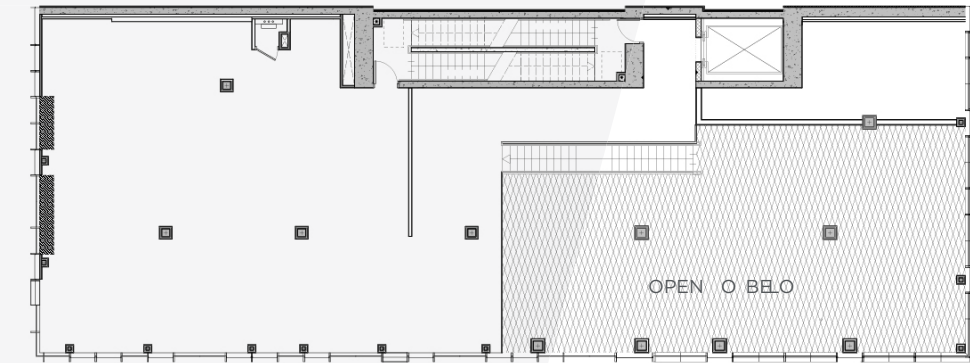
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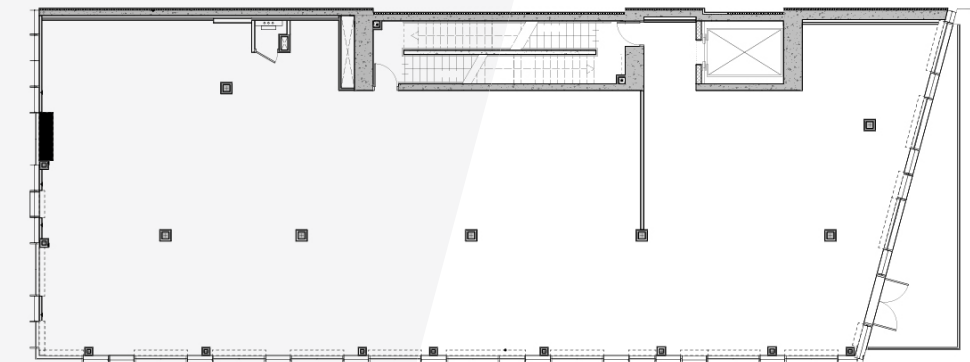
GROUND FLOOR  
**LEASED**  
2,884 SF

CEILING HEIGHT  
Up to 26'



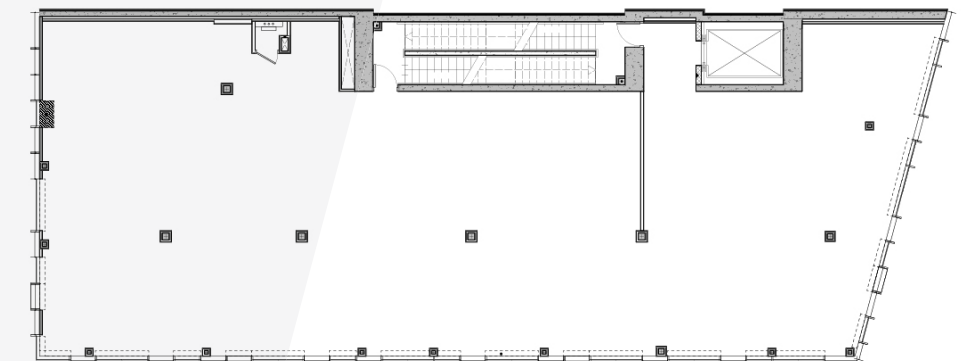
MEZZANINE  
**LEASED**  
2,973 SF

CEILING HEIGHT  
13' to underside



3RD FLOOR  
**LEASED**  
4,900 SF

CEILING HEIGHT  
14' to underside

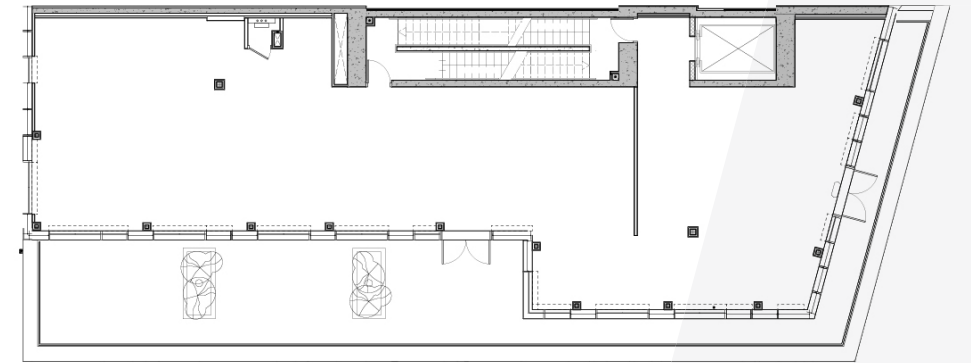


4TH FLOOR  
**FOR LEASE**  
4,900 SF

CEILING HEIGHT  
14' to underside

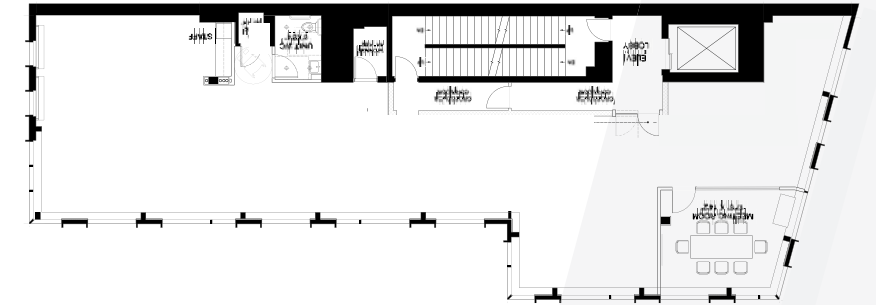
5TH FLOOR  
**LEASED**  
3,233 SF

CEILING HEIGHT  
12' to underside



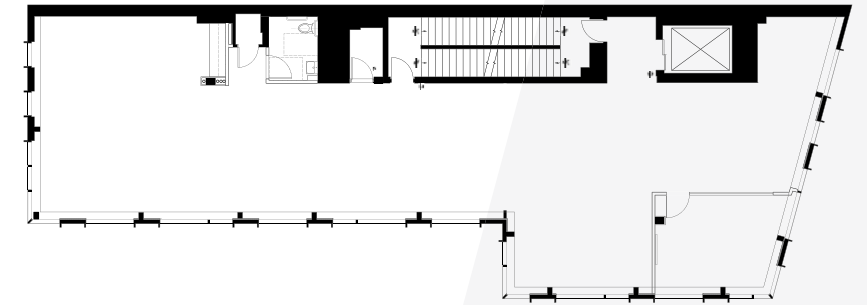
6TH FLOOR  
**LEASED**  
3,015 SF  
Turn-Key Opportunity

CEILING HEIGHT  
12' to underside



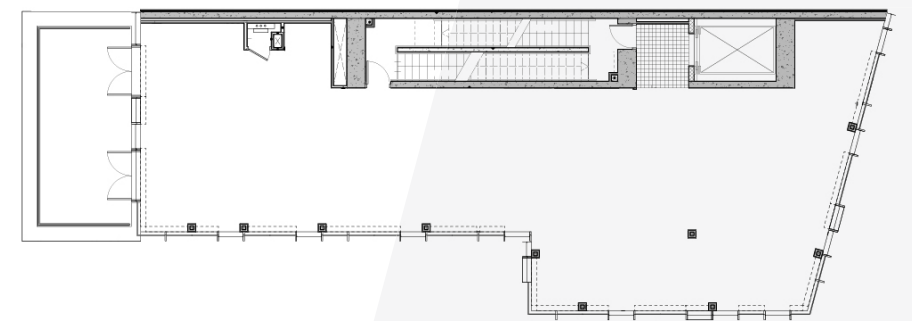
7TH FLOOR  
**LEASED**  
3,244 SF

CEILING HEIGHT  
12' to underside

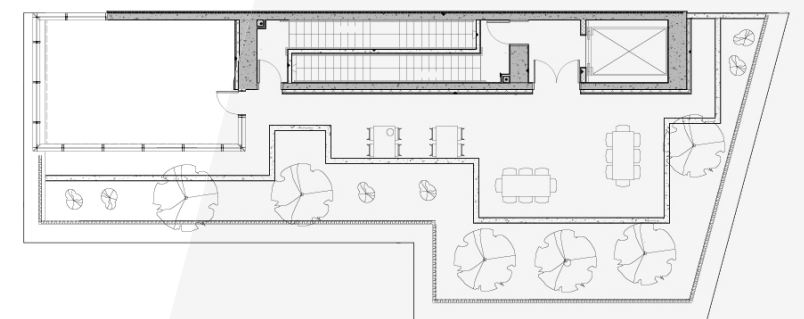


8TH FLOOR  
**LEASED**  
2,763 SF

CEILING HEIGHT  
13' to underside



ROOFTOP PATIO  
COMMON  
AMENITY



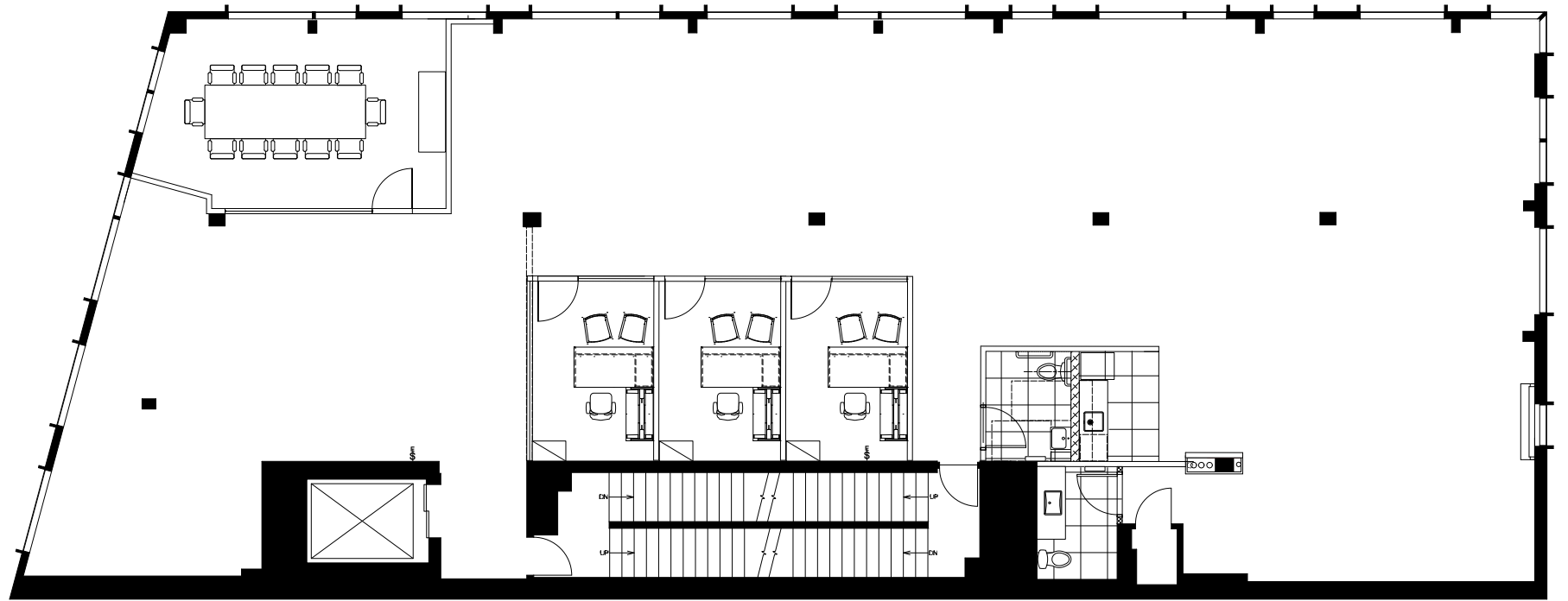
**FLOOR LOAD**  
125 PSF Live Load  
each floor



## NEW MODEL SUITE OPPORTUNITY

4th FLOOR - 4,900 SF

- Full floor opportunity
- Brand new, improved office space
- Three private offices with glass
- Kitchenette and staff room
- 12-person glass boardroom
- Two private washrooms
- New flooring, lighting, HVAC distributed
- Expansive 14' exposed ceiling heights
- Floor to ceiling windows with  
South, West and North facing views



RESTAURANTS, COFFEE SHOPS & BREWERIES NEARBY





# DEVELOPMENT TEAM



TG Group of Companies is the developer and owner of Focal On 3rd. In business for close to 40 years, in addition to real estate, TG has its roots in the design and manufacture of promotional products for many Fortune 500 companies.



Ventana is a full-service construction partner, not simply a general contractor or construction manager. Offering a range of value-added services for clients that generally fall outside the scope of most other companies – those services help their clients succeed with their projects.



Cushman & Wakefield (NYSE: CWK) is a leading global real estate services firm that delivers exceptional value for real estate occupiers and owners.



Shon Group Realty Advisors has been custom tailoring property and asset management solutions for their clients since 1954. Their experience with some of Vancouver's most iconic properties gives them true practical knowledge and an unparalleled perspective that benefits all of their clients.

Durante Kreuk is an award-winning landscape architectural firm with over thirty years of experience in the private and public realm design and development. Through broad perspective and diverse thinking, the firm has created a wide range of sustainable, people focused urban places.





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