

FOR LEASE

29

lab

VIEW WEBSITE!

# The newest *Life Science* Building in Vancouver, BC



1629 SCOTIA STREET, VANCOUVER

## BLAIR QUINN

Personal Real Estate Corporation  
Vice Chairman, The HTFG at CBRE Ltd.  
blair.quinn@cbre.com | 604-662-5161



FUNCTIONAL FIRST, BEAUTIFUL SECOND.

# Inspired by life science innovation and led by purposeful design.

Lab 29 is the newest Life Science building in Vancouver. Centrally located at 1629 Scotia Street in The False Creek Flats, this in-demand, highly serviced facility fuses lab and office space to support leading edge life science research and development. Located in walking distance to the new 2.1 M SF St. Paul's Hospital campus, and in close proximity to both Vancouver General Hospital (VGH) and BC Cancer facilities, Lab 29 is uniquely situated in the heart of Vancouver's life sciences innovation district.



New St. Paul's Hospital Campus



Vancouver General Hospital



BC Cancer Agency

The place for newly emerging local and global life science companies to grow and flourish in Vancouver, one of the world's most innovative cities.

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LEVEL 7 VIEW



# Located at the crossroads of science, technology and human connection.

Located in The False Creek Flats, Lab 29 is a 6-minute walk from the Main Street Science World SkyTrain Station and the False Creek Seawall. It is a 10-minute walk to the Olympic Village retail district and Mount Pleasant food scene, as well as the future Emily Carr SkyTrain Station on the Broadway Line Extension.

The False Creek Flats neighbourhood continues to attract innovative tenants by providing use specific spaces that facilitate collaboration and innovation—specifically laboratory, creative office, and retail spaces.

[CLICK HERE FOR FUTURE FALSE CREEK FLATS AREA PLAN](#)





## Future home of the new St. Paul's Hospital

Within walking distance, Lab 29 is located south of the new St. Paul's Hospital campus, providing convenient access to collaborative opportunities in the life sciences sector. The \$2.174 billion hospital project will foster a thriving healthcare community in The False Creek Flats, bringing together thousands of staff, doctors, clinicians and researchers. The project is currently under construction and has an anticipated completion date of 2026.



## Future Development of NE False Creek

The False Creek Flats represents the up and coming potential for the area with inventive plans including residential towers, 32 acres of reimagined green space and community spaces such as an ice rink and cultural centre. The City of Vancouver is also reviving Hogan's Alley which serves as a vital artery to Chinatown, emphasizing the diverse growth that The False Creek Flats invokes.



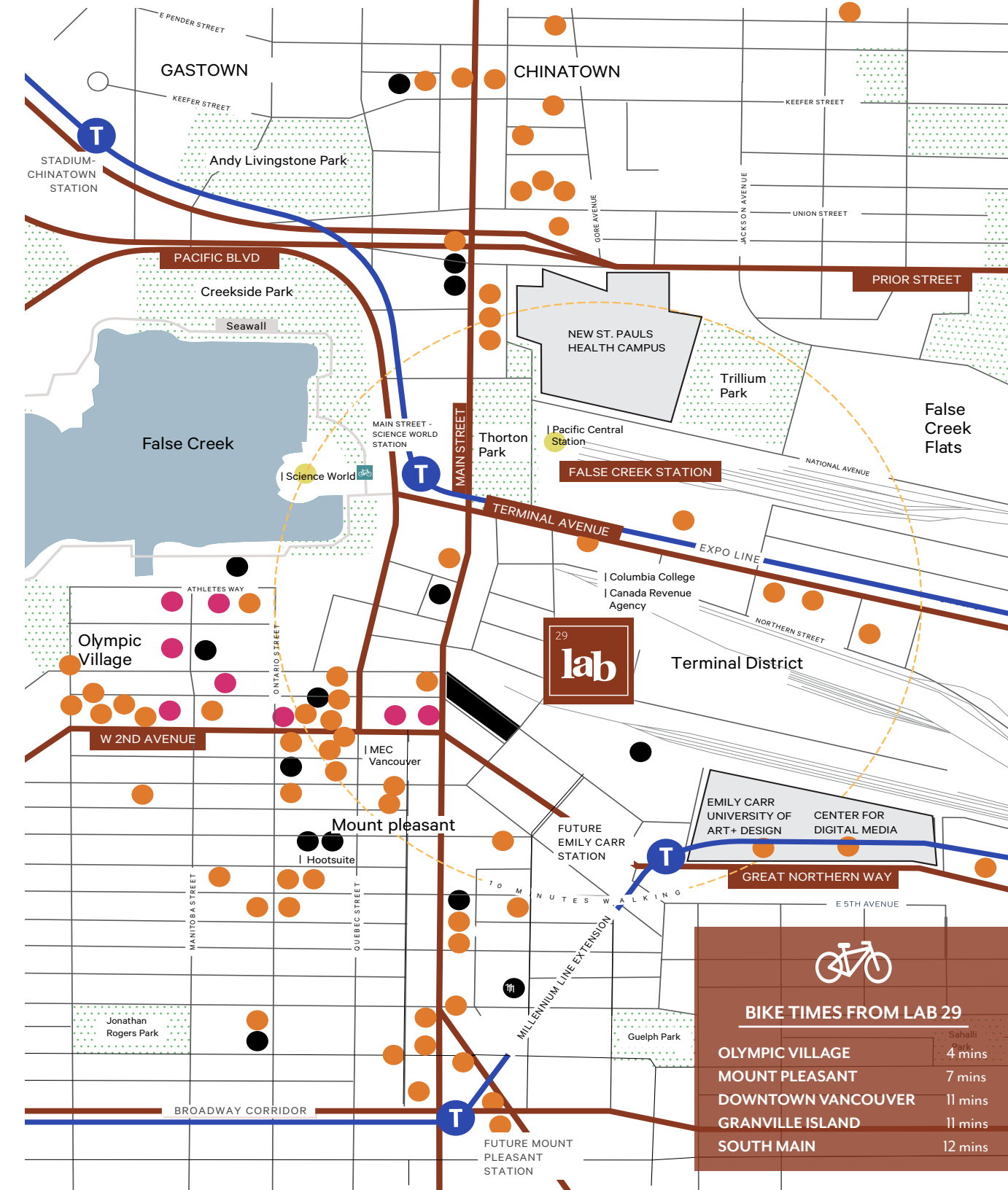
## Vancouver Health Precinct

The innovative lab and office space Lab 29 contributes is fundamental to growing The False Creek Flats, health precinct as approved by the City of Vancouver - striving to build modernity into medicine with purposeful design. Through optimizing high-efficiency infrastructure for life science technology, Lab 29 contributes to this health precinct of the future along with other health companies that work together to facilitate leading-edge research.



## Emily Carr University Expansion

The pristine new campus of The Emily Carr University of Art + Design has relocated from Granville Island to The False Creek Flats, in land shared with UBC, SFU and BCIT. This move brings together high-tech, visual arts and traditional post-secondary education in one dynamic new spot.



| BIKE TIMES FROM LAB 29 |         |
|------------------------|---------|
| OLYMPIC VILLAGE        | 4 mins  |
| MOUNT PLEASANT         | 7 mins  |
| DOWNTOWN VANCOUVER     | 11 mins |
| GRANVILLE ISLAND       | 11 mins |
| SOUTH MAIN             | 12 mins |

## The False Creek/ Mount Pleasant Amenities/Transit



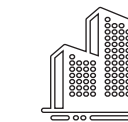
70+ RESTAURANTS & CAFES



18+ BARS & BREWERIES



10+ RETAIL & SERVICES



7+ NOTABLE BUILDINGS



100 BIKER'S PARADISE



92 RIDER'S PARADISE



80 WALKER'S PARADISE

# Infrastructure designed for life science research

## Technical Specifications

### CEILING HEIGHT

Floor to floor heights of 14'6" on Levels 2-8 and 18' on Level 1.

### LIVE LOAD

Designed to a minimum 100 PSF for both lab and office space on all floors but can be upgraded to 125 PSF.

### BAY SPACING

Bay spacing varies but typical bays are 35 ft long and 33 ft wide, perfect for lab bench design.

### FLOORPLATE

Floors are averaging 30,500 SF in size.

### LOADING AREA

Enclosed loading area with 6 grade level loading bays and a minimum 13'6" clear height in close proximity to a dedicated freight elevator.

### FREIGHT ELEVATOR

Design includes a 4,500 lbs freight elevator with access from P1 - L8. Increased capacity and roof access are possible.

### CORE/CHASE SHAFT EXHAUST SPACE

Individual lab riser ducts provided to each floor for future lab exhaust connections by tenant.

### ROOF

Level 9 roof designed to support a live load of 100 PSF and includes a roof screen approximately 12' high.

### SLAB AND DECK VAPOR BARRIER

Features cast in place concrete floor slabs which can accommodate tenant finish.

### EXTERIOR DOOR AND CORE HARDWARE

Features typical commercial grade door hardware and access control provisions which can be customized at tenant direction.

## Mechanical Specifications

### AIR HANDLING

Designed in 10 ACH. Complete with associated MUA system.

### POWER

Features a blended power output of 10 watts/SF to the office and lab areas.

### BACKUP POWER

Features a 1,300 kW Non-Life Safety backup power generator with distribution system plus a separate 750 kW Life Safety generator. Sizes are subject to building design and permits.

### SHELL FIRE PROTECTION

Features a fire protection system designed to meet building requirements.

### UTILITY RISERS AND PIPING SYSTEMS

Features separate lab waste drainage riser, sump and upgraded domestic water service to each floor.





# Building Features

**Building Size\***  
*\*Area sizes are approximate and subject verification*

|                    |                                 |
|--------------------|---------------------------------|
| P1 Lab Ancillary   | 19,000 SF                       |
| Level 1 Lab/Office | 14,000 SF                       |
| Level 1 Retail     | 5,300 SF                        |
| Level 2            | 30,100 SF                       |
| Level 3            | 30,200 SF                       |
| Level 4            | 30,200 SF                       |
| Level 5            | 30,100 SF                       |
| Level 6            | 30,100 SF                       |
| Level 7            | 27,200 SF                       |
| Level 8            | 13,500 SF + 9,700 SF Sky Garden |
| <b>Total</b>       | <b>229,700 SF</b>               |

|                                   |  |
|-----------------------------------|--|
| <b>Typical Floor Plate</b>        | 30,100 SF  |
| <b>Zoning</b>                     | I-3 (Industrial) Sub-area A                            |
| <b>Shell Completion</b>           | 2026   |
| <b>Lease Rate</b>                 | Please contact listing agent                           |
| <b>Est. Taxes &amp; Op. Costs</b> | \$20.00 PSF (2023 Est.)<br>Excluding janitorial/hydro. |
| <b>Lease Term</b>                 | Flexible   |
| <b>Parking</b>                    | 336 Stalls, at market<br>152 EV Stalls                 |

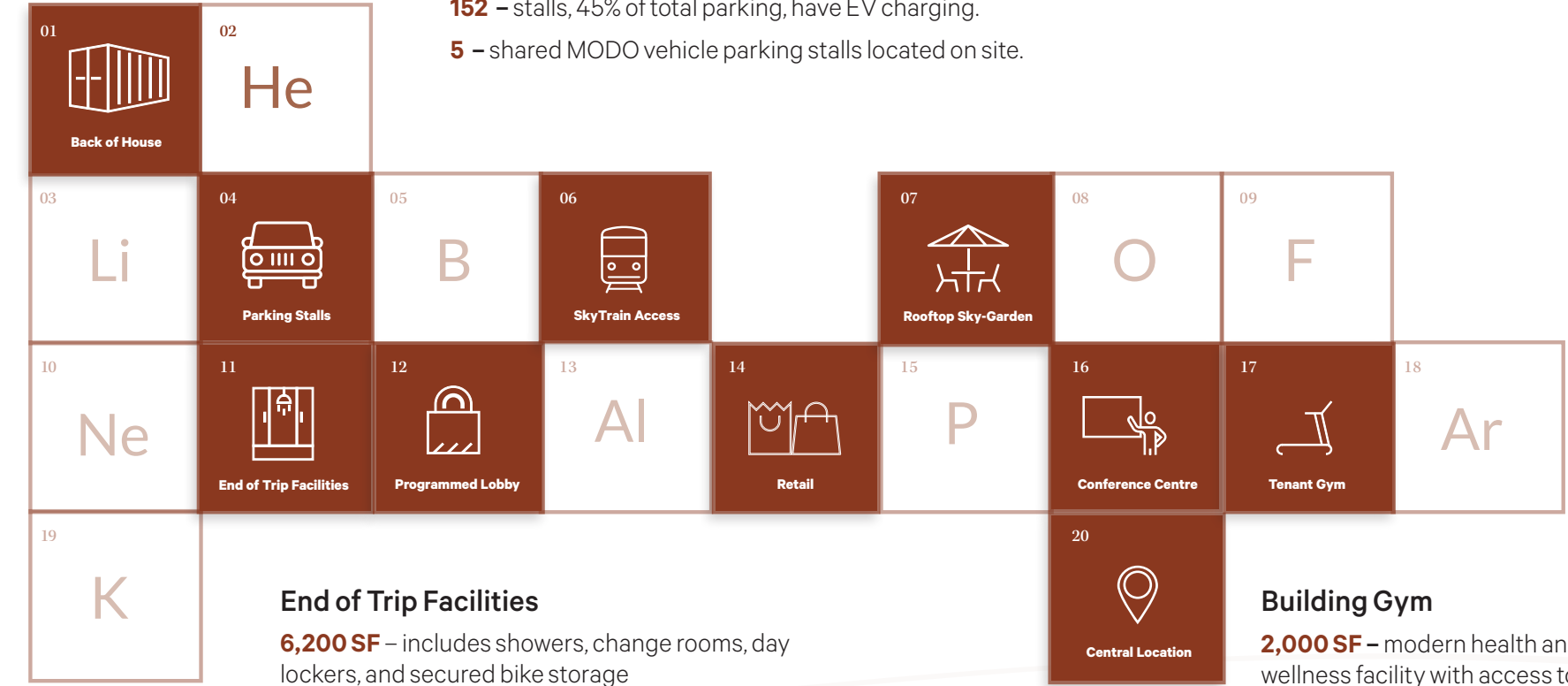
# Building Amenities

**Back of House**  
**16,000 SF** – modular sizes available in the underground parkade with access to freight elevator. Optional conversion to dry/cold other specialty storage by tenant

**Common Rooftop Sky-Garden**  
**9,700 SF** - outdoor space available to all the tenants featuring unencumbered panoramic views

**Parking**  
**336** – secured underground parking stalls at a ratio of 1.42 per 1,000 SF.  
**152** – stalls, 45% of total parking, have EV charging.  
**5** – shared MODO vehicle parking stalls located on site.

**Rooftop Conference Centre**  
**1,300 SF** – bookable conference centre with full tech stack A/V and catering facilities



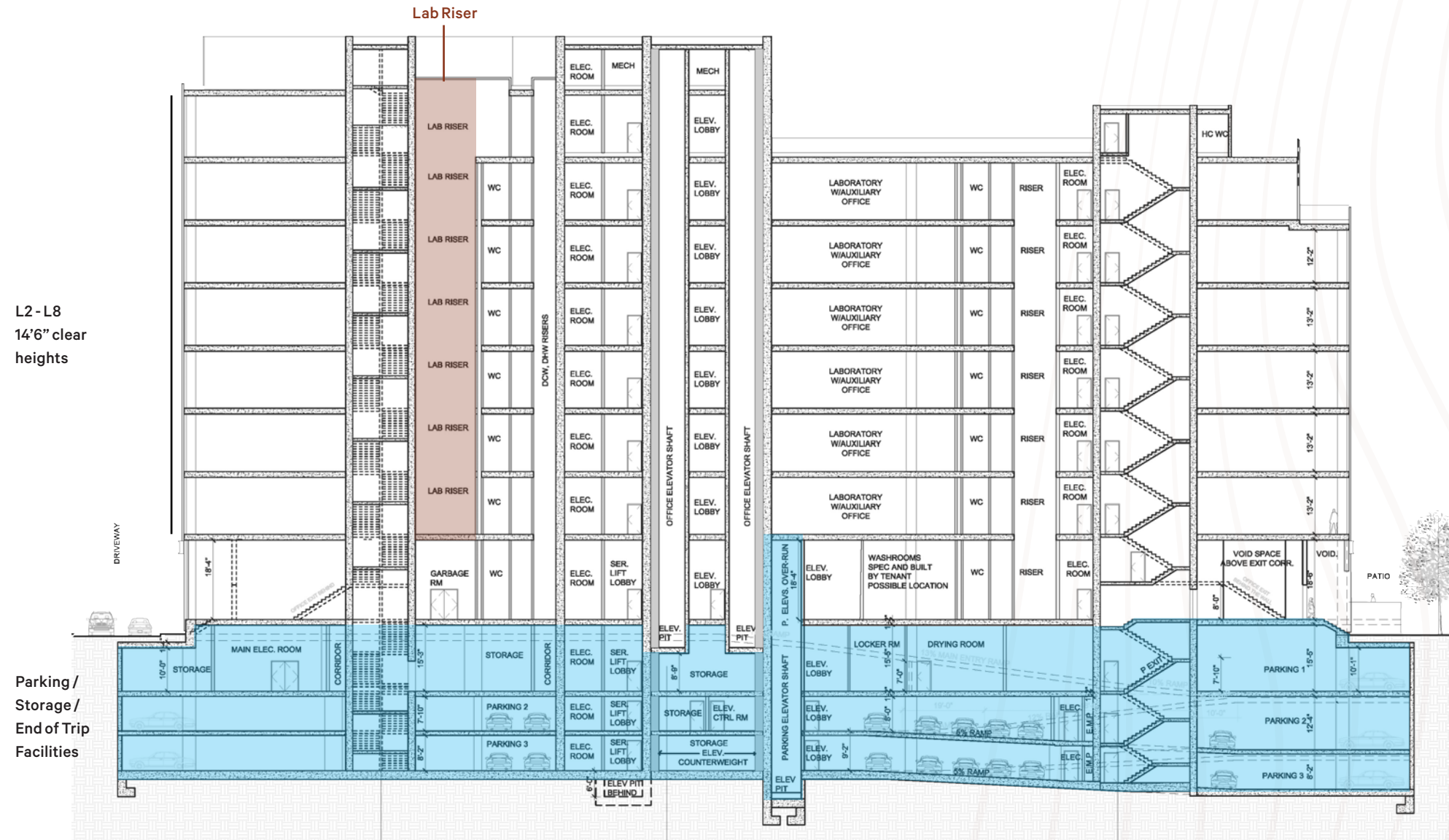
**End of Trip Facilities**  
**6,200 SF** – includes showers, change rooms, day lockers, and secured bike storage

**Building Gym**  
**2,000 SF** – modern health and wellness facility with access to outdoor space

**Programmed Lobby**  
**2,100 SF** – building concierge and security desk, informal seating areas

**Retail**  
**5,300 SF** – food service and other complementary retail on the ground floor

# Building Layout



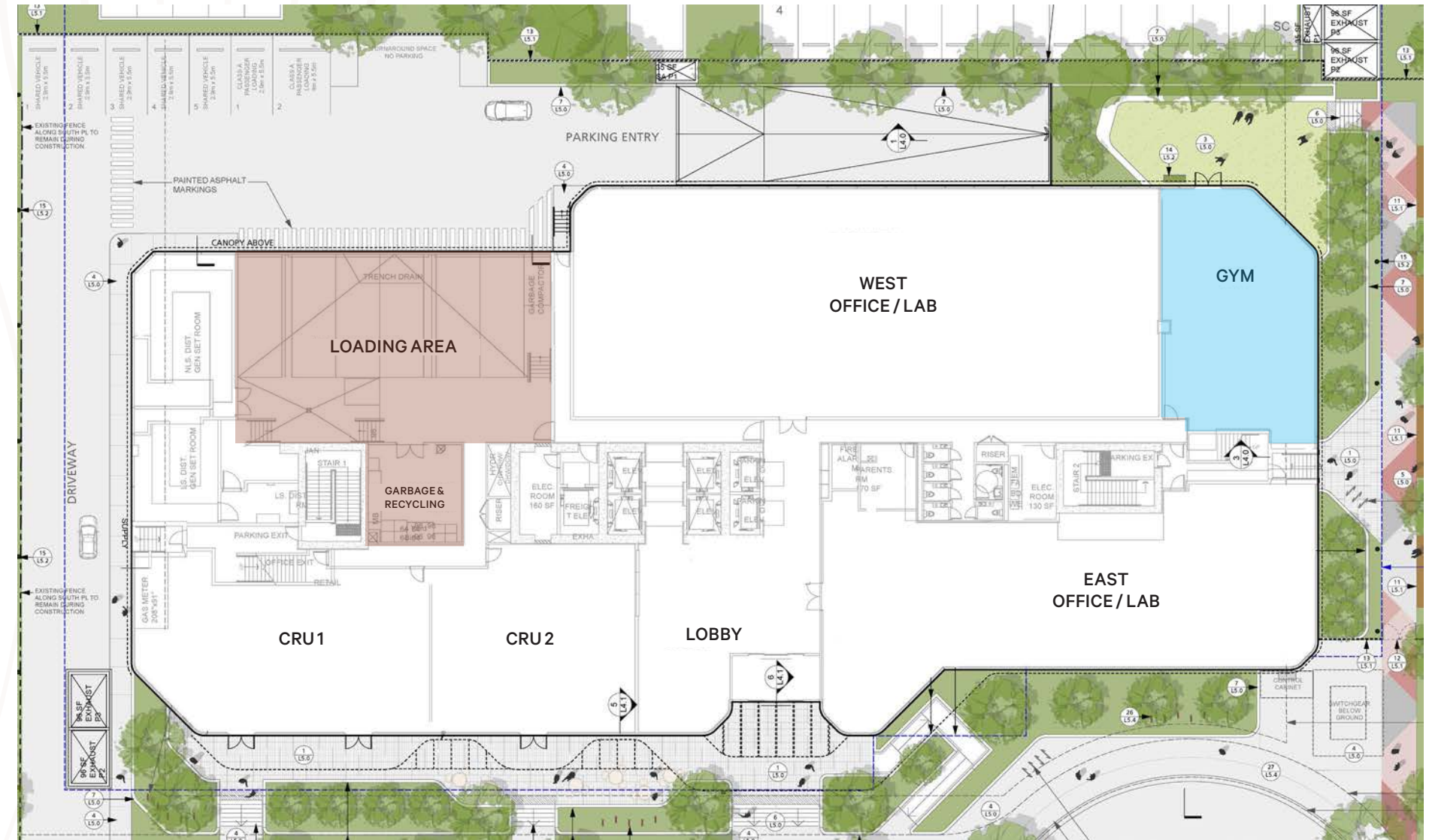
L2 - L8  
14'6" clear heights

Parking /  
Storage /  
End of Trip  
Facilities

Not to scale.

# Ground Level

|                   |           |        |          |
|-------------------|-----------|--------|----------|
| West Office / Lab | 8,500 SF  | Retail | 5,300 SF |
| East Office / Lab | 5,500 SF  | Gym    | 2,000 SF |
| Ceiling Height    | 18' clear |        |          |



Not to scale.

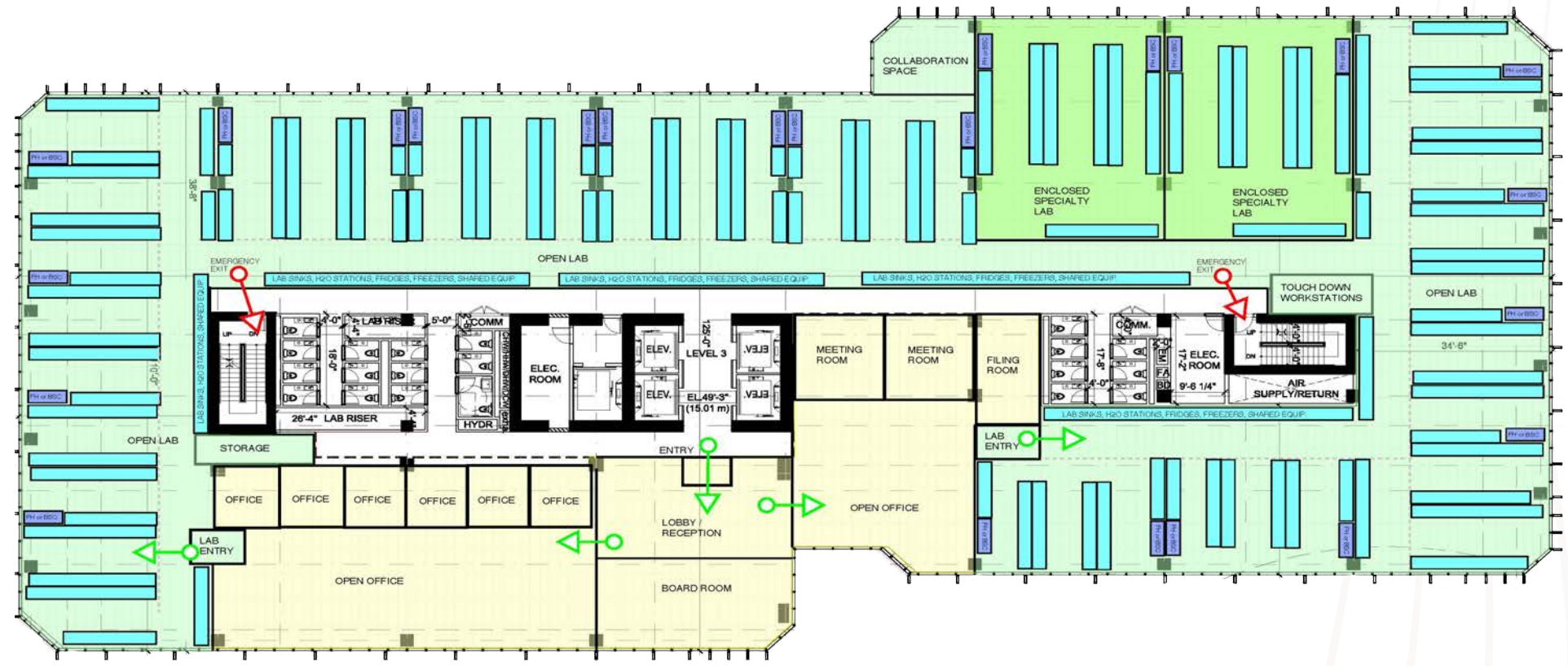


# Lab Test Fit

## Level 2, 5, 6 | 30,100 SF

## Level 3, 4 | 30,200 SF

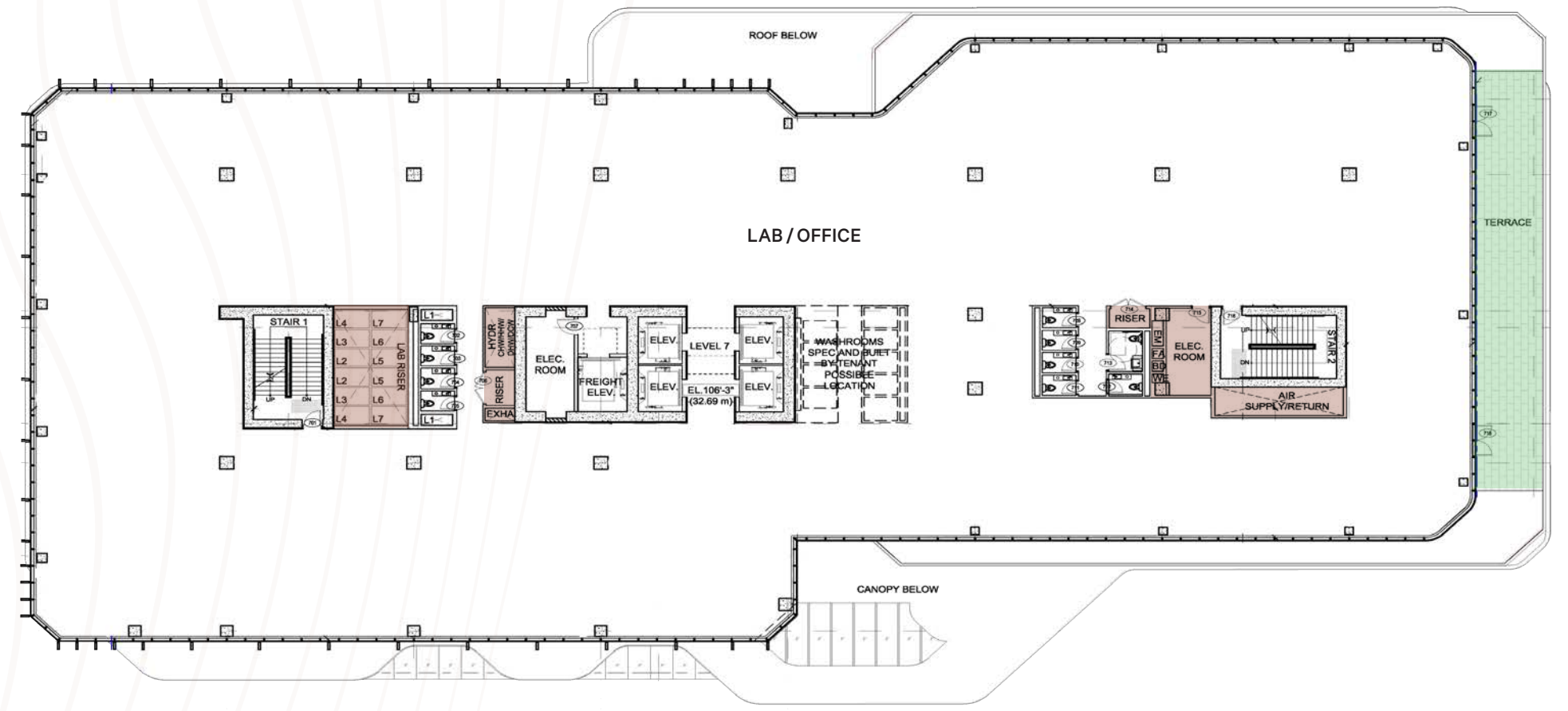
70% Lab | 30% Office Split



Not to scale.

# Level 07 | 27,200 SF

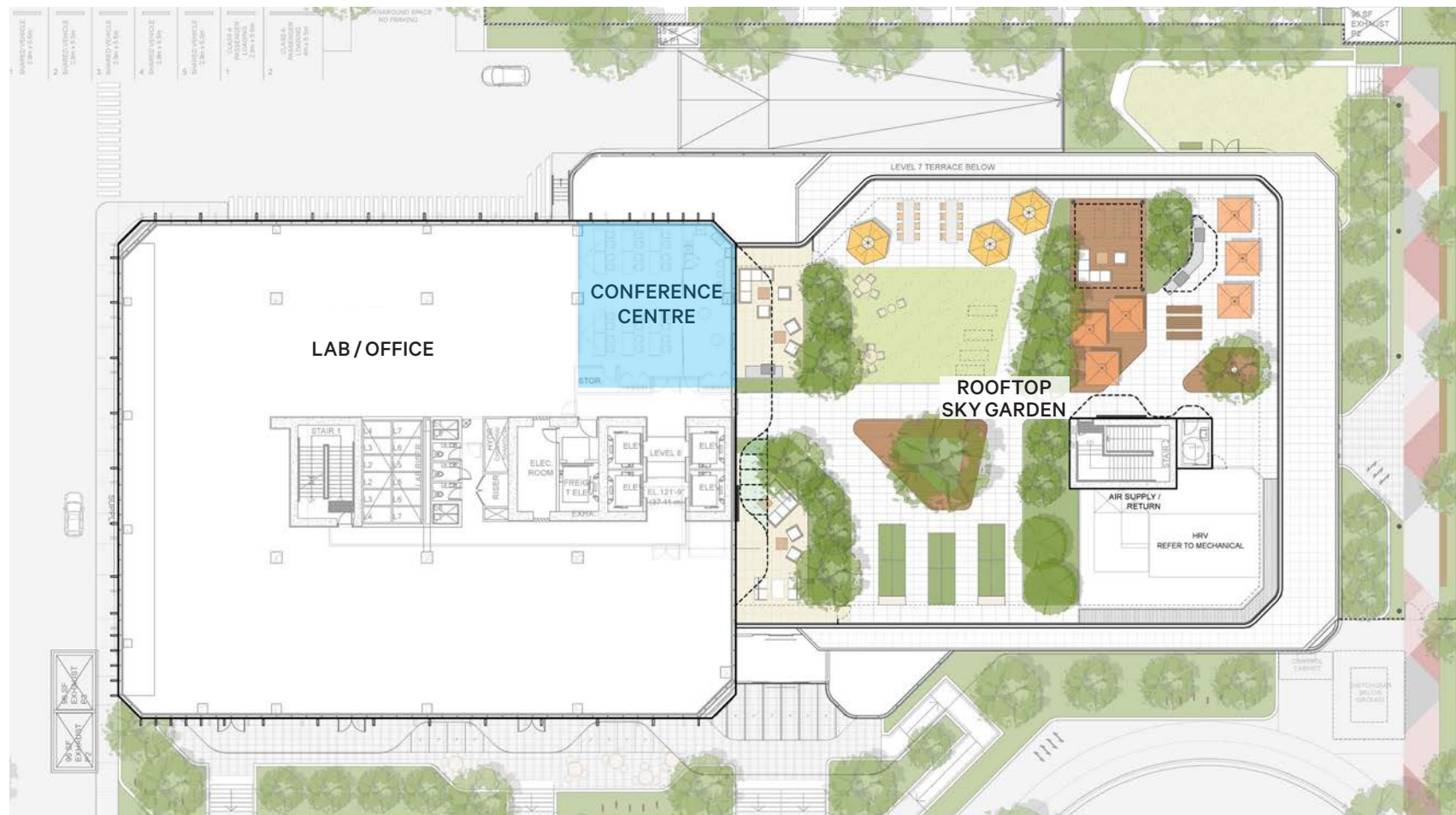
Ceiling Height 14' 6" clear



Not to scale.

# Level 08

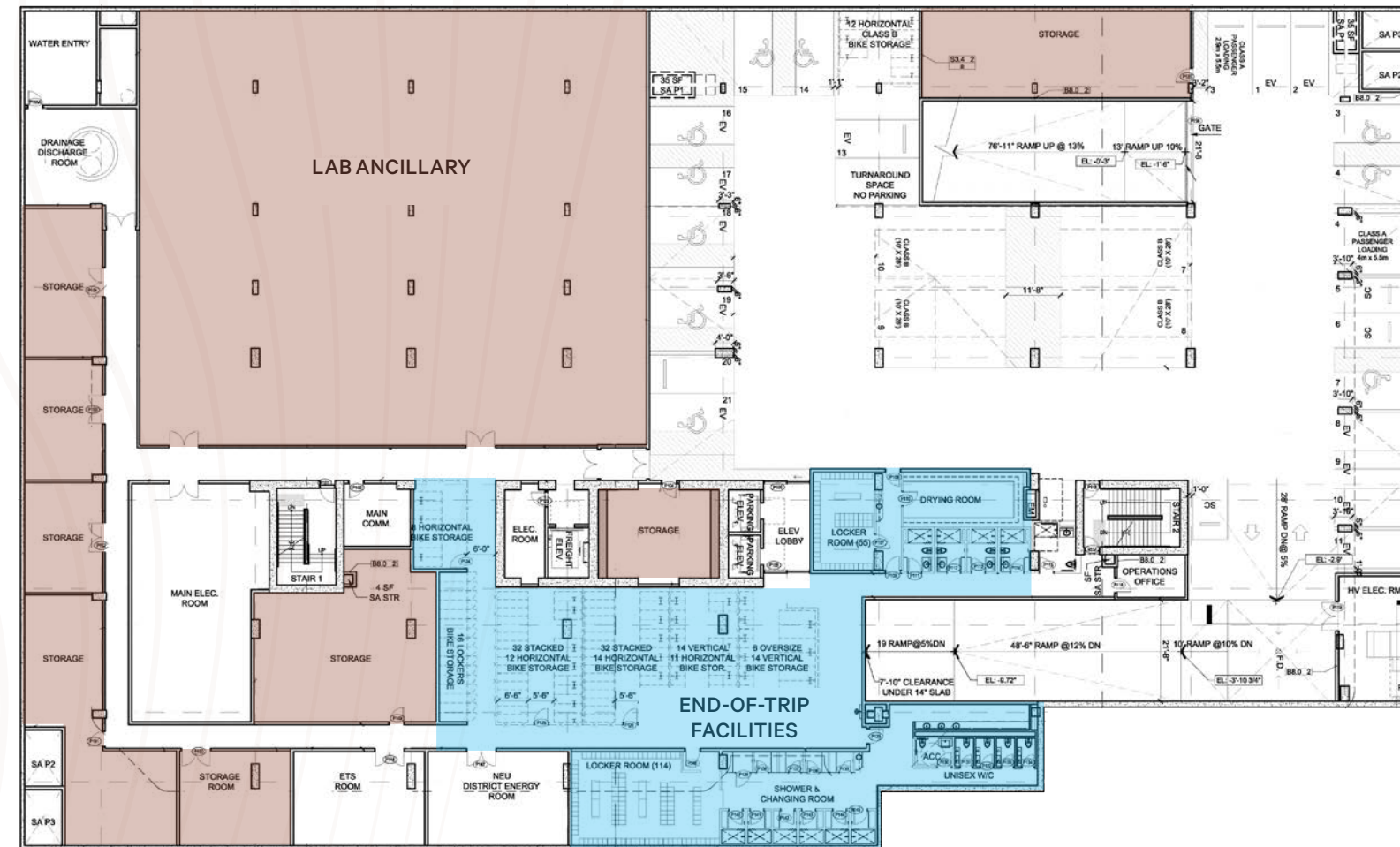
|                   |           |                |              |
|-------------------|-----------|----------------|--------------|
| Office / Lab      | 13,500 SF | Ceiling Height | 14' 6" clear |
| Conference Centre | 1,300 SF  |                |              |
| Sky Garden        | 9,500 SF  |                |              |



Not to scale.

# P1 - Lab Ancillary, Amenities & Parking

|                        |           |
|------------------------|-----------|
| Lab Ancillary          | 19,000 SF |
| End of Trip Facilities | 6,200 SF  |
| Parking Stalls         | 21        |



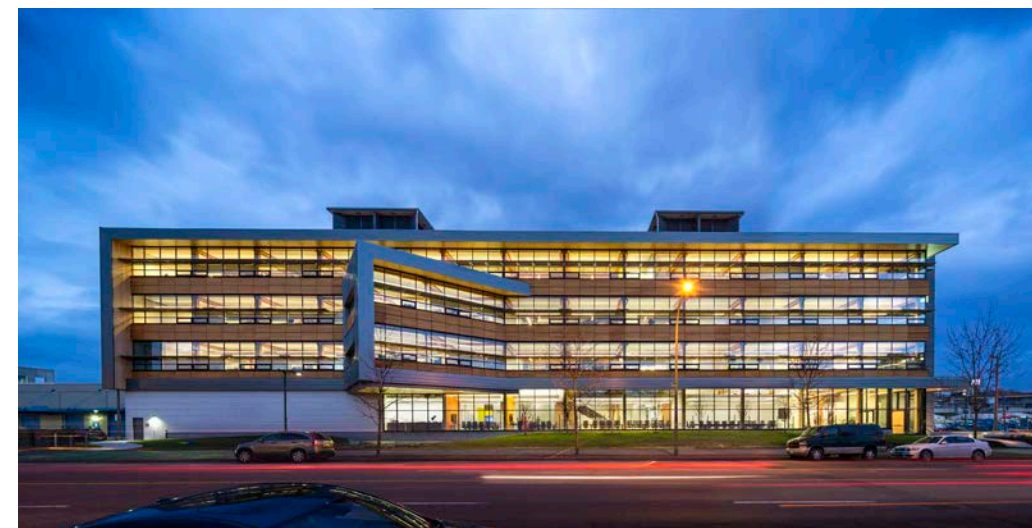
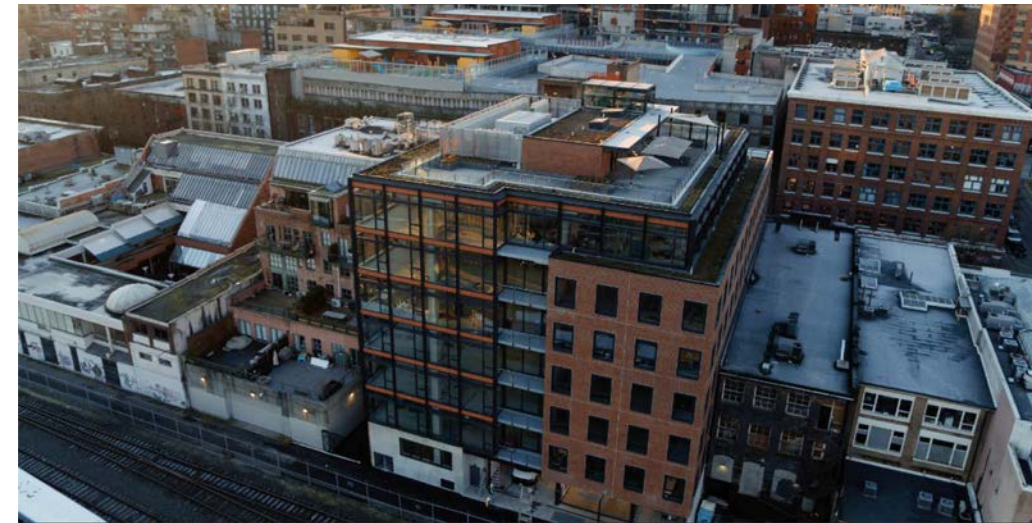
Not to scale.

# Meaningful Impact in Vancouver.



Founded in 2011, Low Tide Properties is a private real estate investment, development, and management company headquartered in Vancouver, Canada. Low Tide specializes in managing creative office spaces, life science facilities, maker space, and service retail properties. We seek to make meaningful impacts by investing in properties and collaborating with like-minded creators and visionaries to redefine what our communities can be.

[www.lowtideproperties.com](http://www.lowtideproperties.com)







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## Contact Us

**BLAIR QUINN**

Personal Real Estate Corporation  
Vice Chairman, The HTFG  
[blair.quinn@cbre.com](mailto:blair.quinn@cbre.com) | 604-662-5161

CBRE Limited, Real Estate Brokerage | 1021 West Hastings Street, Suite 2500 | Vancouver, BC V6E 0C3 | [www.cbre.ca](http://www.cbre.ca)

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