FOR LEASE - VANCOUVER'S PREMIER LIFE SCIENCES INNOVATION HUB adMare Innovation Centre M4 | 110 E 5th Avenue, Vancouver BC CLICK FOR REGISTRATION $\stackrel{*}{\mathcal{T}}$ **MOVE IN Q1 2026**



CLICK FOR REGISTRATION 🌣

The Opportunity

The adMare Innovation Centre is designed to support the next generation of small to mid-sized life science companies to work on advanced research and innovation projects. Consider this space as the next generation life science shared and flexible space. Providing various sizes of private Lab Units, for a wide range of research and development uses, with flexible lease terms and commitments. Designed to enable tenants to focus on their research and development, avoid large capital investments, and lengthy construction timelines. The space offers a range of private offices to support the Lab Units, as well as various shared Meeting Rooms, Lab Service Spaces, Large Community Kitchen and Lounge.

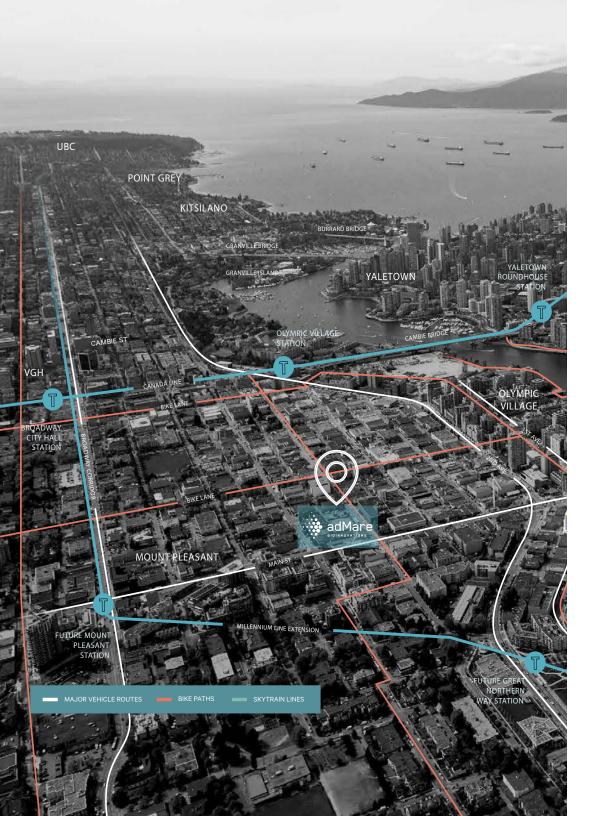


This brand new facility is designed to meet all needs of this next generation of innovators. Featuring built out lab rooms from 100 SF to 800 SF, with offices ranging from Small Private Offices to larger multi-person private rooms. A mix of large and small collaboration and meeting rooms is made available, with network connectivity. A large community kitchen and lounge will provide a bright and inviting collaboration centre for all companies to connect, exchange ideas, and foster innovation.

For Lease - flexible lab space, on demand!









LOCATION

Located in the lively Mount Pleasant neighbourhood, the adMare Innovation Centre is situated at the hub of Vancouver's life sciences community. The space is connected to ten major bus lines and is 5 minutes away from the Expo Line and the future Millenium Line (Main Street Science World Station and the future Emily Carr Station on the Broadway Line Extension. It is a 5-minute walk to the Mount Pleasant coffee and brewery scene and 10-minute walk to the Olympic Village retail district and False Creek Seawall.

The Mount Pleasant neighbourhood continues to attract innovative tenants by providing use specific spaces that facilitate collaboration and innovation-specifically labratory and creative office spaces.

- Directly located on dedicated bike lane with 9 minute cycle distance to Yaletown
- 5-8 minute walking distance to three SkyTrain stations (Expo & Future Millenium Lines & Canada Line)
- 6 minute transit time to Vancouver City Centre







Bike Score

Walk Score

Transit Score



MOUNT PLEASANT

Mount Pleasant is the coolest neighbourhood in Vancouver, known for its parks and restaurants. This bustling area combines new developments, excellent transportation, and a variety of amenities, including coveted restaurants and coffee shops, award-winning breweries, popular grocery stores, and emerging businesses. Centrally located between Main/Cambie Street, West 2nd Avenue, and West Broadway, it encourages employees to return to the workplace.

The nearby Olympic Village is filled with restaurants and services, adding to Mount Pleasant's appeal. With its vibrant arts and culture scene, Mount Pleasant has become Vancouver's top workplace destination.



80+

Restaurants

Experience dining at lively and vibrant 80+ restaurants in the area.



32+

Cafés

Enjoy a perfectly crafted coffee brew or a delicate pastry at one of 32+ local cafés.



200+

Businesses

Home to 200+ local and international businesses, grow your business in this thriving community.

LIFE SCIENCES HUB



Vancouver's Mount Pleasant and False Creek neighbourhoods have become the epicentre of BC's Life Science community. The adMare Innovation Centre is located in the centre of Vancouver's burgeoning Life Science Hub. Situated in the middle of VGH, BC Cancer, and the new St. Pauls Hospital. Surrounded by three transit lines (Expo and Future Millenium Lines & Canada Line), and anchor companies like Abcellera, Zymeworks, Stemcell and Aspect Biosystems.



A PLACE FOR DISCOVERY

adMare Innovation Centre

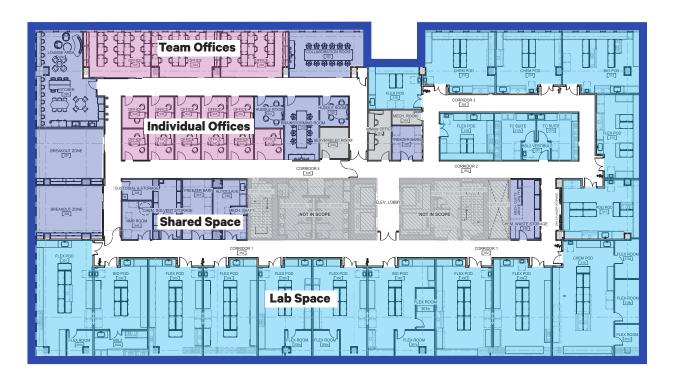
Size: Flexible 500 - 5,000 sq. ft.

Term: Flexible 1-5 years

Asking Rates and Op Costs: Contact Agents

Availability: Q1 2026

Space Condition: Full built-out lab spaces, furnished office, and common areas





Designed by adMare and Chernoff Thomson, the adMare Innovation Centre is designed to cater to a wide range of Life Science research size requirements, various lab designs, and office requirements, all encomposed with a fantastic set of amenities. This one of a kind space, is designed to enable the next generation of life science companies to do their best work.

Each lab room will be delivered fully built out, equipped with Benches, lab sink, hand washing sink, and select rooms include BSCs or Fumehoods. Offices will be fully furnished and ready for occupancy. All meeting rooms and common areas will be fully furnished with the latest technology and connectivity. The space is rounded out with a beautiful large kitchen and lounge area, a place to relax, regroup and connect with your team and peers.

Companies can lease flexible lab and office space on demand. Contact agents for details and register your interest:

CLICK FOR REGISTRATION 🌣







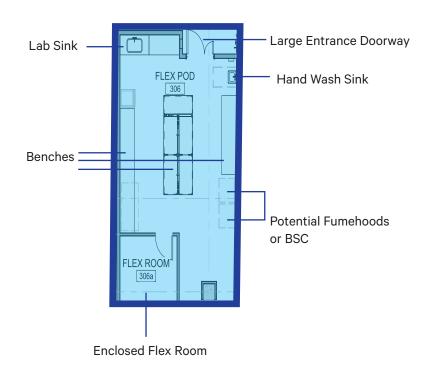


For Lease - flexible lab space, on demand!

LAB UNIT 306

The below illustrates what a typical Lab Unit will provide:

Lab Unit 306





Lab Unit 306

Each room will be fully built out, equipped with Benches, Lab Sink, hand washing sink, and select rooms include Bio Safety Cabinets (BSC) or Fumehoods. Each unit will have the ability to install additional Fumehood or BSC, including connection to power, plumbing and venting. Additional gases and plumbing requirements are enabled for easy connectivity and add-ons.

Additional services will be provided in a shared lab, including:

- Autoclave
- Glasswash
- Purified water

Utilities will be available, including compressed air, makeup air, gas tank storage, nitrogen, CO2 & vacuum.





Tenants can select a combination of Lab Units (one or more), plus Office space (on following pages). The below outlines the available individual Lab Units, and total useable square footage for each unit.

Room Number	Size
301	1,240 SF
302	936 SF
303	950 SF
304	953 SF
305	953 SF
306	937 SF
307	1,161 SF
308	1,002 SF
309	1,051 SF
310	1,863 SF
311	815 SF
312	660 SF
313	867 SF
314	717 SF
315	771 SF
316	426 SF
317	729 SF
318	482 SF



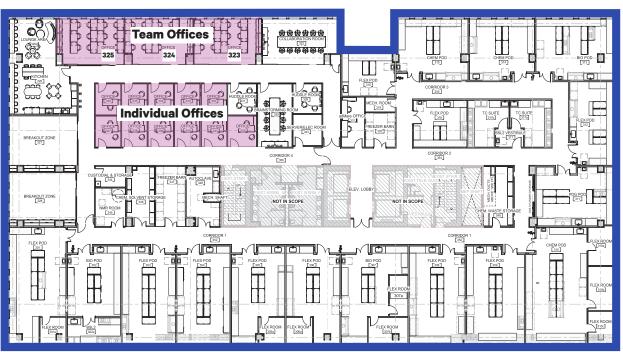
Contact agents for rent schedule and individual floor plans.

OFFICE AVAILABILITIES

Tenants can select the optimal combination of offices, from either open shared workspace and/or private offices. Office areas will be fully equipped and move-in ready, with desks, chairs and high-speed internet.



Room Number	Description	Size
323	Team Office Up to 12 desks	578 SF
324	Team Office Up to 12 desks	565 SF
325	Team Office Up to 12 desks	575 SF
332 - 341	Individual Offices Up to 10 offices	155 SF Per
342	Individual Offices Up to 10 offices	177 SF



Contact agents for rent schedule and individual floor plans.

SHARED AMENITIES & LAB SERVICES

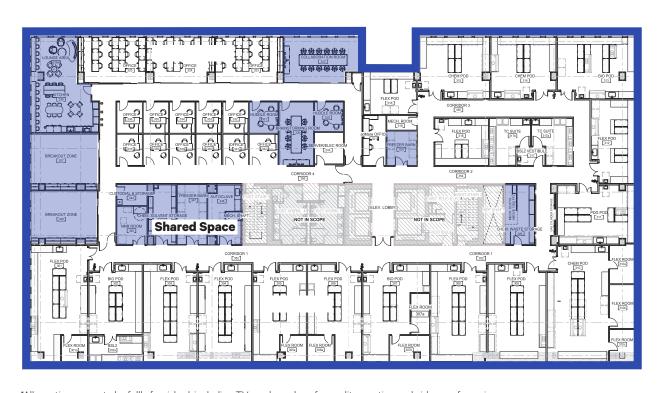


SHARED AMENITIES

Room Name	Use
Kitchen	Large open kitchen area.
Lounge	Large open lounge area.
Reception Desk	For security, mail, and greeting guests.
Collaboration Room	Meeting room with up to 12 people. Available on a bookable basis.
Breakout Zones	Available on a bookable basis.
Huddle Rooms	Meeting room with up to 4 people. Available on a bookable basis.
Brainstorming Room	Meeting room with up to 8 people. Available on a bookable basis.
Shared Rooftop Deck	For use.
End of Trip Facilities	Showers, lockers, changerooms.

LAB SERVICES

NMR Room	Included.
Chemical Solvent Storage	Included.
Autoclave	Shared facility.
Chemical Waste Storage	A central waste disposal area to be provided with separate charge.
Glasswash	Shared facility.
Purified Water	Shared service.



*All meeting rooms to be fullly furnished, including TVs and speakers for quality meeting and video conferencing.

Contact agents for rent schedule and building specifications!

ABOUT adMare

With a strong track record of globally-competitive scientific discovery, Canadian life sciences are primed to lead the world. To make this a reality, adMare BioInnovations uses its scientific and commercial expertise, specialized R&D infrastructure, and seed capital to build strong life sciences companies, develop robust ecosystems, and foster industry-ready talent. It re-invests its returns into the Canadian industry to ensure its long-term sustainability.

adMare has helped build 38 companies, of which 27 are still active. These companies have attracted \$2.5 billion of risk capital, have a combined value of \$5.8 billion, and have created around 1,000 jobs in Canada. Our dynamic Montreal and Vancouver Innovation Centres have been home to 50 life science companies to date, with the 29 current resident companies employing over 400 life sciences professionals. The adMare Academy has trained more than 900 alumni — 87% of whom are employed in the life sciences industry. For more information, please visit www.admarebio.com.

38

Companies they've helped build

\$2.5B

Of real risk capital raised by companies

\$5.8B

Combined value of companies

~1000

Jobs created in Canada

400+

Life science professionals employed

ADMAREBIO.COM

PROJECT TEAM



GENERAL PARTNER & DEVELOPMENT MANAGER

adMare BioInnovations | Vancouver, BC www.admarebio.com

Turner

CONSTRUCTION MANAGER

Turner Construction | Vancouver, BC www.turnerconstruction.com





PROJECT LEASING AGENTS

Blair Quinn, Alain Rivere
CBRE, The High Technology Facilities Group
www.thehtfg.com
604-662-3000



LEAD ARCHITECT & MAP ENGINEER

Chernof Thompson Architects | Vancouver, BC www.cta.bc.ca

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FOR LEASE - VANCOUVER'S PREMIER LIFE SCIENCES INNOVATION HUB

adMare Innovation Centre



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