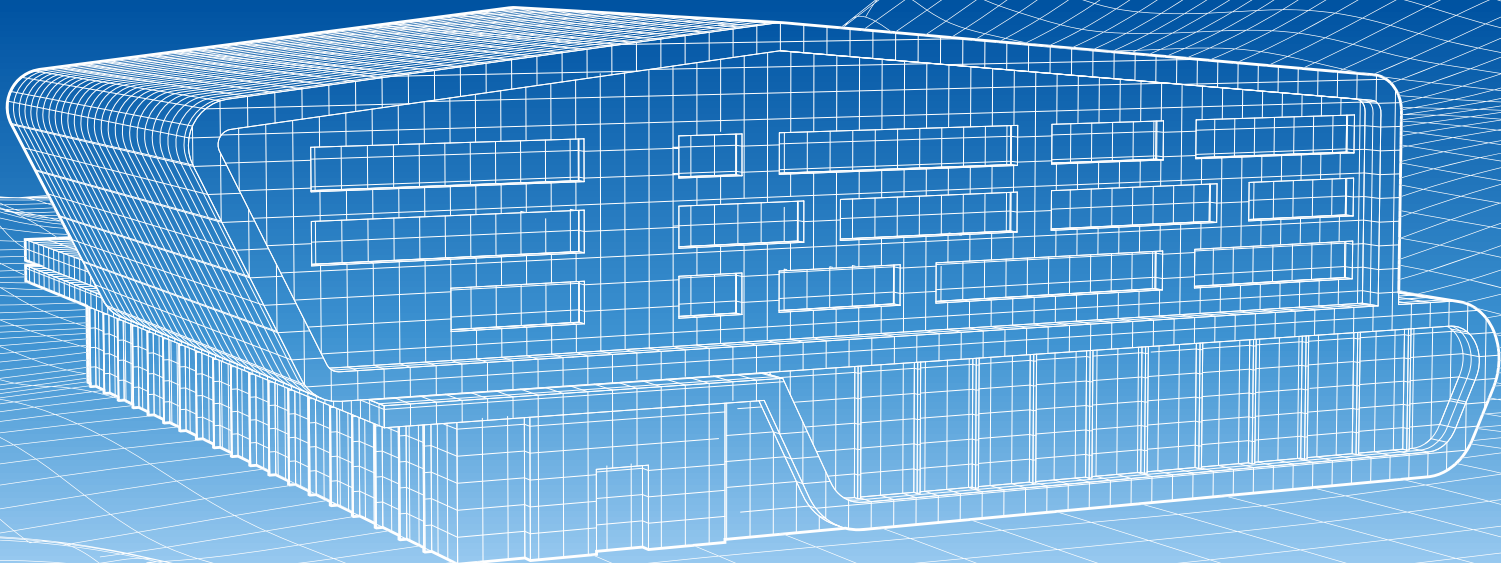


2024 Q4

Greater Vancouver Office Sales Report



HIGHLIGHTS

How Office properties have responded to the market.

49

2024 Q4 Sales Transactions

101.3M

2024 Q4 Sales Volume

63%

Largest Market Share - Vancouver

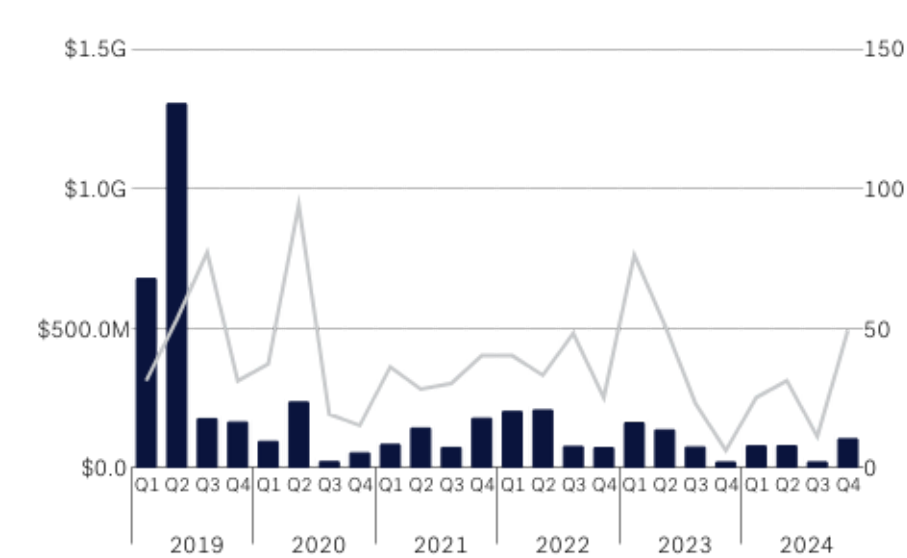


Greater Vancouver Overview

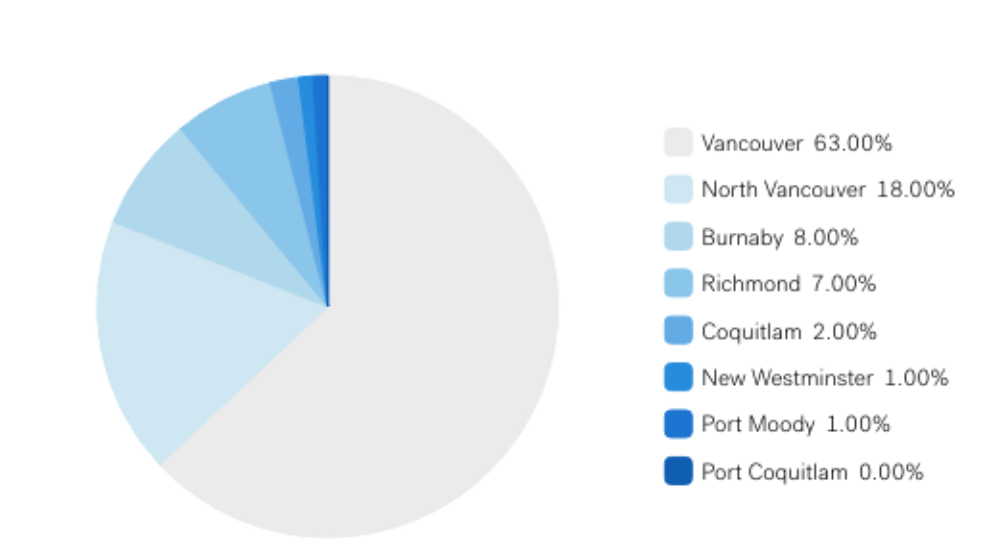
Total Sales & Transaction Volume

	2021			2022			2023			2024		
	SALES	\$ VOLUME	%	SALES	\$ VOLUME	%	SALES	\$ VOLUME	%	SALES	\$ VOLUME	%
Burnaby	28	\$ 48,960,062	11%	15	\$ 136,055,000	25%	12	\$ 22,664,200	7%	10	\$ 23,094,860	8%
Coquitlam	4	\$ 8,275,000	2%	3	\$ 12,935,000	2%	0	\$ 0	0%	4	\$ 4,914,000	2%
New Westminster	5	\$ 33,958,750	7%	5	\$ 31,527,000	6%	1	\$ 4,200,000	1%	1	\$ 1,835,000	1%
North Vancouver	8	\$ 10,584,750	2%	12	\$ 12,241,700	2%	7	\$ 16,204,000	5%	16	\$ 50,147,151	18%
Port Coquitlam	2	\$ 1,301,870	0%	0	\$ 0	0%	1	\$ 825,000	0%	0	\$ 0	0%
Richmond	28	\$ 38,293,740	8%	39	\$ 53,928,980	10%	19	\$ 26,917,885	8%	11	\$ 17,940,510	7%
Vancouver	57	\$ 322,142,075	69%	69	\$ 297,042,998	55%	80	\$ 246,614,618	78%	72	\$ 171,640,161	63%
Port Moody	0	\$ 0	0%	1	\$ 1,165,000	0%	0	\$ 0	0%	2	\$ 2,216,575	1%
Grand Total	132	\$ 463,516,247	100%	144	\$ 544,895,678	100%	120	\$ 317,425,703	100%	116	\$ 271,788,257	100%

\$ Volume And Number Of Transactions



Office Market Share





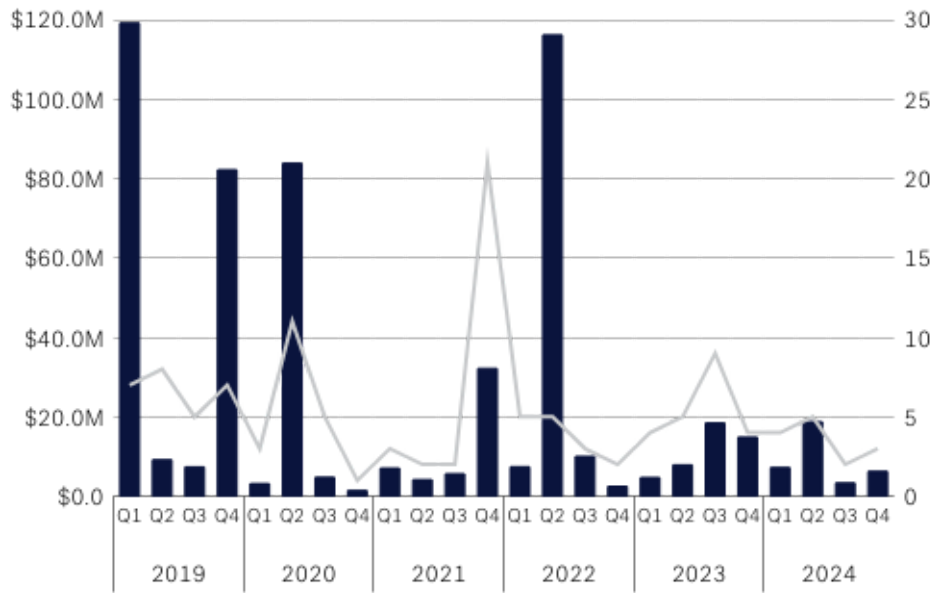
2024 Q4

Burnaby Office Sales

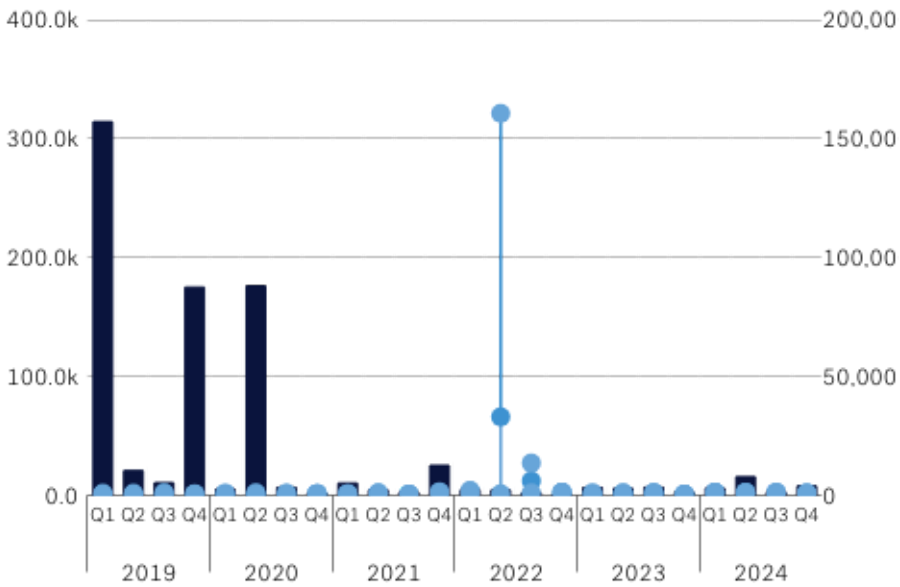
Sales & Price By Neighbourhood

TRANSACTION NAME	SALE PRICE	PROPERTY SIZE (SF)	PRICE/SF
Unit 205, 4300 North Fraser Way	\$ 3,300,000	5266	\$ 627
Unit 302, 4279 Dawson Street	\$ 1,869,900	1623	\$ 1,152
Unit 620, 6378 Silver Avenue	\$ 1,088,000	1051	\$ 1,035

\$ Volume And Number Of Transactions



Quarterly Total Volume (Sf)





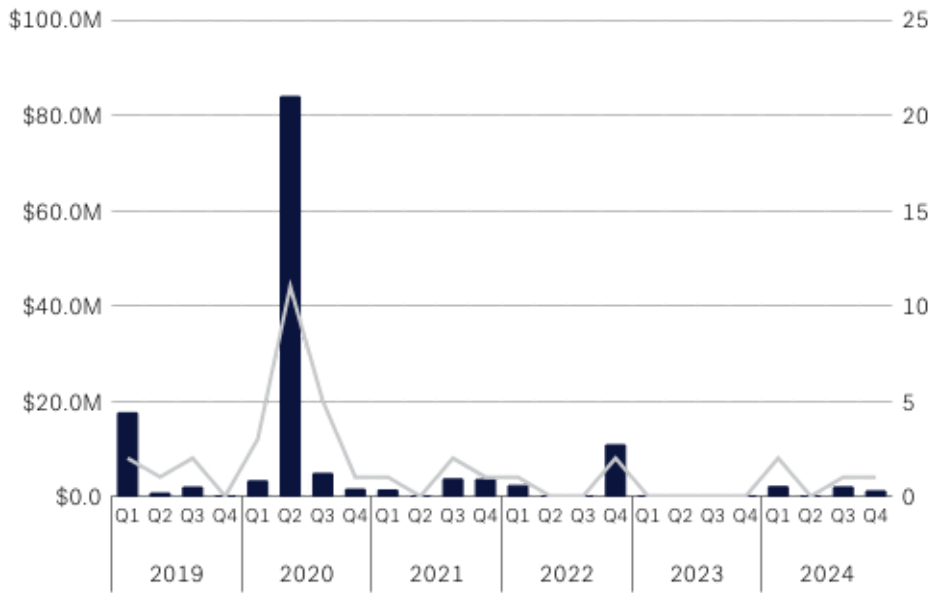
2024 Q4

Coquitlam Office Sales

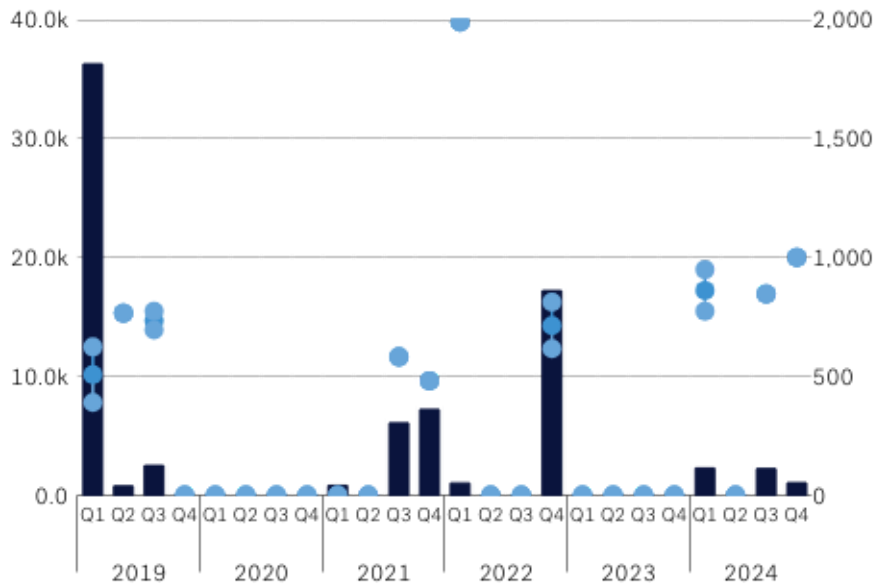
Sales & Price By Neighbourhood

TRANSACTION NAME	SALE PRICE	PROPERTY SIZE (SF)	PRICE/SF
Unit 200, 3056 Glen Drive	\$ 1,058,000	1058	\$ 1,000

\$ Volume And Number Of Transactions



Quarterly Total Volume (Sf)





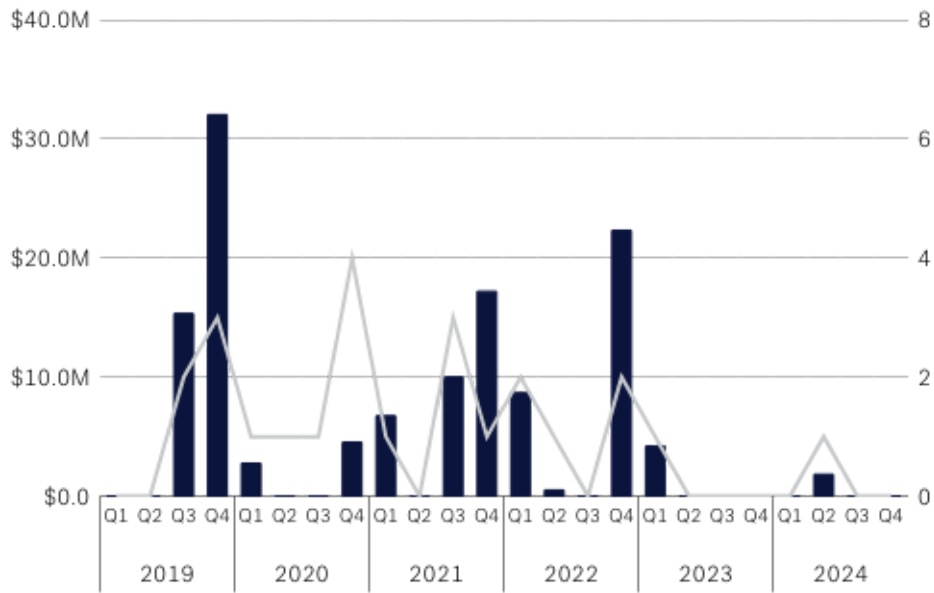
2024 Q4

New Westminster Office Sales

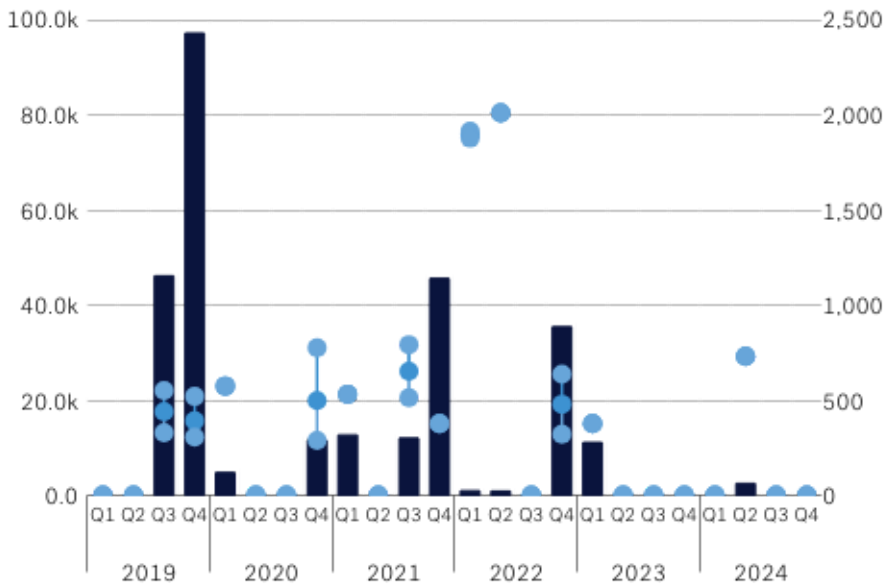
Sales & Price By Neighbourhood

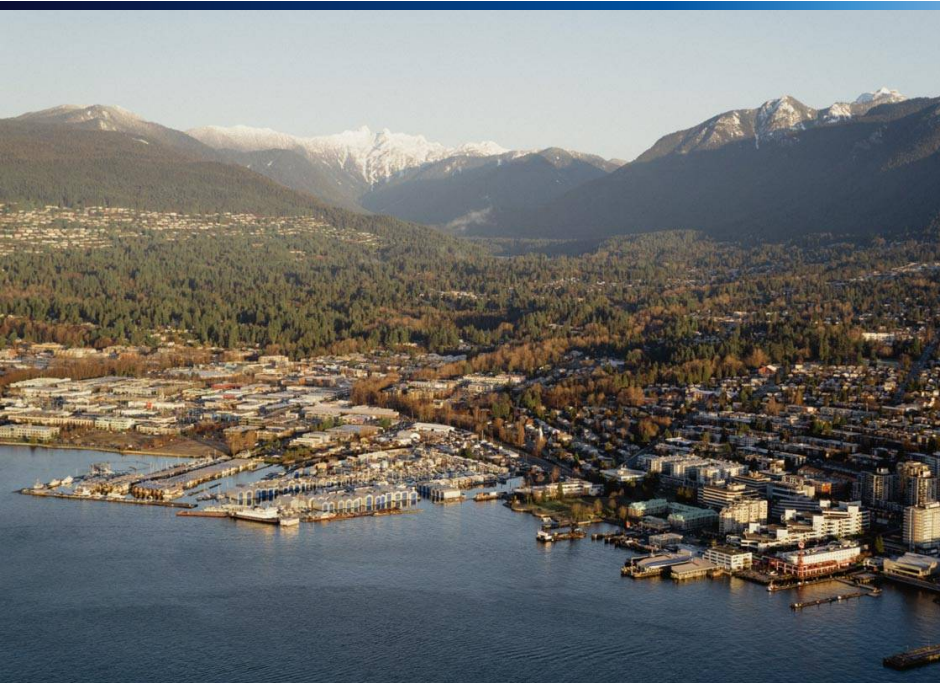
TRANSACTION NAME	SALE PRICE	PROPERTY SIZE (SF)	PRICE/SF
No Transactions in Q4 2024			

\$ Volume And Number Of Transactions



Quarterly Total Volume (Sf)





2024 Q4

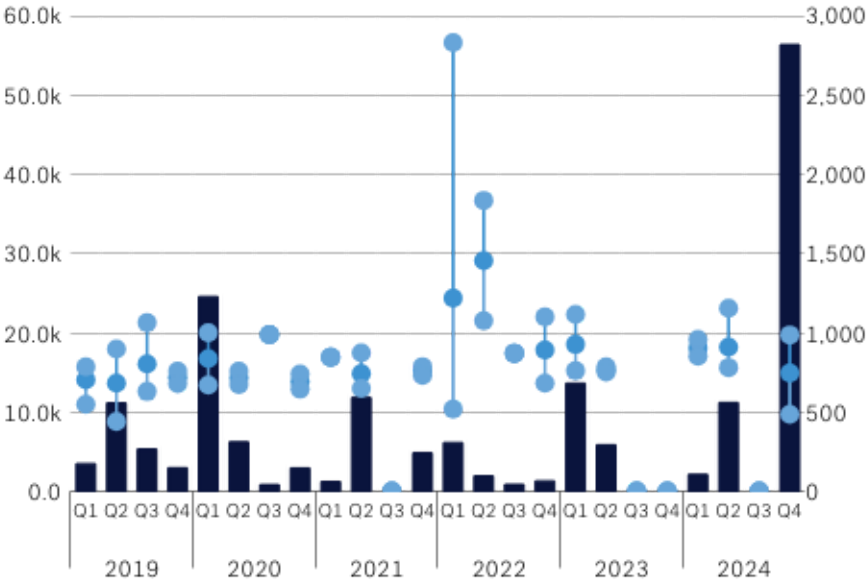
North Vancouver Office Sales

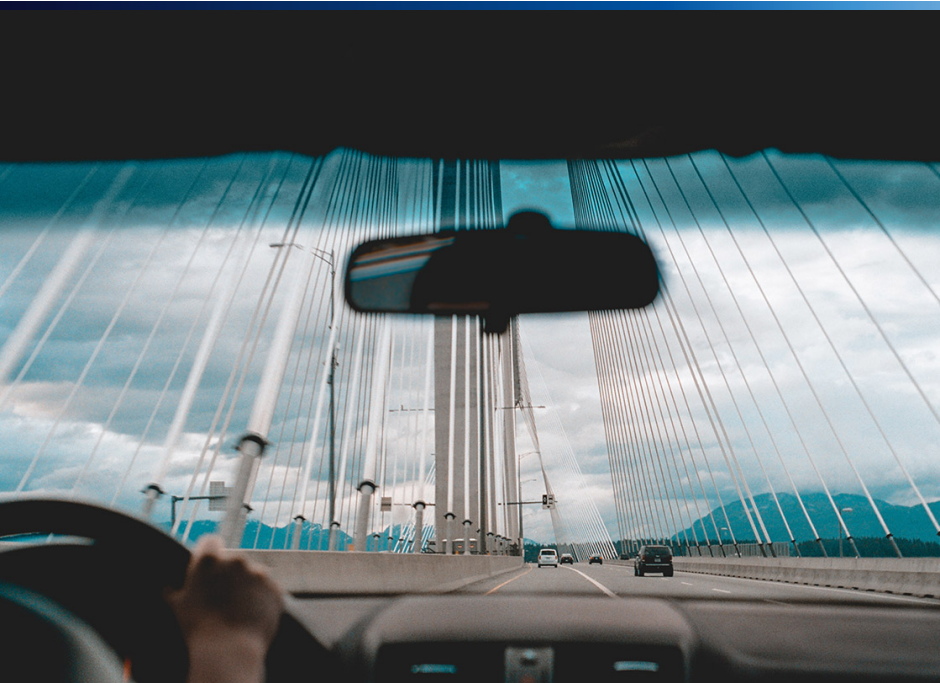
Sales & Price By Neighbourhood

TRANSACTION NAME	SALE PRICE	PROPERTY SIZE (SF)	PRICE/SF
1343 Lonsdale Avenue	\$ 20,000,000	23016	\$ 869
Unit 100, 2030 Marine Drive	\$ 12,750,000	26259	\$ 486
Unit 200, 2411 Dollarton Highway	\$ 1,580,000	2454	\$ 644
Unit 301, 1075 West 1st Street	\$ 1,025,000	1038	\$ 987
Unit 221, 998 Harbourside Drive	\$ 990,000	1347	\$ 735

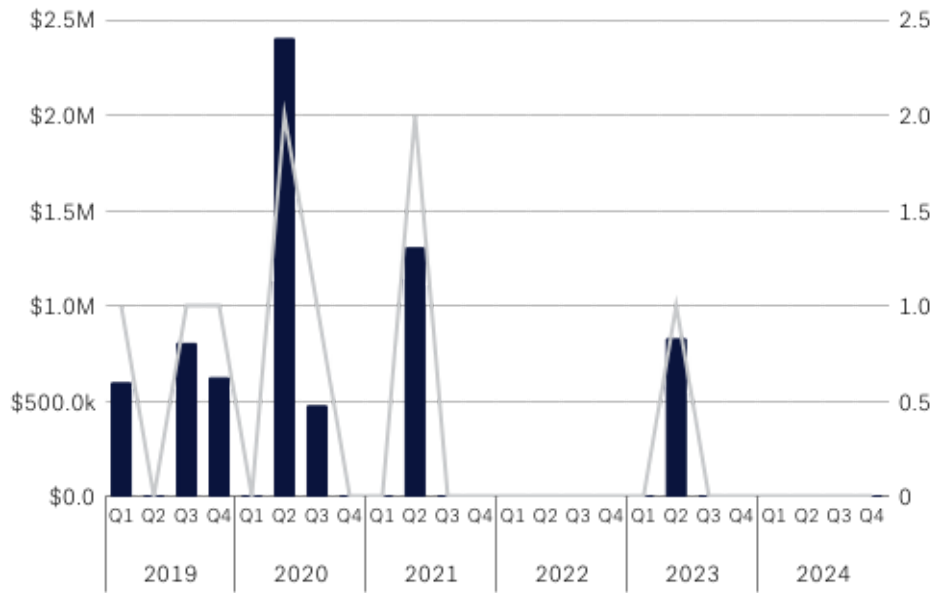
\$ Volume And Number Of Transactions

Quarterly Total Volume (\$)





\$ Volume And Number Of Transactions



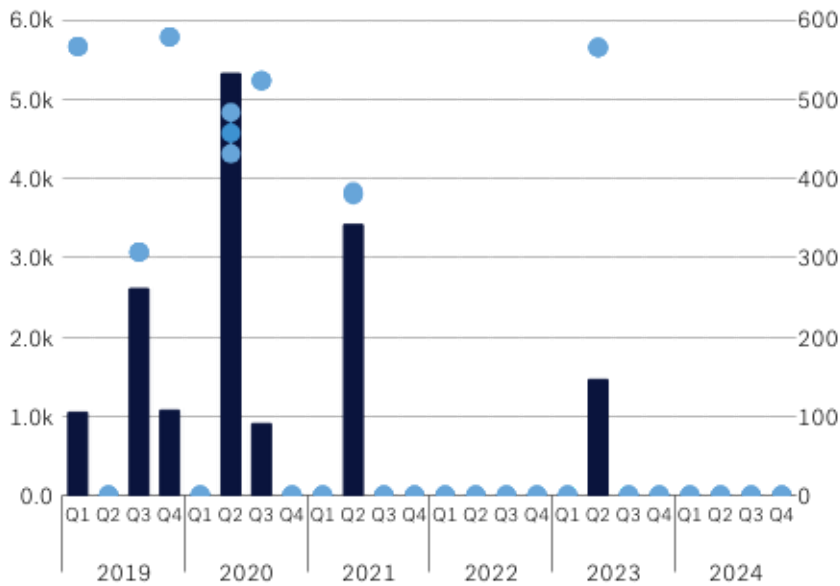
2024 Q4

Port Coquitlam Office Sales

Sales & Price By Neighbourhood

TRANSACTION NAME	SALE PRICE	PROPERTY SIZE (SF)	PRICE/SF
No transaction in 2024-Q4			

Quarterly Total Volume (Sf)





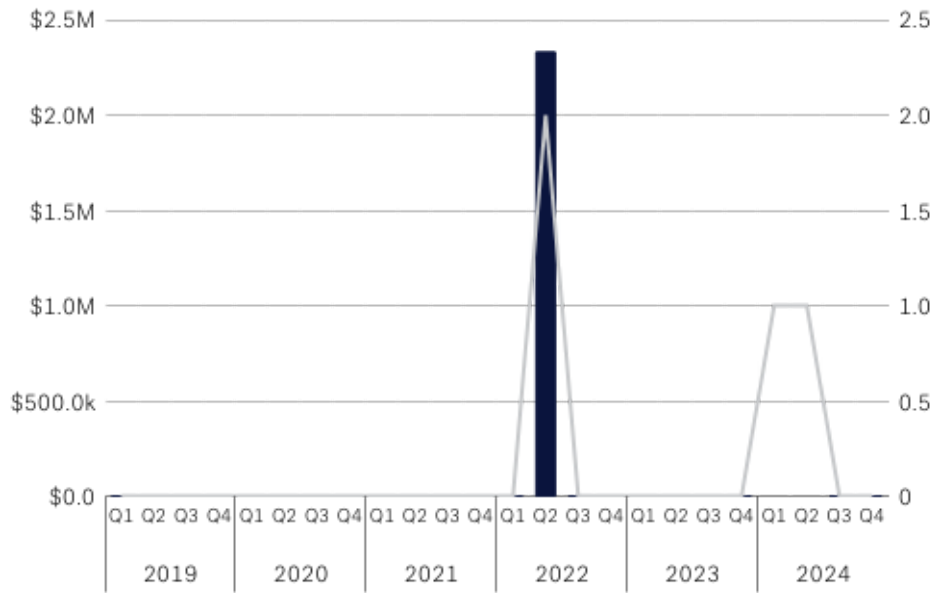
2024 Q4

Port Moody Office Sales

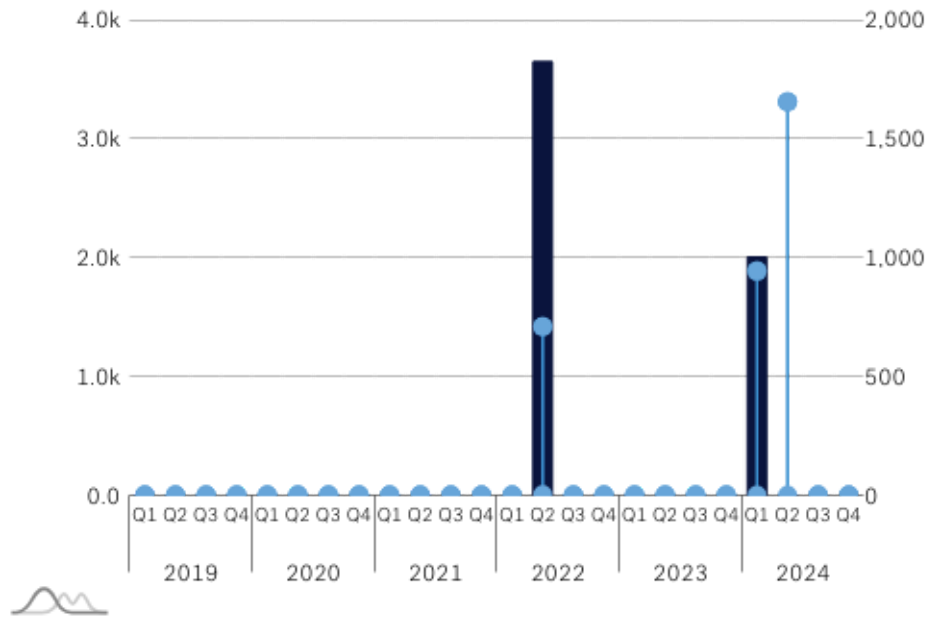
Sales & Price By Neighbourhood

TRANSACTION NAME	SALE PRICE	PROPERTY SIZE (SF)	PRICE/SF
No transaction in 2024-Q4			

\$ Volume And Number Of Transactions



Quarterly Total Volume (Sf)





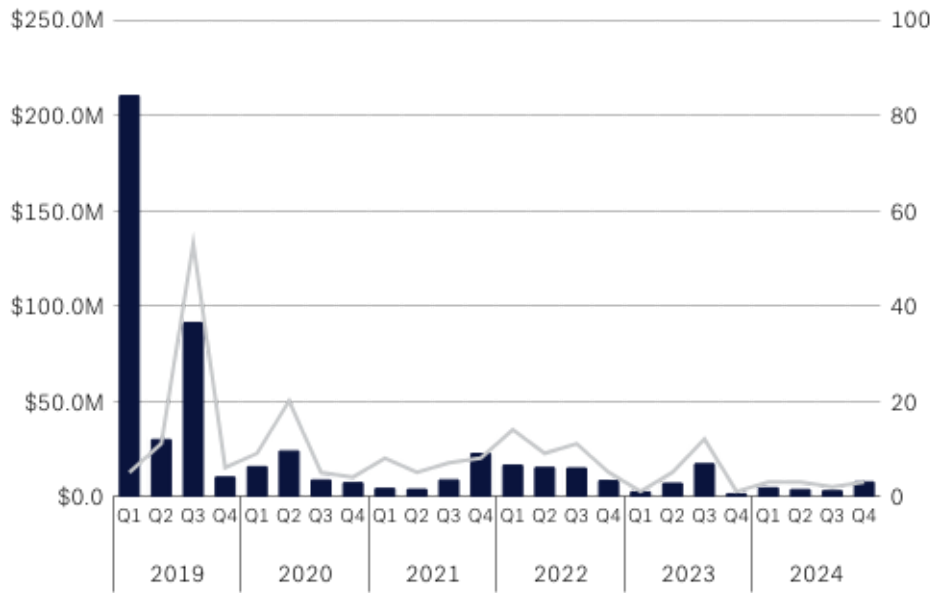
2024 Q4

Richmond Office Sales

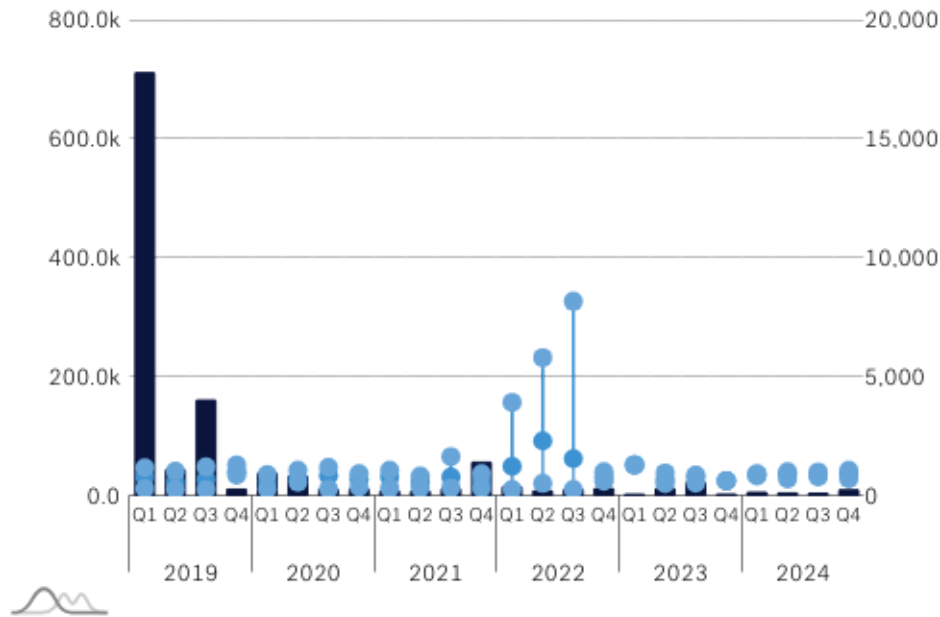
Sales & Price By Neighbourhood

TRANSACTION NAME	SALE PRICE	PROPERTY SIZE (SF)	PRICE/SF
Unit 2005, 10011 River Drive	\$ 3,950,000	5623	\$ 702
Unit 830, 6091 Gilbert Road	\$ 1,850,000	1758	\$ 1,052
Unit 1015, 6388 No. 3 Road	\$ 1,590,000	1672	\$ 951

\$ Volume And Number Of Transactions



Quarterly Total Volume (Sf)





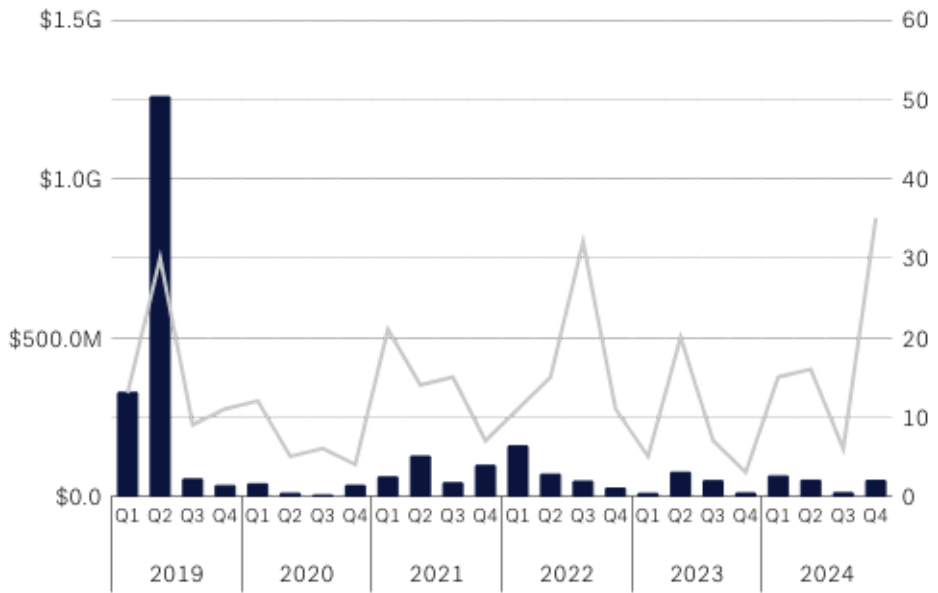
2024 Q4

Vancouver Office Sales

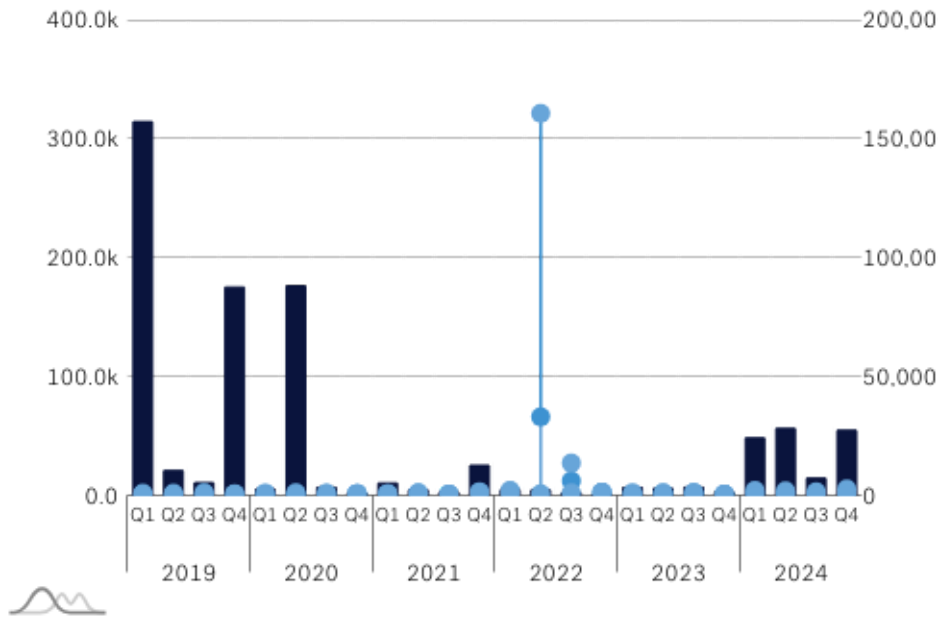
Sales & Price By Neighbourhood

TRANSACTION NAME	SALE PRICE	PROPERTY SIZE (SF)	PRICE/SF
Unit 536, 8188 Manitoba Street	\$ 6,920,420	8030	\$ 862
Unit 1090, 320 Granville Street	\$ 3,100,000	1633	\$ 1,898
Unit 626, 8188 Manitoba Street	\$ 2,929,800	3021	\$ 970
Unit 630, 8188 Manitoba Street	\$ 2,859,900	2838	\$ 1,008
Unit 204, 1519 Kingsway	\$ 2,325,000	854	\$ 2,722

\$ Volume And Number Of Transactions



Quarterly Total Volume (Sf)



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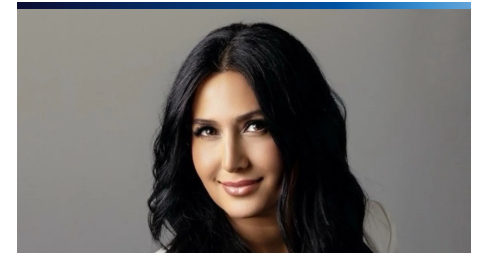
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Sources: Real Estate Board of Greater Vancouver, Commercial Edge; Canadian Real Estate Association, MLS®; Altus Group; Statistics Canada; Landcor; RealNet.

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