

# BROADWAY TECH CENTRE

Vancouver, BC



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# LOCATION



## NEWEST ADDITION

The eighth and final building of this campus setting, which is designed to LEED Gold specifications, is the gateway to the office park. Located on the south west corner of the site, kitty-corner to the Renfrew Skytrain Station, the building provides tremendous exposure and easy access for public transit users.

The building has approximately 175,000 square feet of office space over four floors, ranging from 33,000 to 50,000 square feet, plus 10,000 square feet of retail space and a 5,000 square foot daycare facility. The main floor office space has 18" raised floors throughout the tenant area.



# THE BUILDING & AMENITIES



BUILDING	APPROX. AREA (SF)
Building 1 2925 Virtual Way	114,000
Building 2 2955 Virtual Way	147,000
Building 3 2985 Virtual Way	112,000
Building 4 2910 Virtual Way	176,000
Building 5 2930 Virtual Way	78,000
Building 6 2920 Virtual Way	181,000
Building 7 2940 Virtual Way	79,000

## HVAC HOURS

Monday to Friday from 8:00am to 6:00pm and Saturday from 8:00am to 1:00pm. Additional hours are available upon request.

## T-BAR CEILING HEIGHT

11' clear on the main floors and 9' clear on the upper floors of each building.

## HEATING & AIR

Constant volume four-pipe fan coil system providing air quality that meets ASHRAE Standard. Multiple zones per floor with direct digital control (DDC) system.

## PUBLIC TRANSPORTATION

One block from the Renfrew Skytrain Station. Excellent bus service provided on both Broadway and Renfrew Streets.

## FIRE SAFETY

The building is fully sprinklered with a computer monitored life safety system.

## RESTAURANTS

Creme de la Crumb located on the main floor of 2955 Virtual Way.

Freshii and Starbucks are located on the retail level of 2920 Virtual Way.

## FITNESS FACILITIES

Fitness centers, outdoor sports courts, locker rooms and shower facilities within the building.

## PARKING / BIKE STORAGE

Ratio - 2.6 stalls per 1,000 square feet leased. Location - secured parkades underneath each building along with secured bicycle storage lockers.

## SECURITY

Onsite security staff 24 hours per day, 7 days per week. After hours security card access is available.





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**FOR INFORMATION, PLEASE CONTACT:**

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