13160 Vanier Place

Building #1

13151 Vanier Place

Building #3

3,179 sq. ft.

lunchroom, storage & server room.

Corner suite with a reception area, showroom,

open area, 2 large offices/meeting rooms,



Lease RateUpon RequestOpt. Costs & Taxes\$ 12.98(excludes insuite utilities)

Unit #110 8,616 sq. ft.

Corner suite with about 6,000 square feet of lab/warehouse/production/storage space with a high ceiling and 2 loading bays (dock & grade), plus about 2,616 square feet of office space with ample glazing, a large high ceiling reception and open office space, 5 offices, lunchroom and 3 private washrooms.

(Available September 2025)

Unit #130 4,000 sq. ft.

 This suite includes 3,000 square feet of high quality warehouse/production/storage space with dock level loading and 1,000 square feet of office space including 2 offices, an open area, a kitchenette and 2 private washrooms.

13120 Vanier Place

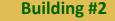
Upon Request

\$ 12.98

Lease Rate

Opt. Costs & Taxes

(excludes insuite utilities)



7,635 sq. ft.

Unit #140

 Corner suite (approximately 35% warehouse/ lab & 65% office/lab) is impressive space on 2 levels. The main floor has a prestigious high ceiling reception and open area leading to a rear storage/lab space with double door dock height loading and connected by a glass stairwell to an expansive mezzanine second level with quality improvements and open areas with buildout for office/lab use.



Lease RateUpon RequestOpt. Costs & Taxes\$13.48(excludes insuite utilities)

13071 Vanier Place



Lease RateUpon RequestOpt. Costs & Taxes\$14.95(includes insuite utilities)

Building #5

Unit #148 2,472 sq. ft.

 Corner suite with about 5 offices, a reception area, 2 boardrooms, kitchen, data room and 2 access doors through the building lobby.

Unit #280 3,100 sq. ft.

•

2nd level corner suite with impressive, highly improved office space, 6 offices, a reception area, boardroom, open area, server/storage room and kitchenette.

(Available September 2025)

13091 Vanier Place



Lease RateUpon RequestOpt. Costs & Taxes\$16.15(includes insuite utilities)

Building #6

Unit #230 5,040 sq. ft.

• 2nd level corner suite with impressive, highly improved office space, ample glazing and natural light, a reception area, 3 offices, boardroom, large open area, server room and lunchroom.

(Available November 2025)



Call 604-279-0344 Email info@alphaequities.com Visit www.alphaequities.com