

FOR LEASE - VANCOUVER'S PREMIER LIFE SCIENCES INNOVATION HUB



adMare M4 Innovation Centre

108 E 5th Avenue, Vancouver BC

**NOW
OPEN!**



CBRE



adMare M4 Innovation Centre



The Opportunity

The adMare M4 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.



Details

This brand new facility is designed to meet all needs of this next generation of innovators. Featuring built out lab rooms from 500 SF to 5,000 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!



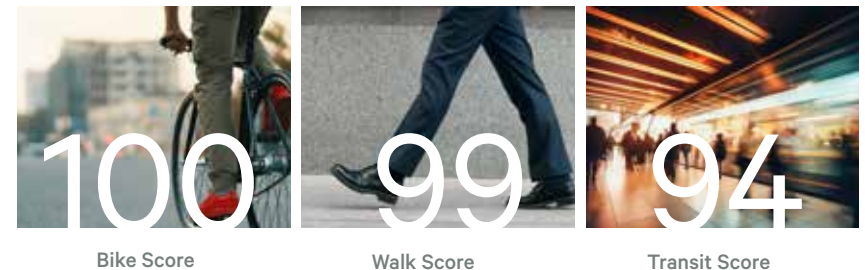


LOCATION

Located in the lively Mount Pleasant neighbourhood, the adMare M4 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 laboratory 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





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 M4 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



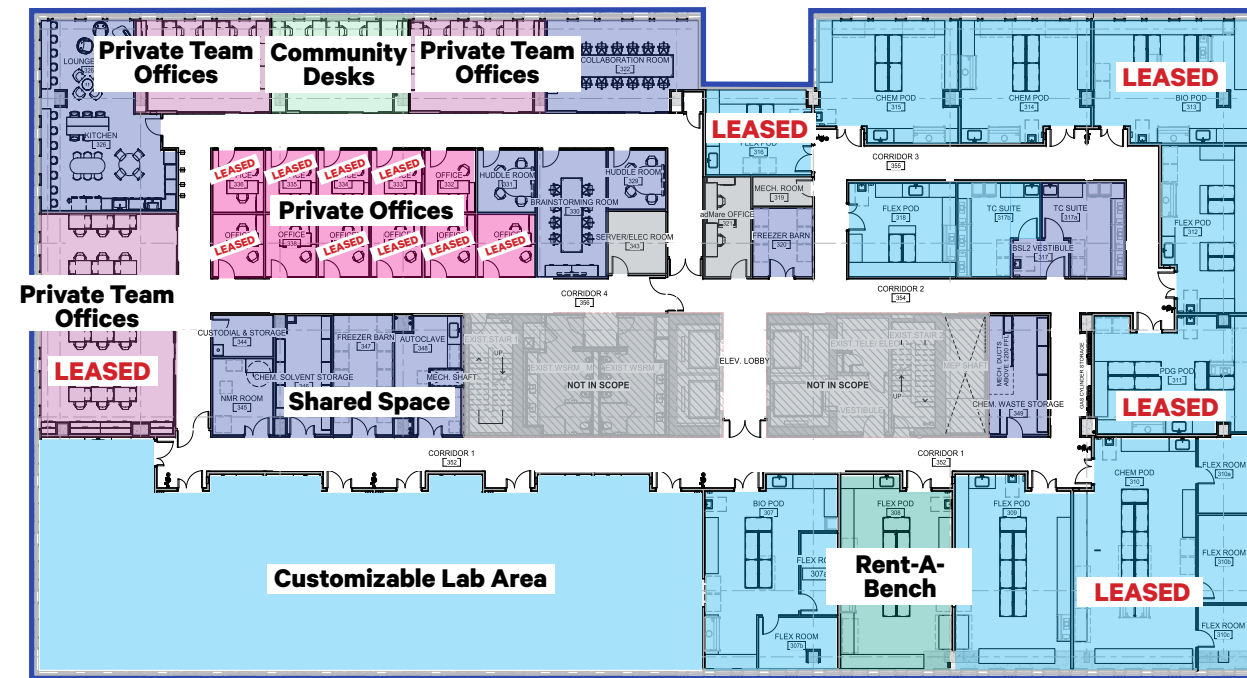
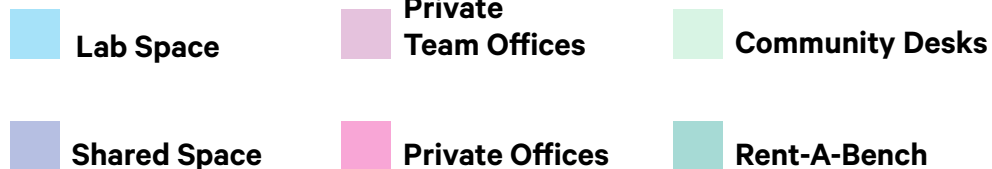
Size: Flexible 500 - 5,000 sq. ft.

Term: Flexible 1-5 years

Asking Rates and Op Costs: Contact Agents

Availability: Immediately

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



Overview

The adMare M4 Innovation Centre is designed to cater to a wide range of Life Science research size requirements, various lab designs, and office requirements. This one of a kind space is for the next generation of life science companies to do their best work.

Each lab is fully built out, equipped with Benches, lab sink, hand washing sink, and select rooms include BSCs or Fume hoods. Offices are fully furnished and ready for occupancy. All meeting rooms and common areas are 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 shared lab and office space on demand.

Contact agents for details and register your interest:

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For Lease - flexible lab space, on demand!

LAB UNIT AVAILABILITIES

Tenants can select a combination of Lab Units (one or more), plus Office space (on following pages).

Individual Lab Units available, and total useable square footage for each unit are outlined below.

PRIVATE LABS

Room Number	Size	Fume hood/BSC
306 Customizable Lab Area	7,864 SF	2 Fume hoods & 6 BSC 2 additional fume hoods may be installed
307	1,534 SF	1 Future Fume hood
309	1,390 SF	1 BSC 1 additional fume hood may be installed
LEASED 310	2,463 SF	4 Future Fume hoods
LEASED 311	1,077 SF	1 Fume hood, 1 BSC 1 additional fume hood may be installed
312	872 SF	1 Fume hood
LEASED 313	1,146 SF	1 Fume hood, 1 BSC
314	948 SF	2 Fume hoods 2 additional fume hoods may be installed
315	1,019 SF	1 Fume hood
LEASED 316	564 SF	
317B Tissue Culture Suite	483 SF	2 BSC
318	637 SF	1 BSC

RENT-A-BENCH

Room Number	Size	Fume hood/BSC
308	up to 12 benches	1 Fume hood (shared) 3 BSC units (in TSC suite)

Each room is fully built out, equipped with Benches, Lab Sink, hand washing sink, and select rooms include a Fume hood and/or BSC. Select units have the ability to install additional Fume hoods or BSCs, including connection to power, plumbing, an venting. Gases and plumbing requirements are enabled for easy connectivity and add-ons.

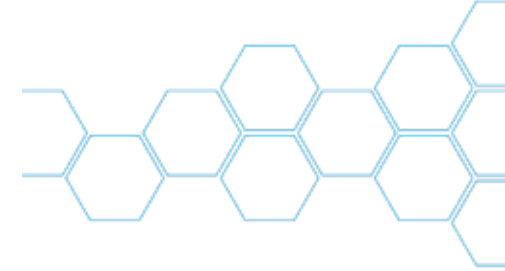
Additional services and utilities provided to labs include:

- Fume hood
- BSC (avail. in TC suite)
- Power outlets (with back up)
- Chemical storage/disposal
- CO2 for tissue culture
- Compressed Air
- Purified Water
- Hand Wash Sink
- Lab Sink
- Gas tank storage
- Shelving/cabinets



* Individual benches available in shared labs. Lab benches start at 6 linear feet and up.

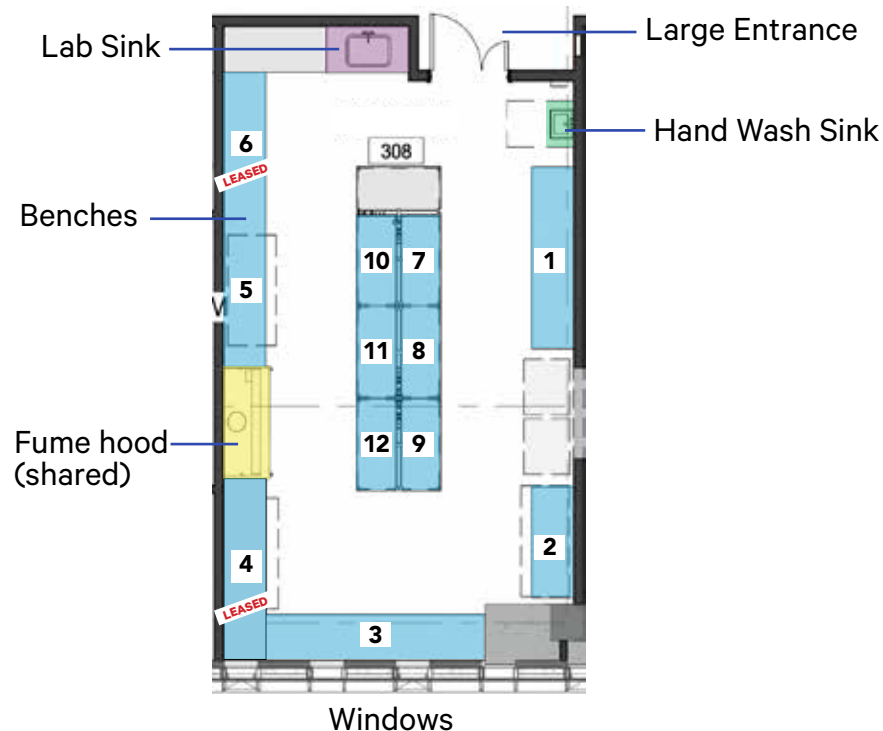
RENT-A-BENCH | LAB UNIT 308



Unique shared labs that can grow with you. Rent-a-bench as needed. Ideal for early stage bio-tech, clinical-stage innovators and R&D. Tenants have access to all shared lab and office amenities and services (see full brochure package).

LAB 308 AMENITIES

- Fume hood (nitrogen and vacuum built in)
- BSC (avail. in TC suite)
- Power outlets (with generator back up)
- Chemical storage/disposal
- CO2 for tissue culture
- Compressed Air
- Purified Water
- Hand Wash Sink
- Lab Sink
- Gas tank storage
- Shelving/cabinets



Bench	Width (ft.)	Depth (ft.)	Lower Cabinet	Upper Shelves	
1	9.1	2.5	No	Yes	
2	6	2.5	Yes	Yes	
3	13.2	2.5	Yes	No	
4	8.7	2.5	No	Yes	LEASED
5	9.2	2.5	No	Yes	
6	6	2.5	Yes	Yes	LEASED
7	5	2.75	Yes	Yes	
8	5	2.75	Yes	Yes	
9	5	2.75	Yes	Yes	
10	5	2.75	Yes	Yes	
11	5	2.75	Yes	Yes	
12	5	2.75	Yes	Yes	

OFFICE AVAILABILITIES

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

PRIVATE OFFICES

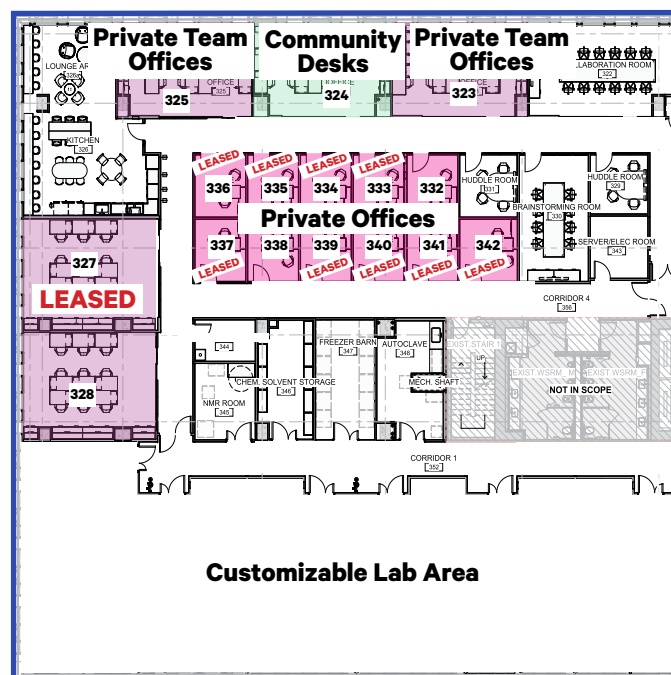
Room Number	Description	Size
Units 332 & 338 AVAIL. 332 - 341	Private Offices 1-3 desks	205 SF Per
LEASED 342	Private Offices 1-3 desks	234 SF

PRIVATE TEAM OFFICES

Room Number	Description	Size
323	Team Office Up to 12 desks	764 SF
325	Team Office Up to 10 desks	747 SF
LEASED 327	Team Office Up to 10 desks	936 SF
328	Team Office Up to 10 desks	896 SF

COMMUNITY RENT-A-DESK

Room Number	Description	Size
324	Shared Office Up to 12 desks	760 SF



Team Office



Private Office



Huddle Room

SHARED LAB SERVICES

COMMON LAB SERVICES

- | | | |
|----------|---|--|
| A | Chemical Solvent Storage | <ul style="list-style-type: none"> Available individual storage space for chemical solvents (additional fee) |
| B | Two Freezer Barns | <ul style="list-style-type: none"> Available space to store large fridge and -20 and -80 freezers (additional fee) |
| C | Autoclave, Glasswasher, Purified Water, Ice Maker | <ul style="list-style-type: none"> Shared facilities |
| D | Chemical Waste Storage | <ul style="list-style-type: none"> Central lab waste disposal area (fee per use). |
| E | Tissue Culture Room | <ul style="list-style-type: none"> Shared facilities available for booking. Equipment includes: 3 BSCs, CO₂ Incubators, Water Bath, Pipettes, Mini Vortex, Small Centrifuge, Microscope, Mini Fridge |

*Above services included in rent, unless otherwise noted.



SHARED AMENITIES

SHARED OFFICE AMENITIES

F	Kitchen & Lounge	Large open kitchen area.
G	adMare Ops Office	For security, mail, and greeting guests.
H	Huddle Rooms	Meeting room with up to 4 people. Available on a bookable basis.
I	Collaboration Room	Meeting room with up to 12 people. Available on a bookable basis.

SHARED BUILDING AMENITIES

Shared Rooftop Deck	Access upon request
End of Trip Facilities	Showers, lockers, changerooms, and bike lockers
Fitness Centre	Common use for tenants



*All meeting rooms are fully furnished, including TVs and speakers for quality meeting and video conferencing.



Collaboration Room



Kitchen



Lounge

adMare M4 Innovation Centre



ABOUT adMare

As Canada's life sciences company creation engine, adMare BioInnovations develops and helps scale a pipeline of highly investable, globally competitive life sciences companies. Through early-stage capital, scientific and drug development expertise, turnkey lab and office facilities, and focused talent and leadership development programs, adMare fills critical gaps to de-risk and accelerate innovation, create value, and anchor growth—helping to improve patient lives and achieve the vision of a national life sciences industry that leverages Canada's scientific research excellence.

adMare has helped build 54 companies that have raised \$2.5B in real risk capital, have a combined value of \$5.8B and created approximately 1000 jobs. Our innovation centres and talent training programs have further supported hundreds of companies across Canada. For more information, please visit www.admarebio.com.

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ADMAREBIO.COM

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BIOINNOVATIONS

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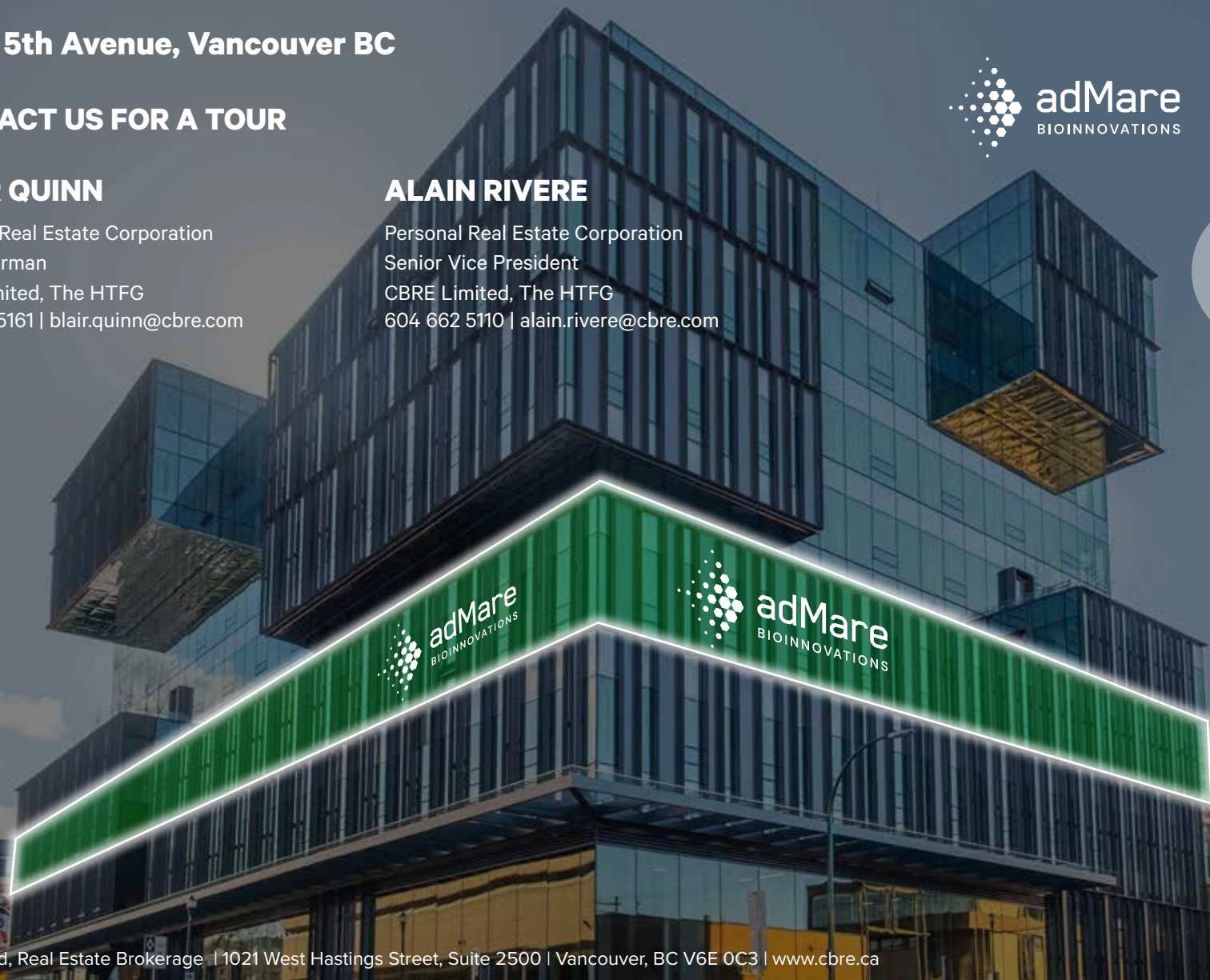
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