A CENTURY OF LEGACY.
A FUTURE OF POSSIBILITY.

An Iconic Vancouver Trophy Asset with Immense Future Potential

674 GRANVILLE STREET

VANCOUVER, B.C.

FORMERLY OPERATING AS DOWNTOWN VANCOUVER'S FLAGSHIP HUDSON'S BAY STORE

CBRE

Marcus & Millichap

ICONIC ARCHITECTURAL LANDMARK

SIGNIFICANT SCALE OF 617,628 SF

VALUE-ADD REPOSITIONING POTENTIAL

INFILL REDEVELOPMENT OPPORTUNITY

EPICENTRE OF DOWNTOWN VANCOUVER

THE OFFERING

CBRE Limited and Marcus & Millichap (the "Agents") have been retained as the exclusive agents for FTI Consulting Canada Inc., in its capacity as court-appointed receiver and manager (the "Receiver") pursuant to the Appointment Order (the "Order"), dated and effective June 3, 2025, appointing the Receiver as receiver and manager for certain corporations and partnerships (the "JV Entities"), more fully described in the Order, in connection the sale of a 100% freehold interest in 674 Granville Street, Vancouver (the "Property" or the "Offering").

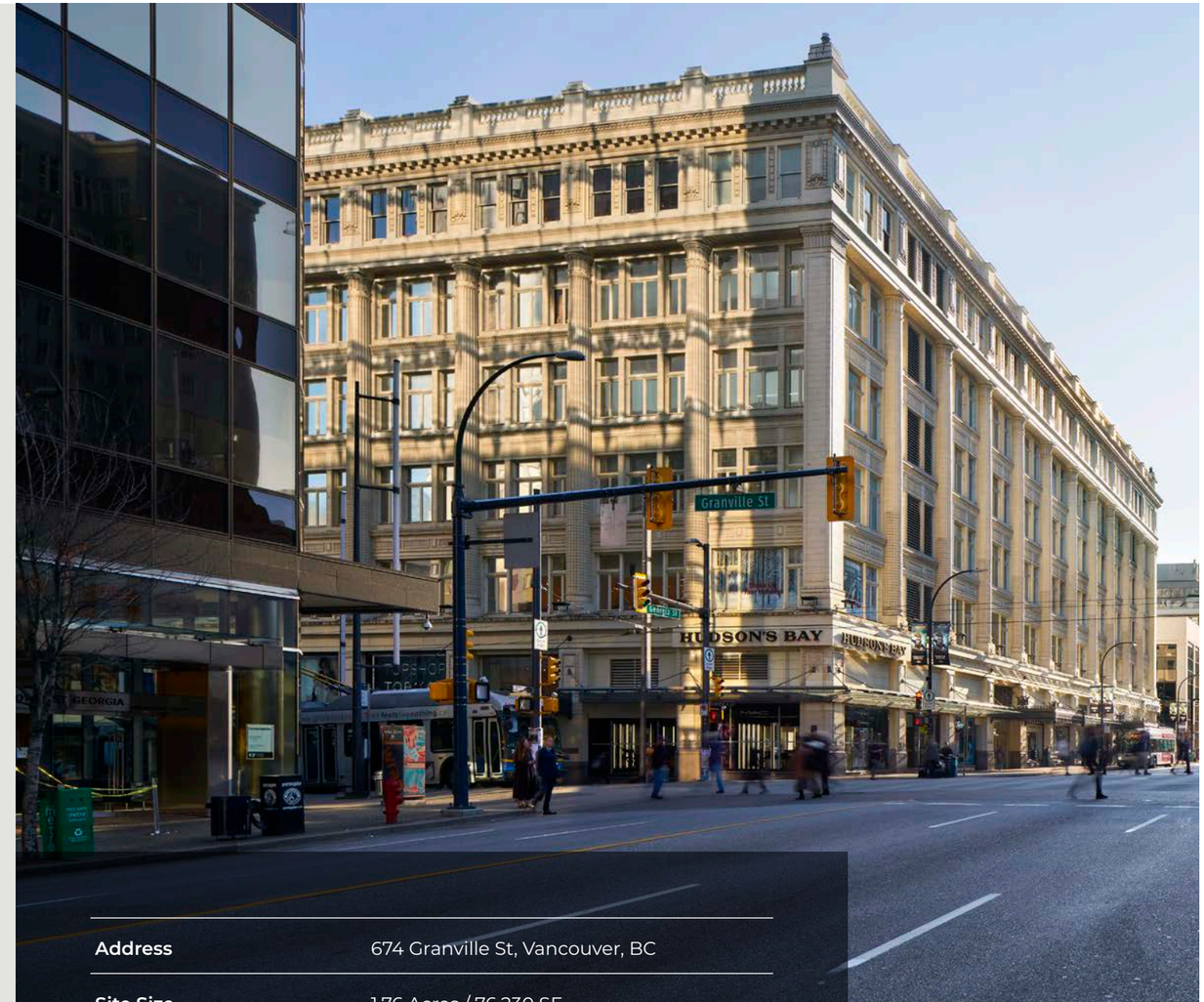
The Offering represents a rare opportunity to acquire a true downtown trophy asset, available for vacant possession. 674 Granville Street is an iconic landmark with enduring architectural significance and exceptional connectivity. Its direct integration with Pacific Centre, one of Canada's most desired retail destinations, and the SkyTrain network, ensures unparalleled synergy and access for future tenants.

Located at the highly prominent intersection of Granville Street and West Georgia Street, the Property also provides excellent visibility and exposure to passing vehicles and pedestrians, and offers seamless connection to the city's premier high-street retail corridor and vibrant entertainment district.

The Property comprises approximately 617,628 square feet of gross leaseable area and offers a range of value-add repositioning scenarios, including re-leasing to retail and office tenants, as well as potential infill redevelopment *(contact agents for further details)*.

In addition to its prominence and scale, the Property offers an unmatched competitive advantage, with no other buildings available with floor plates of this size and efficiency in Vancouver's downtown core, enabling demising flexibility not achievable elsewhere in the market.

With multiple value-add repositioning and redevelopment scenarios, investors have the ability to unlock significant upside. The combination of scale, location, and future adaptability positions this asset as one of the most compelling investment opportunities in one of Canada's dynamic urban markets.



Address	674 Granville St, Vancouver, BC
Site Size	1.76 Acres / 76,230 SF
PID	011-168-803
Gross Leasable Area	617,628 SF
Zoning	DD - Downtown District
Number of Floors	7 plus 2 underground levels
Average Floor Plate	~70,000 SF
Underground Pedway	Connected to Pacific Centre, parkade, and Granville SkyTrain Station
Heritage Designation	'Heritage A' (façade only)

HIGH VISIBILITY & EXPOSURE INTERSECTION

RETAIL HIGH STREET, ENTERTAINMENT & OFFICE HUB

DIRECT CONNECTIVITY TO TRANSIT

LOCATION OVERVIEW

IRREPLACEABLE LOCATION IN THE EPICENTRE OF DOWNTOWN VANCOUVER

- Surrounded by Downtown Vancouver's top performing shopping destinations, the Property accesses exceptional retail and operational synergies.
- Exceptional visibility and exposure to Vancouver's largest flow of pedestrian, vehicle, and transit traffic along Granville Street and West Georgia Street – two of the most prominent commercial thoroughfares in Downtown, with over 35,900 vehicles and 25,000 pedestrians per day.
- Directly connected to Pacific Centre Mall, which is home to many first-to-Canada global retailers and flagship stores, showcasing brands such as Apple, Holt Renfrew, Harry Rosen, and Aritzia.
- Located in the centre of Downtown Vancouver's business and technology hub, with office tenants such as Amazon, Telus, Microsoft, Apple, Lululemon, and Sony within two blocks.
- Surrounded by Vancouver's most prominent office buildings, including The Post, Telus Garden, Deloitte Summit, Bentall Centre, and Vancouver Centre I & II.

TENANTS IN THE AREA

Apple, SONY, amazon, TELUS, Deloitte., Microsoft, HARRY ROSEN, HOLT RENFREW, lululemon (NEW 300,000 SF Flagship Office), ARITZIA (NEW 40,000 SF Flagship Retail), Loblaws CityMarket

EXCEPTIONAL CONNECTIVITY

- Direct underground access to the Expo SkyTrain Line, as well as the Canada Line across the street, providing exceptional transit connectivity.
- Four SkyTrain Stations located within 1 km, including Granville, Burrard, Vancouver City Centre and Waterfront SkyTrain Stations.
- Located along Granville Street, Vancouver's high-street retail corridor and major bus thoroughfare supporting 10 regional routes.

100 TRANSIT SCORE

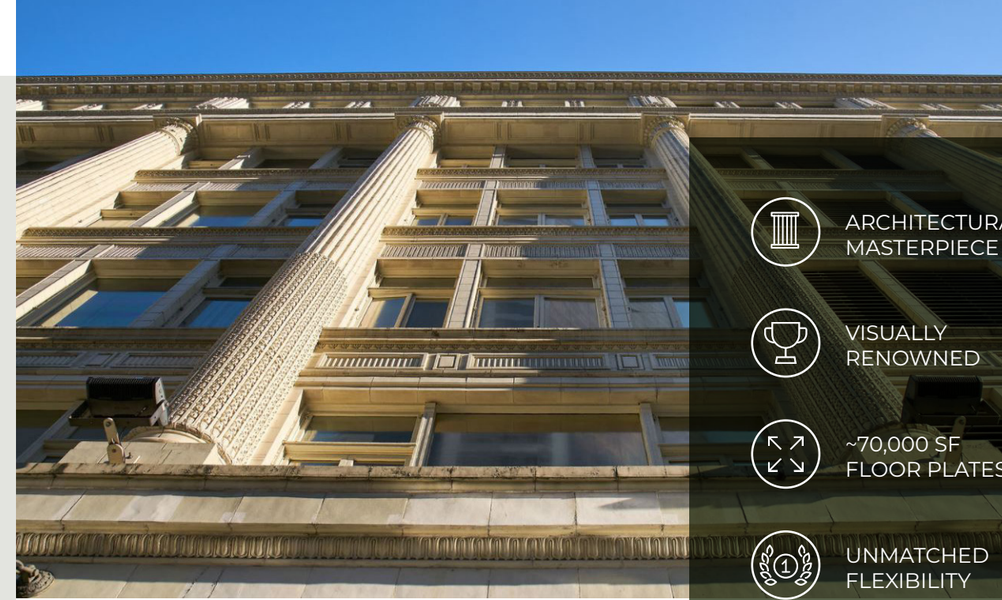
99 WALK SCORE

FOR SALE ▪ ICONIC VANCOUVER TROPHY ASSET

PROPERTY OVERVIEW

ICONIC DESIGN

- One of Vancouver's most prominent buildings and an architectural masterpiece with cream terracotta exterior and ornate Corinthian columns
- A visually iconic and well renowned building with a Heritage A façade in Vancouver's downtown core
- The interior of the building is not designated heritage, providing the potential for it to be renovated or redeveloped

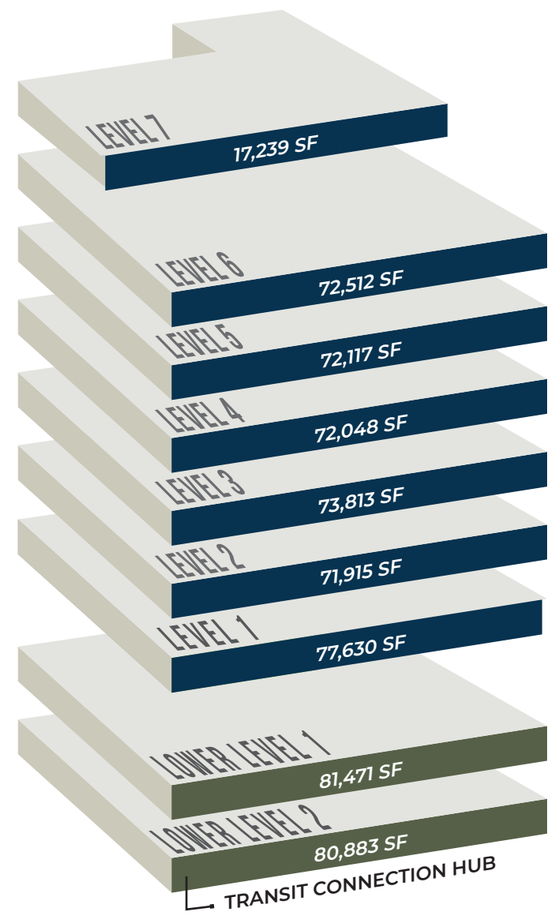


ARCHITECTURAL MASTERPIECE

VISUALLY RENOWNED

~70,000 SF FLOOR PLATES

UNMATCHED FLEXIBILITY



VALUE-ADD OPPORTUNITIES

- Comprising a total of 617,628 square feet, with average floor plates of ~70,000 square feet, the Property presents a number of value-add repositioning and/or redevelopment opportunities.
- The existing building can be demised and repositioned for re-leasing to a mixture of retail and office tenants.
- Given the Property's premium location within the retail, entertainment, and office hub of the city, appetite for space of this caliber is expected to be strong.
- The Property also presents a multitude of redevelopment opportunities, while maintaining the iconic heritage façade.
- For further details on repositioning and redeveloping the asset, please contact the Agents.

OFFERING PROCESS

The Property is being marketed for sale without a list price and without a fixed date for the submission of expressions of interest to purchase the Property. The Receiver is now prepared to accept offers to purchase the Property but may elect to establish a date for the submission of expressions of interest to purchase the Property in the future without notice. Any offer is subject to the approval of the Court.

The form of offer to purchase required by the Receiver to be utilized for the sale of the Property, together with other detailed information regarding the Property provided by the Receiver, may be made available for review by qualified purchasers having previously executed the Receiver's from of Confidentiality Agreement in form and substance satisfactory to the Receiver in its sole discretion, by way of the confidential online data room, ShareFile. Contact the Agents for the Confidentiality Agreement.

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