

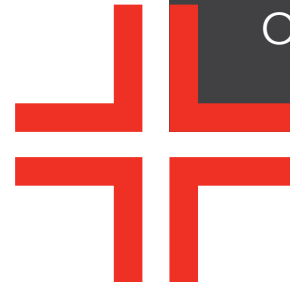


# WHISTLER'S MARKETPLACE

#333 - 4370 Lorimer Rd  
Whistler, BC

OFFICE LEASING BROCHURE

**NANCY BAYLY**  
Personal Real Estate Corporation  
604.628.2580  
nancy@sitings.ca



**SITINGS REALTY LTD.**  
SITINGS.CA / 604.684.6767  
1595 - 650 West Georgia Street, Vancouver, BC V6B 4N8

# PROJECT SUMMARY

Opportunity to lease an exceptional office unit in Whistler's Marketplace, the most sought-after and conveniently located commercial plaza in Whistler. This prime location offers unparalleled accessibility and convenience for businesses looking to establish a presence in this vibrant mountain resort town. Anchored by Fresh St. Market, Rexall and BC Liquor Store, Whistler's Marketplace offers convenient amenities and parking just steps outside your office, so your employees and clients can enjoy a variety of options for dining, shopping, and entertainment.

Whistler is widely recognized as a top year-round resort destination, offering epic skiing across two mountains, unparalleled mountain biking, 4 golf courses, numerous hiking trails and a vibrant village with unbeatable shopping, restaurants and bars.

Take advantage of this incredible opportunity to grow your business in one of the world's most sought-after destinations!

# DETAILS

<ul style="list-style-type: none"> <li>Size:             <ul style="list-style-type: none"> <li>Unit 333: 1,231 SF</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>281 surface parking stalls + 39 underground stalls + Whistler day lot parking nearby</li> </ul>
<ul style="list-style-type: none"> <li>Basic Rent: Contact Agent</li> </ul>	<ul style="list-style-type: none"> <li>Central village location</li> </ul>
<ul style="list-style-type: none"> <li>Additional Rent: \$28.63 PSF approx.</li> </ul>	<ul style="list-style-type: none"> <li>Exterior signage negotiable</li> </ul>

# AREA TENANTS



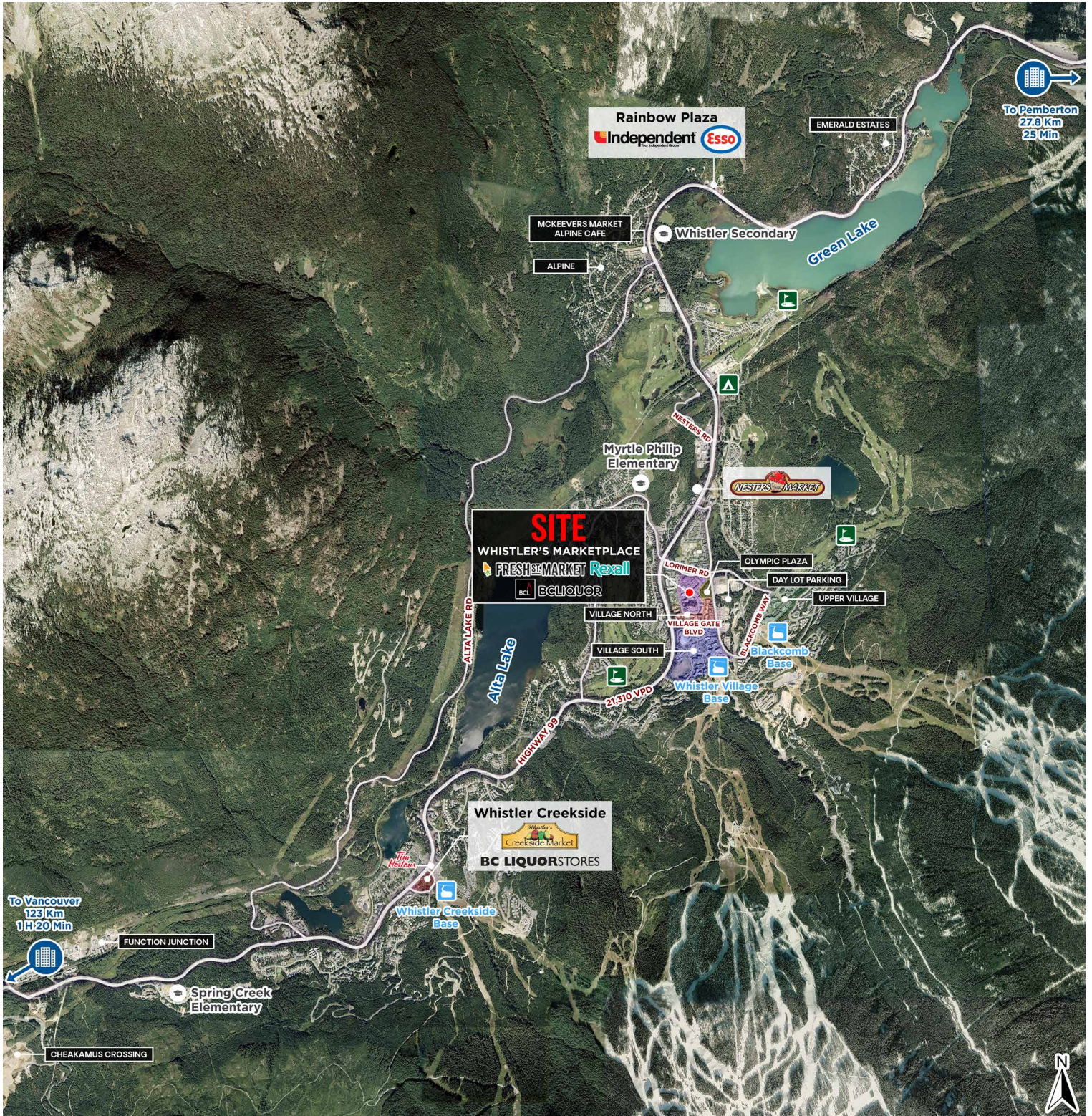
# AMENITIES

- Common washrooms on same floor
- Elevator & stairwell access
- Wayfinding & door signage
- Numerous restaurants & retailers at your fingertips

# LISTING AGENT

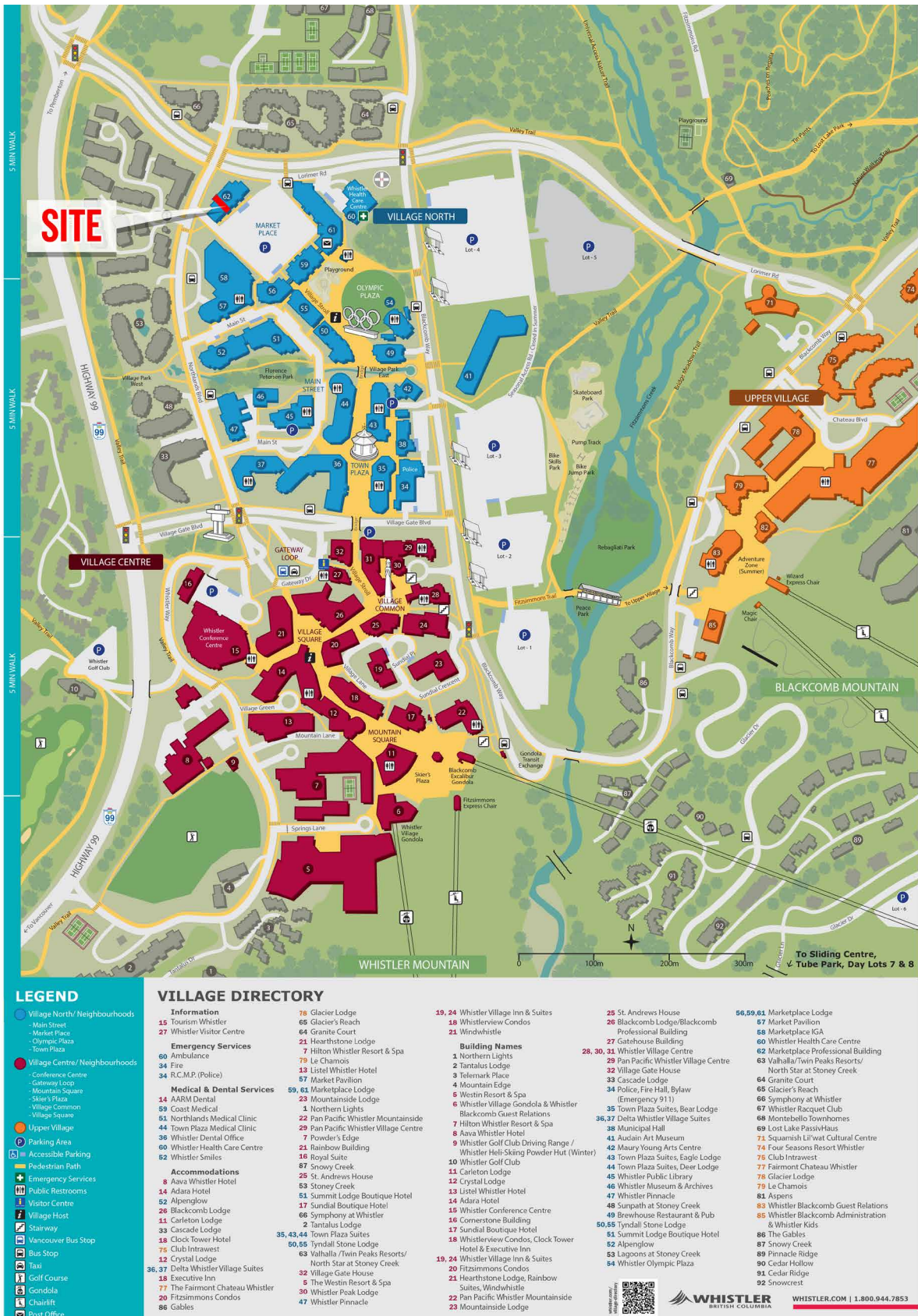
**NANCY BAYLY**  
 Personal Real Estate Corporation  
 Sitings Realty Ltd  
 604.628.2580  
 nancy@sitings.ca

# WHISTLER AERIAL



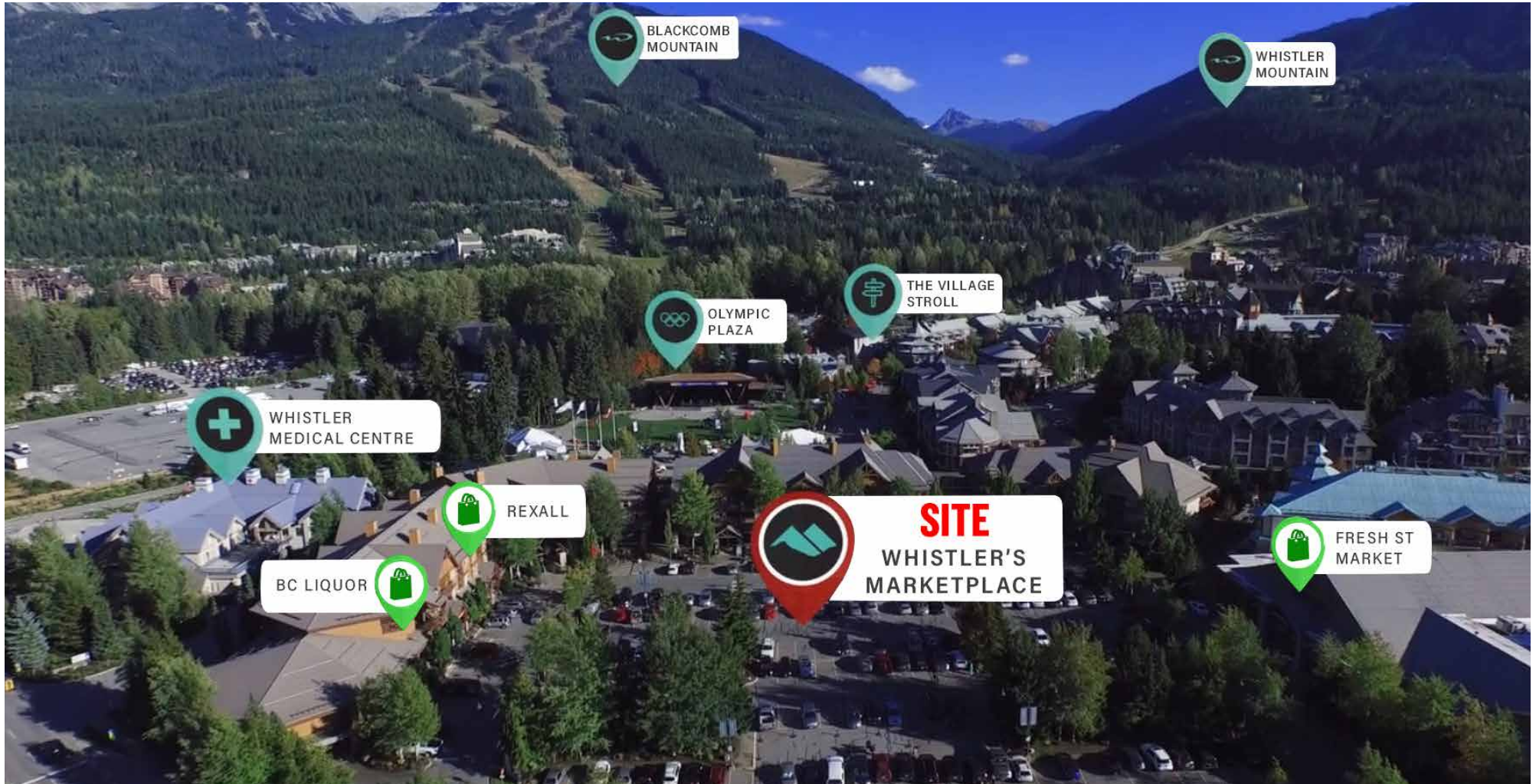
This document/email has been prepared by Sitings Realty Ltd. for advertising and general information only. Although information contained herein is from sources we believe reliable, Sitings Realty Ltd. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. This document/email is subject to errors and omissions and any interested party should undertake their own inquiries as to the accuracy of the information. Sitings Realty Ltd. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. All areas, measurements and dimension herein are approximate, interested parties/tenant are to verify measurements if important to them. This document/email is not an inducement representation.

# WHISTLER VILLAGE MAP



This document/email has been prepared by Sitings Realty Ltd. for advertising and general information only. Although information contained herein is from sources we believe reliable, Sitings Realty Ltd. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. This document/email is subject to errors and omissions and any interested party should undertake their own inquiries as to the accuracy of the information. Sitings Realty Ltd. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. All areas, measurements and dimension herein are approximate, interested parties want to verify measurements if important to them. This document/email is not an inducement representation.

# TRADE AREA



## WHISTLER LOCAL POPULATION

14,367  
+ Over 400 Businesses

## ANNUAL VISITATION

3.3 Million  
(Approx. 45% Winter / 55% Summer)

## RESORT CAPACITY

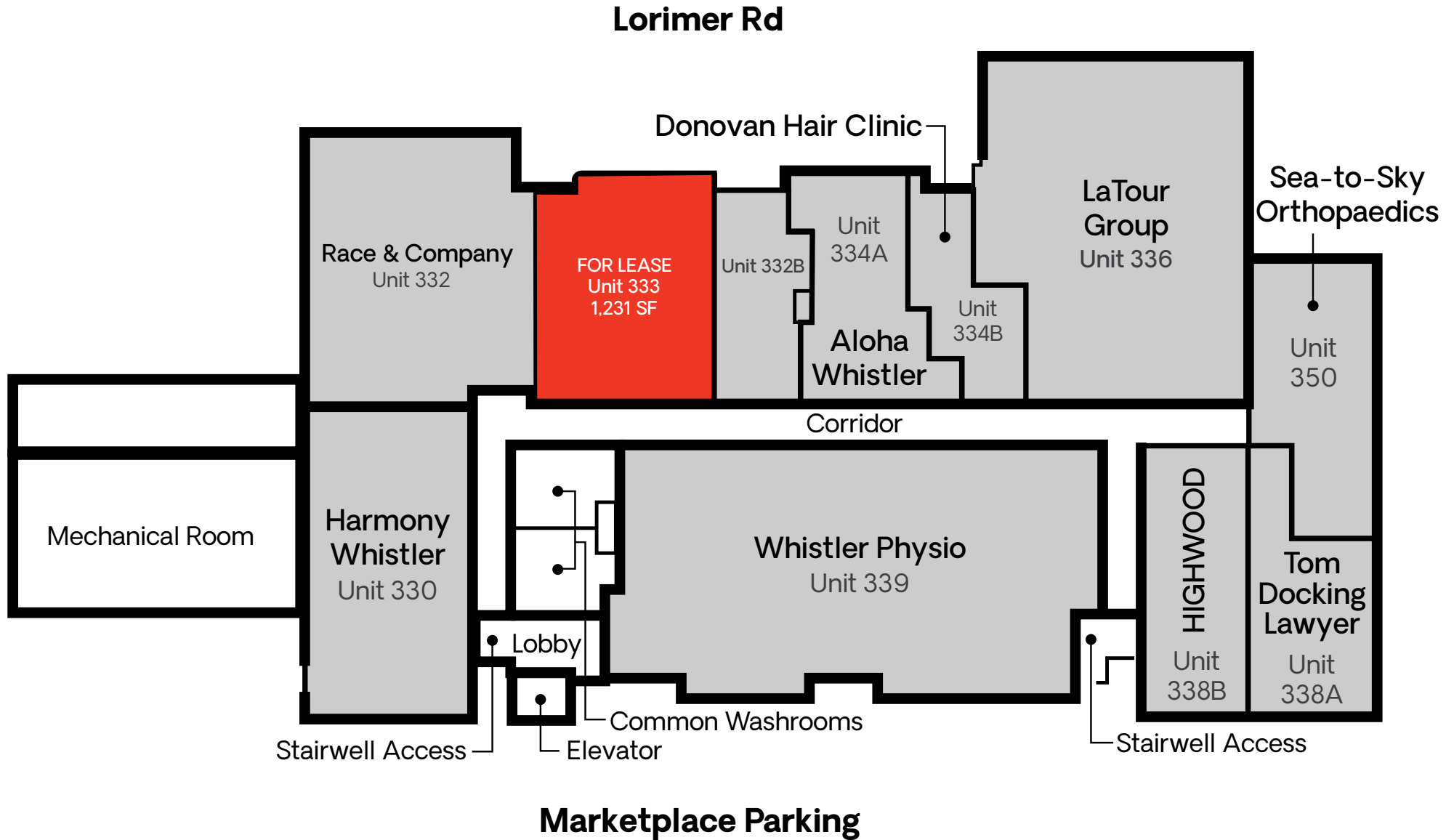
35,000 Overnight Visitors  
Daily Population 35,000 - 70,000  
During Peak Times

# SITE PLAN



This document/email has been prepared by Sitings Realty Ltd. for advertising and general information only. Although information contained herein is from sources we believe reliable, Sitings Realty Ltd. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. This document/email is subject to errors and omissions and any interested party should undertake their own inquiries as to the accuracy of the information. Sitings Realty Ltd. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. All areas, measurements and dimension herein are approximate, interested parties/tenant are to verify measurements if important to them. This document/email is not an inducement representation.

# SITE PLAN

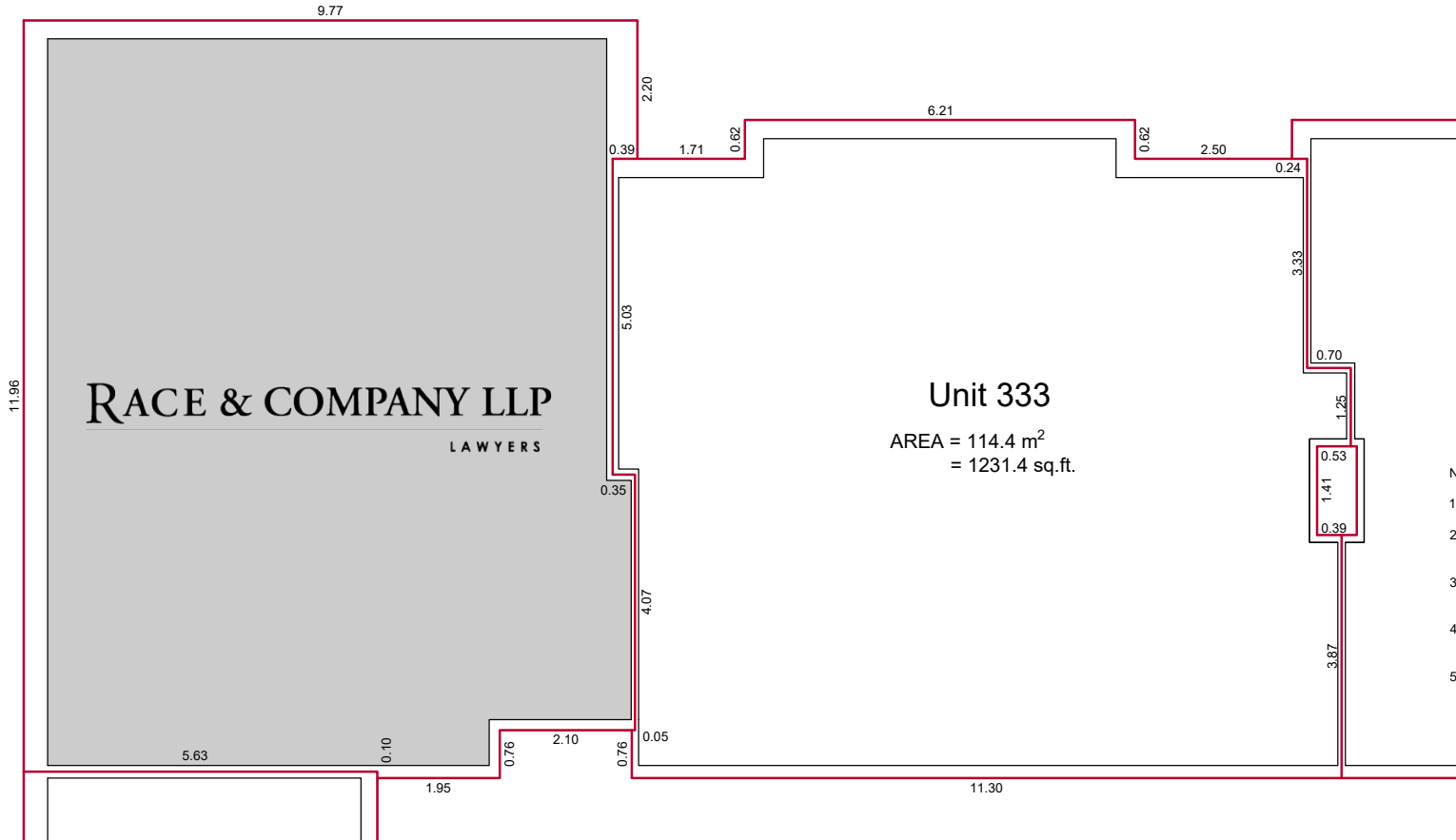


# FLOOR PLAN





# AREA PLAN



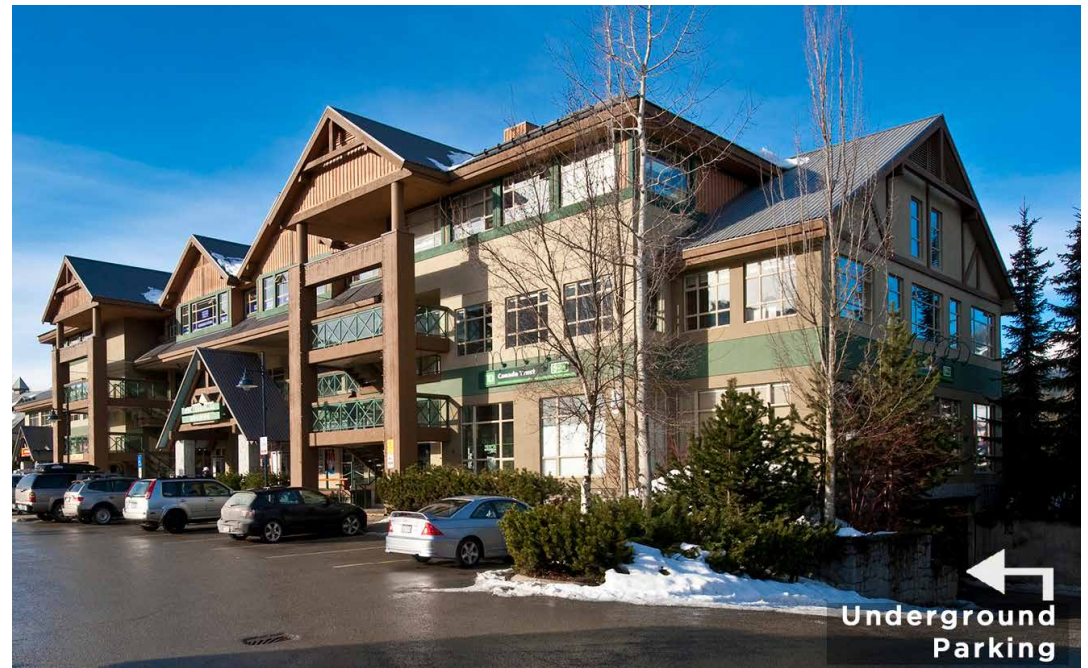
## LEGEND:

SYMBOLS	DESCRIPTION
	INTERIOR/EXTERIOR WALL
	LEASE BOUNDARY

## NOTES:

1. DISTANCES ARE IN METRES
2. THIS PLAN REPRESENTS FIELD SURVEY CONDUCTED ON DECEMBER 7, 2023.
3. ALL DISTANCES ARE REPRESENTATIVE OF LEASE DIMENSION ACCORDING TO BOMA STANDARDS.
4. THIS PLAN DELINEATES LEASE DIMENSION WITH NO RELATION TO STRATA LOT BOUNDARIES.
5. DIMENSION SHOWN ARE TO LEASE BOUNDARY.

# PHOTOS



# WHISTLER EVENTS & CULTURE



Vibrant Village



Crankworkx



Year Round Skiing,  
Snowboarding and  
Mountain Activities



Beautiful Lakes



Whistler Ski &  
Snowboard Festival



Olympic Plaza  
Events & Outdoor Concerts



Nicklaus North,  
Whistler, Fairmont &  
Big Sky Golf Courses