Mario Rubio

Partner

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Commercial Real Estate
Real Estate Investments
Leasing
Real Estate Project Development

Mario is a partner in BLG's Vancouver office. He practices commercial real estate law, with a focus on acquisitions/sales, development and commercial leasing.

Mario acts for local, national and off-shore clients, including:

- Developers of mixed-use and multi-family properties;
- Owners and developers of retail, office and industrial properties;
- Hotel owners and operators;
- Government entities;
- Retail chains;
- Natural resource companies; and
- Non-profit entities.

He has experience drafting and negotiating purchase agreements (involving land, share and asset transactions), office, retail, industrial and ground leases, acquisition and construction financing documents, air space subdivision agreements and land development agreements for projects ranging from mixed-used developments to large industrial facilities.

Prior to joining BLG, Mario practiced in the Vancouver office of a large international law firm.

Experience

- **Acquisitions/Sales**

- The acquisition by Morguard Corporation of a 20 per cent interest in the Telus Garden office/retail building complex located in downtown Vancouver and the negotiation of related co-ownership, property management and asset management agreements in favour of Morguard.
- The sale, lease and disposition of over C$400 million of land and water rights by a global mining company in Kitimat, British Columbia for the construction of the LNG Canada liquefied natural gas facility.
- The acquisition by InnVest Hotels of the Hotel Grand Pacific in Victoria, British Columbia.
- The acquisition by Bosa Properties of “Bristol Estates” in Surrey City Centre for C$170 million.
- The acquisition by Bosa Properties of the 300,000 square foot Legacy Pacific Industrial Park in Chilliwack, British Columbia for C$100 million.
- The air space subdivision and sale by Telus of an office building located in downtown Vancouver.
- The acquisition by Canadian Urban Limited of a 72,000 square foot office/retail building located in downtown Vancouver.

- **Development**
  - The development, lease-up and sale of the 130,000 square foot First West Credit Union office/retail building in Langley, British Columbia.
  - Development and construction financing matters for Westbank in its role as a partner and development manager for Senákw, an 11-tower, 6,000-unit residential rental development project located on a 10-acre reserve of the Squamish Nation.
  - The development of a 40-storey social housing tower with cultural uses in downtown Vancouver, including the negotiation of construction loan financing from Canada Mortgage and Housing Corporation.
- **Leasing**
  - The negotiation of a ground lease for the construction and operation of a marine container logistics facility in the South Kaien Logistics Park in Prince Rupert, British Columbia.
  - Acting as leasing counsel for a large national drug store chain in connection with its 80+ stores across Canada.
  - The negotiation of ground leases and complex land interests for a port authority.

Insights & Events

- Co-Chair, “Emerging Trends in Commercial Leasing," Pacific Business & Law Institute, May 2021.
- Co-Chair, “Commercial Leasing: Modern Challenges for Leasing in BC," Pacific Business & Law Institute, March 2020.
- Co-Chair, “Commercial Leasing: Key Terms for Different Industries," Pacific Business & Law Institute, March 2019.
- Co-Chair, “Commercial Leasing: Managing Risk From Start to Finish," Pacific Business & Law Institute, March 2018.
- Co-Chair, “Commercial Leasing: Current Issues and New Developments," Pacific Business & Law Institute, March 2017.

Beyond Our Walls

Professional Involvement

- Member, Canadian Bar Association - Vancouver Real Property Subsection, former executive committee member (Co-chair)
- Member, Law Society of British Columbia

Community Involvement

- Volunteer, BLG Reads to Kids Program

Awards & Recognition

- Recognized in the 2027 edition (and since 2024) of *The Best Lawyers in Canada* (Real Estate Law) and since 2023 (Commercial Leasing Law).
- Recognized in the 2027 edition (and since 2026) of *Chambers Canada* (Real Estate (British Columbia)).
- Recognized in the 2026 edition (and since 2020) of *Canadian Legal Lexpert Directory* (Property Development and Commercial Leasing).
- Recognized in the 2025 edition of *Lexpert Special Edition: Infrastructure*.

Bar Admission & Education

- British Columbia, 2011

- JD, University of British Columbia, 2010
- BA, University of British Columbia, 2006

BLG | Canada's Law Firm

As the largest, truly full-service Canadian law firm, Borden Ladner Gervais LLP (BLG) delivers practical legal advice for domestic and international clients across more practices and industries than any Canadian firm. With over 800 lawyers, intellectual property agents and other professionals, BLG serves the legal needs of businesses and institutions across Canada and beyond – from M&A and capital markets, to disputes, financing, and trademark & patent registration.

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