



# DOWNTOWN VANCOUVER'S PREEMINENT ADDRESS

## A FIRST-CLASS WORKING ENVIRONMENT

Bentall Centre consists of 1.5m square feet across four Class A office towers housing North America's leading companies. Including a lively retail concourse, a multitude of premium amenities and a wide array of renovated exterior spaces designed to delight and enjoy, Bentall Centre's premium campus is the downtown destination.

### HIGHLY-DESIRABLE LOCATION

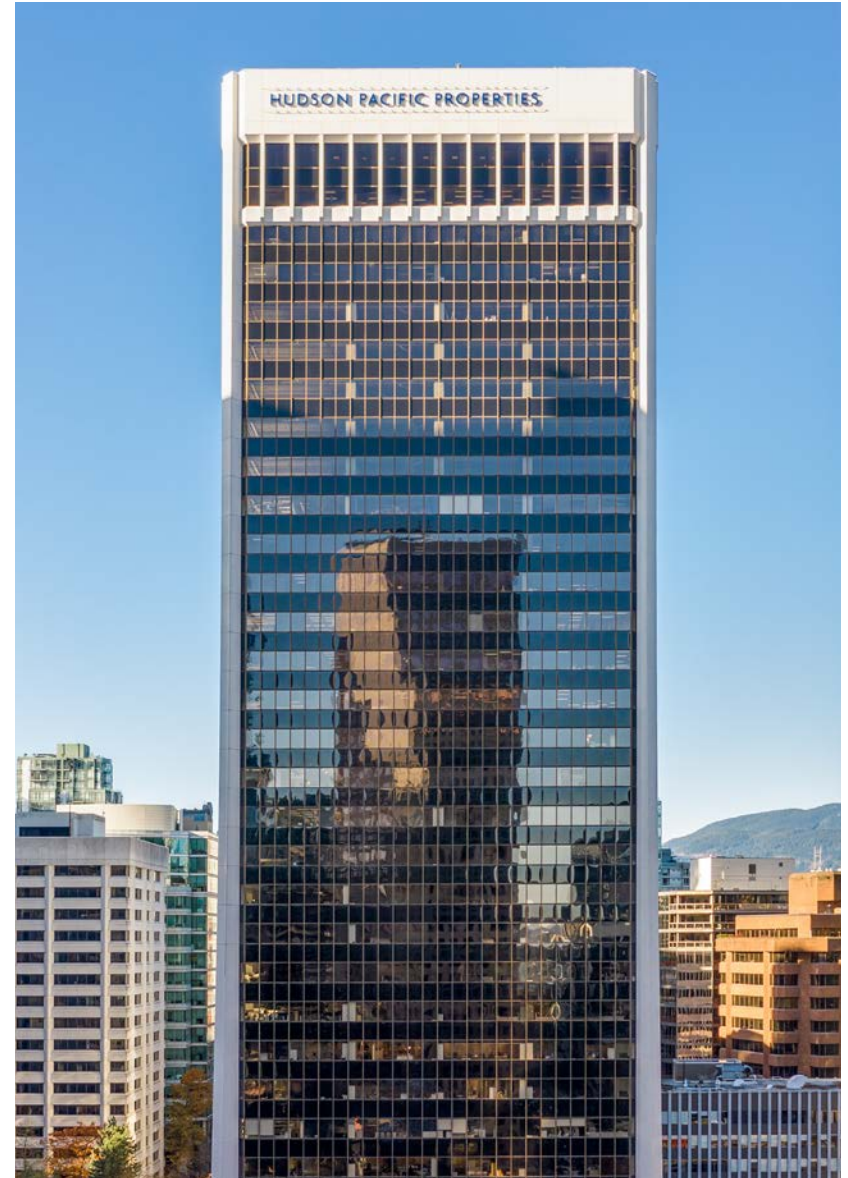
CENTRAL BUSINESS DISTRICT



**OUTSTANDING**  
PANORAMIC VIEWS



**EXCEPTIONAL**  
ON-SITE RETAIL + AMENITIES





# PROMINENT TENANTS

Lundin Mining

Absolute Software

Tipalti

Hub International

WeWork

Wesgroup

CIBC Private Wealth

Osler Hoskin & Harcourt

Shape Properties

Anthem Properties

BMO

Canada Post

Starbucks

Joey's Restaurant

Boughton & Co.

Roblox



# AT THE INTERSECTION OF WORK, PLAY AND LIFE

Where commerce and culture connect.

## Restaurants

- 1 JOEY
- 2 Mott 32
- 3 Tacofino
- 4 Cactus Club
- 5 Black + Blue
- 6 Tableau
- 7 Joe Fortes
- 8 Miku
- 9 Nightingale

## Hotels

- 10 Shangri-La Hotel
- 11 The Fairmont Pacific Rim Hotel
- 12 Hyatt Hotel
- 13 Hotel Vancouver

## Amenities

- 14 Equinox
- 15 YWCA
- 16 Vancouver Convention Centre
- 17 Burrard Station
- 18 Granville Station
- 19 Waterfront Station (Seabus)
- 20 Canada Place Cruise Ship Terminal
- 21 Vancouver Harbour Flight Centre Seaplane Terminal

## Shopping

 Major Retail Street



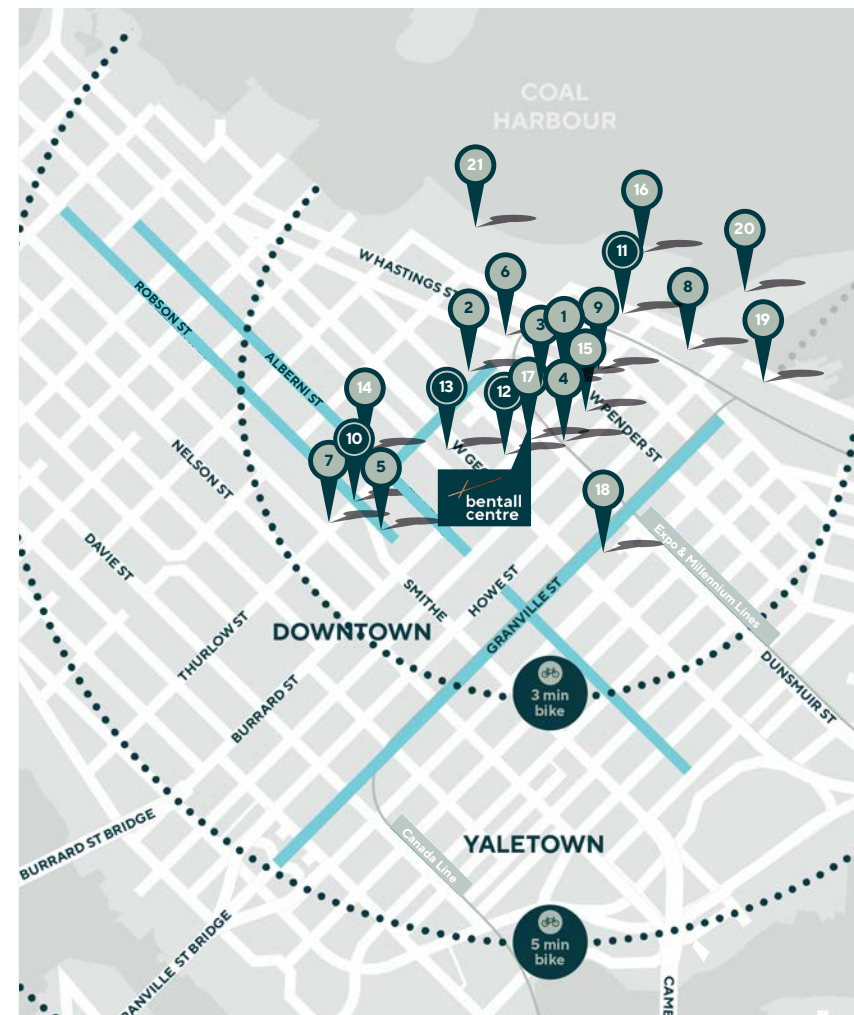
98 Walk Score



100 Transit Score



81 Bike Score\*



\* Bike score expected to improve post-construction.

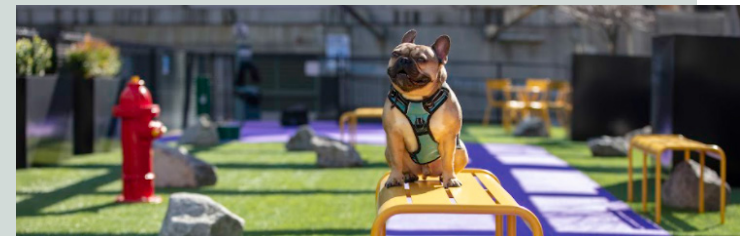


# TRANSFORMING VANCOUVER'S VIBRANT HUB

**Bentall Centre tenants enjoy abundant private and public amenities along with a robust slate of events and programs.**

## EVENTS

NEIGHBOURHOOD PATIO • SUMMER SWEAT SERIES • HOLIDAY PROGRAMMING • MID-DAY MUSIC • FOOD TRUCKS • ART @ BENTALL ARTIST RECEPTIONS • ART FROM THE HEART PAINTING CLASSES • WINTER ARTS • FLEURS DE VILLES • LUMIERE • PRIDE • PUBLIC DISCO



## PROGRAMMING & AMENITIES

BENTALL WOMEN'S NETWORKING EVENTS • DOG PARK • CYCLING WORKSHOPS • SUMMER BBQ ICE CREAM DAY • ELECTRIC BIKE CHARGING • BURNARD BENCHES • BEE HIVE WORKSHOPS • PICK UP DROP OFF ZONE • EDIBLE GARDEN WORKSHOPS • DUNSMUIR PATIO • ATHLETIC CENTRE • EXECUTIVE BIKE STORAGE • GREEN TEAM • EV CHARGING



# TURNING 9-5 UP TO 10

## BUILDING FACTS



### FOUR-BUILDING CLASS A OFFICE COMPLEX

**BX1** ± 260,000 SF, 22 FLOORS

**BX2** ± 175,000 SF, 18 FLOORS

**BX3** ± 475,000 SF, 32 FLOORS

**BX4** ± 550,000 SF, 35 FLOORS

± 9,900 - 18,300 SF FLOOR PLATES

HIGH SPEED ELEVATORS

± 140,000 SF RETAIL CONCOURSE

± 7,000 SF ATHLETIC CENTRE

±1.5 MILLION SF OF OFFICE, RETAIL, AMENITY + STORAGE

### RENOVATED EXTERIOR SPACES

× BURRARD BENCHES/DUNSMUIR PATIO

× DOG PARK

### 2 CONFERENCE FACILITIES

× SHARED KITCHEN/RECEPTION AREA

× 18-PERSON + 30-PERSON BOARD ROOM

× 15-PERSON + 30-PERSON EXPANDED  
CONFERENCE FACILITY

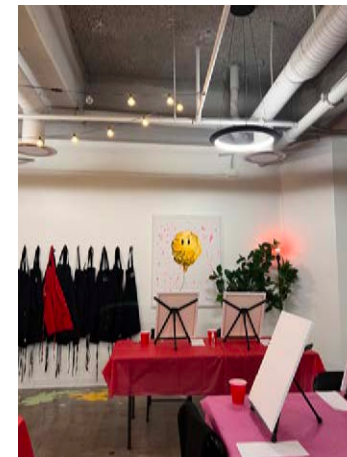
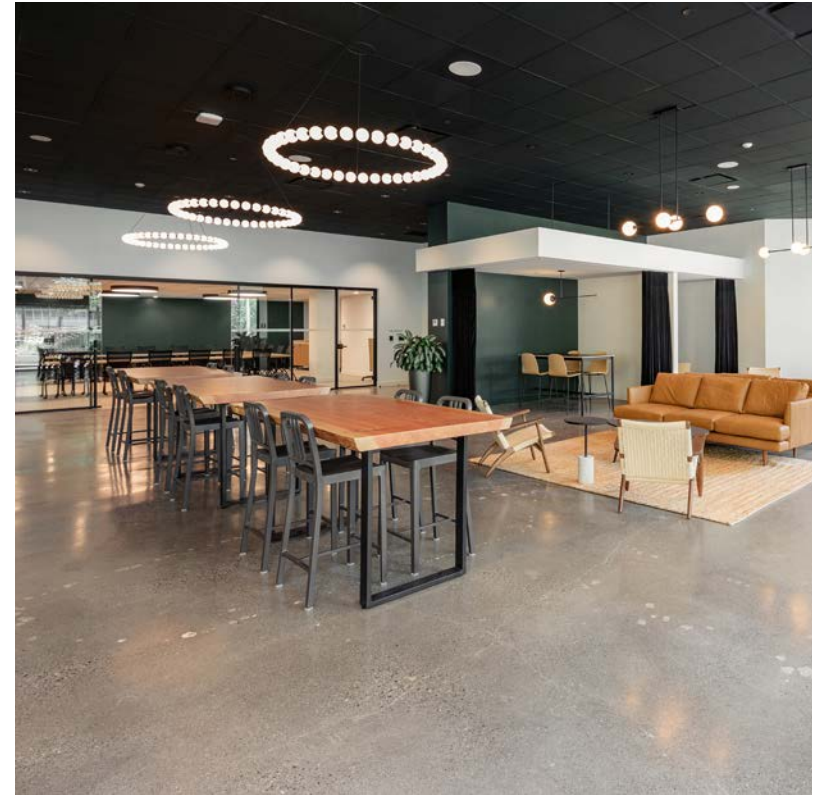
× NORTHPOINT BREWING

### ON-SITE

× PROPERTY MANAGEMENT + SECURITY

× CAR WASH/ BIKE STORAGE/ LOCKERS

× TENANT LOUNGE





# MARKET INFORMATION

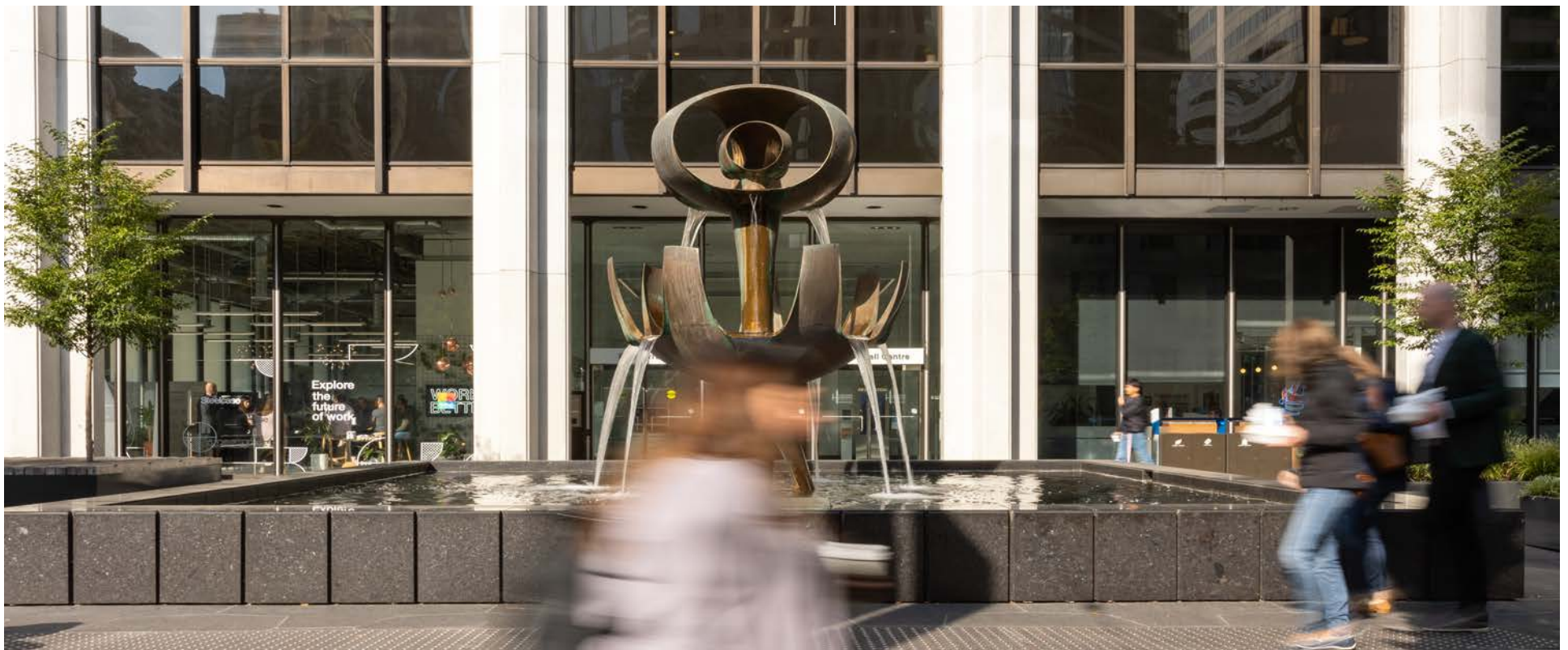
## IN THE HEART OF VANCOUVER

- + CANADA'S FASTEST GROWING & MOST DIVERSE ECONOMY
- + #1 MOST LIVEABLE CITY IN NORTH AMERICA
- + GATEWAY TO ASIA
- + #1 CITY IN NORTH AMERICA FOR TECH TALENT JOB GROWTH (CBRE TECH-30)



## EXCEPTIONAL TRANSIT CONNECTIONS

- + BURRARD STREET SKYTRAIN STATION DIRECTLY INTEGRATED TO CAMPUS
- + 1,500 BUSES STOP PER DAY



# SAFETY + SUSTAINABILITY



LEED Platinum  
Certification



ENERGY STAR  
Certification



BOMA Best Silver  
Certification



Fitwel Certification



Zero Waste Program



Canada Green Building Council

Existing Building Operations  
Award, 2022





## BETTER BLUEPRINT

SUSTAINABLE · HEALTHY · EQUITABLE

Our environmental, social and governance (ESG) platform—Better Blueprint™—brings to life our vision of vibrant, thriving urban spaces and places built for the long term. Its principles and objectives provide a common thread that authentically guides our work and relations with tenants, employees, investors and partners. Through this program, we aim to foster the growth of sustainable, healthy and equitable cities— vibrant cities, today and in the future.

### SUSTAINABILITY:

- 100% carbon neutral operations across portfolio
- 90% of in-service office portfolio is LEED-certified and 72% is ENERGY STAR-certified
- \$25 million invested in the Fifth Wall Climate Fund to advance climate tech for the built world
- Better Blueprint Action Plans at all properties operating and Sustainable Design Vision for all (re)developments and major repositionings

### HEALTH:

- 100% of operations are Fitwel Viral Response-certified and 99% of properties use MERV-13 or higher air filters
- 90% of in-service office portfolio served by functional outdoor space, 62% has on-site fitness centers, and 40% is Fitwel-certified
- Most multi-tenant office properties offer a mobile tenant app and wellness programming

### EQUITY:

- 100% of employees required to complete intensive diversity, equity & inclusion (DEI) training and 4 affinity-based employee resource groups to advance DEI internally
- Over \$1 million in annual charitable giving, with additional \$20 million five-year commitment to invest in innovative solutions to homelessness/housing in our communities
- 32 hours of paid time off for volunteering and regular “Hudson Helps” volunteering events





bentall  
centre









## REIMAGINING NOW. TO CREATE WHAT'S NEXT.

WHERE WE WORK IS NOT JUST WHERE WE WORK. IT'S PART OF WHO WE ARE AND HOW WE THRIVE. AT HUDSON PACIFIC PROPERTIES, THAT'S WHAT DRIVES US TO STAY ONE STEP AHEAD, LOOKING FOR OPPORTUNITIES IN JUST THE RIGHT PLACES TO BRING INNOVATION TO LIFE.

When you partner with us you get a lasting relationship focused on addressing your every need. From an entrance that signals you've arrived to an environment that fosters collaboration, creativity and success, we provide the state-of-the-art infrastructure and excellent service necessary to fulfill your business strategy. And when you're ready, we're here to help you expand for the future, because the sky's the limit.

We're driven to find the next amazing space for today and tomorrow's leading companies—building it from the ground up or reimagining it from the inside out. With Hudson Pacific Properties, everything is possible.

### FOR MORE INFORMATION CONTACT:

DAVID HAUGEN  
SENIOR DIRECTOR OF LEASING  
778-328-5964  
DHAUGEN@HUDSONPPI.COM

NOLAN TOIGO  
LEASING MANAGER  
778-328-5968  
NTOIGO@HUDSONPPI.COM

3110-1055 DUNSMUIR STREET  
VANCOUVER / BC V7X1M5

PROPERTY MANAGEMENT AND LEASING BY  
HUDSON CANADA MANAGEMENT ULC



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