

FOR LEASE

OCCUPANCY 2022

OFFICES

1280burrard.ca



RELIANCE
PROPERTIES

CBRE

—
burrard
PLACE



ICONIC DESIGN

THE JEWEL OF THE LARGEST MIXED-USE DEVELOPMENT IN DOWNTOWN VANCOUVER, THE OFFICES AT BURRARD PLACE CONTINUE THE BOLD ARCHITECTURAL VISION THAT BEGAN WITH THE ADJACENT 60-STOREY, LUXURY RESIDENTIAL TOWER THAT NOW GRACES THE DOWNTOWN VANCOUVER SKYLINE.

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AAA OFFICE SPACE

WITH ITS DRAMATIC CURVED GLASS EXTERIOR AND SOARING ENTRANCE LOBBY, THE OFFICES AT BARRARD PLACE STAND AS A MONUMENT TO THE WORK OF VANCOUVER'S OWN STARCHITECT, THE LATE BING THOM.





SITE PLAN

BURRARD PLACE HAS CREATED A NEW DESTINATION IN DOWNTOWN VANCOUVER. TWO LUXURY RESIDENTIAL TOWERS AND A AAA MID-RISE OFFICE TOWER BRING A NEW ENERGY TO A UNIQUE LOCATION THAT CONTINUES THE BEST OF DOWNTOWN WITH THE RAPIDLY EVOLVING BEACH DISTRICT.

BOLD VISION

BURRARD PLACE HAS CREATED
A NEW DESTINATION IN
DOWNTOWN VANCOUVER.
TWO LUXURY RESIDENTIAL
TOWERS AND A AAA MID-RISE
OFFICE TOWER BRING NEW
ENERGY TO A UNIQUE LOCATION
THAT CONNECTS THE BEST OF
DOWNTOWN VANCOUVER.



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FLEXIBLE DESIGN



- > LARGE 14,000 SQ. FT. FLEXIBLE FLOOR PLATE
- > FLOOR-TO-CEILING EXTERIOR GLAZING
- > 11 FT. SLAB-TO-SLAB CEILING HEIGHT
- > TURNKEY OUTFITTING AVAILABLE
- > TOP FLOOR SUITABLE FOR FULL FLOOR LAB SPACE
- > OVER 30,000 SQ. FT. OF AMENITY SPACE
- > WIREScore SILVER CERTIFICATION



WiredScore
SILVER

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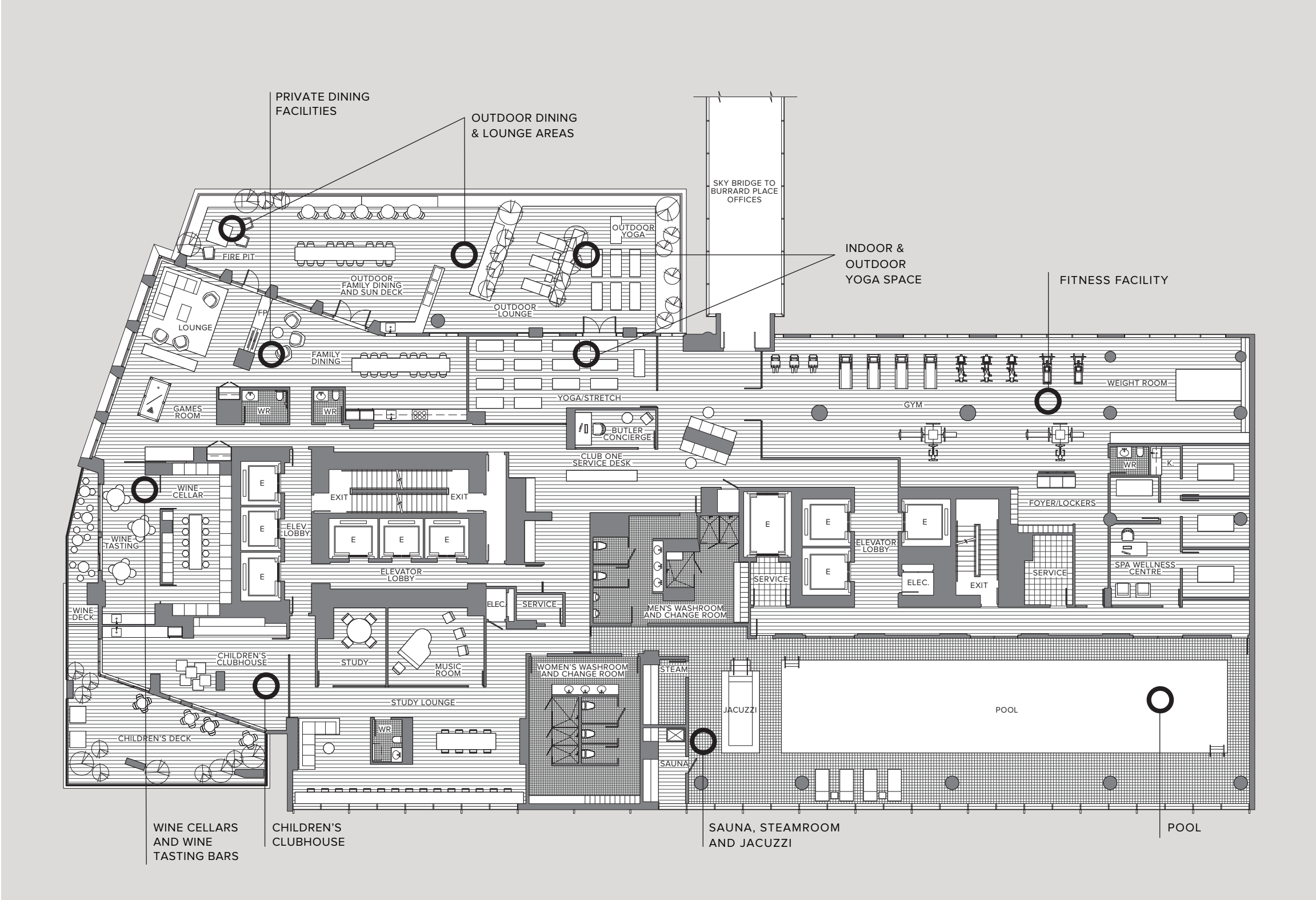
AMENITY SPACES

AS LINES BETWEEN WORK- AND PERSONAL-TIME CONTINUE TO BLUR, EMPLOYEES ARE SEEKING OPPORTUNITIES THAT BRING BALANCE TO THEIR LIFE. THE OFFICES AT BARRARD PLACE OFFER AMENITIES THAT ENHANCE THE WORK-DAY AND HELP EMPLOYEES MAINTAIN THEIR PERSONAL LIFESTYLE CHOICES.

CLONE

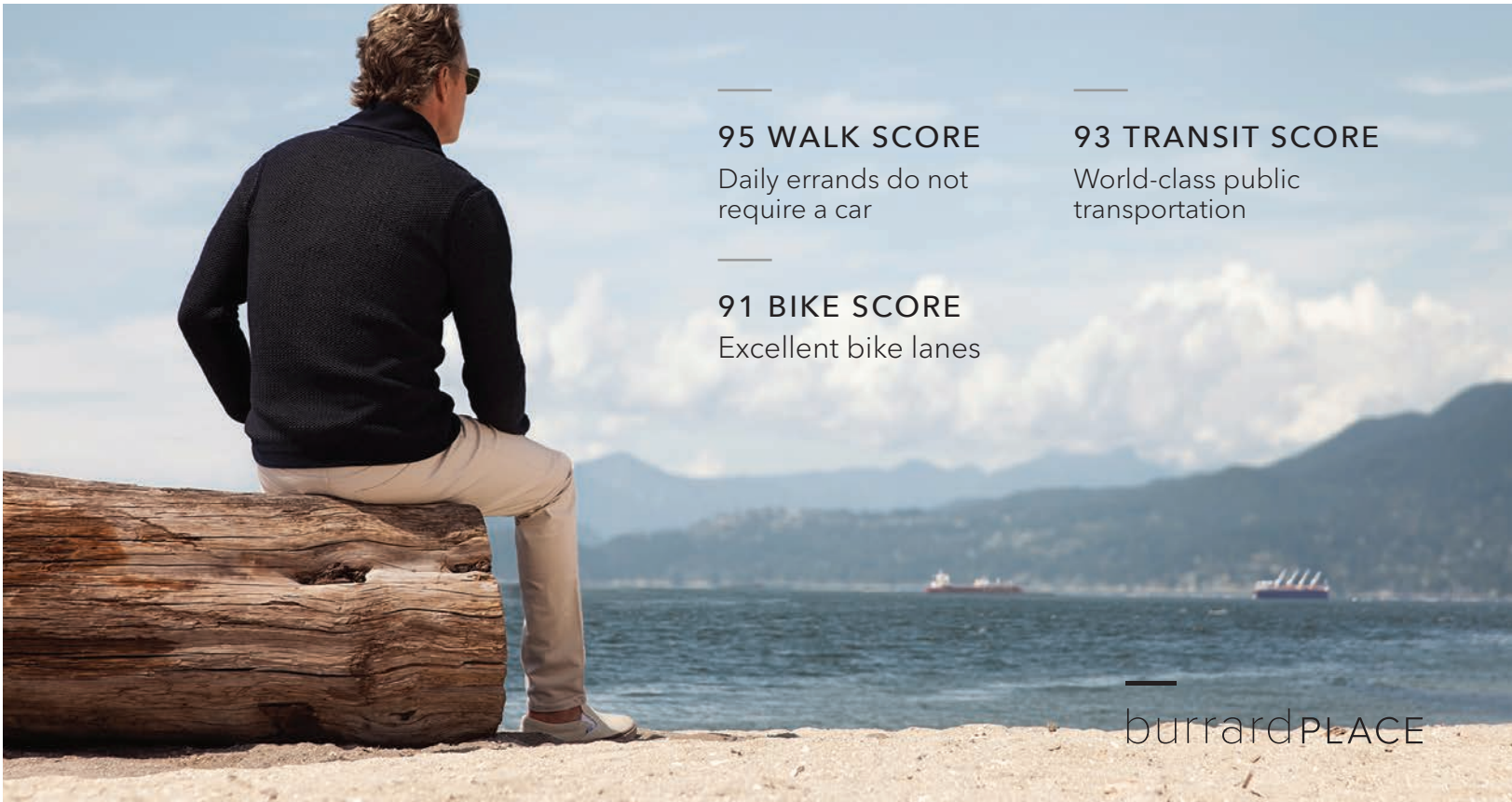
OPTIONAL ACCESS TO CLUB ONE AT BURRARD PLACE PROVIDES THE MOST EXTENSIVE FITNESS AND LIFESTYLE AMENITY PACKAGE IN THE CITY. FULLY EQUIPPED GYM, FULL-SIZE POOL, YOGA ROOM, SAUNA AND HOT TUB. CLUB ONE PUTS A FIRST-CLASS HEALTH AND WELLNESS FACILITY AT YOUR DOOR.

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LOCATION

WITH A DOWNTOWN GATEWAY LOCATION, THE OFFICES AT BURRARD PLACE PUT THE BEST OF VANCOUVER WITHIN EASY REACH. WHETHER YOU TRAVEL BY BIKE, PUBLIC TRANSIT, OR CAR, TRANSPORTATION OPTIONS ARE PLENTIFUL. AND IF YOU WOULD RATHER TAKE A STROLL, YALETOWN, THE WEST END, KITSILANO AND THE BEACH DISTRICT ARE ALL A SHORT WALK AWAY.



95 WALK SCORE

Daily errands do not require a car

91 BIKE SCORE

Excellent bike lanes

93 TRANSIT SCORE

World-class public transportation

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DETAILS

Designed by the late Bing Thom, the Offices at Burrard Place is an architecturally significant 13-storey concrete and glass building that combines stunning architecture, a premium downtown location, expansive open floor-plates and an unmatched tenant amenity package.

BASE BUILDING/INTERIOR FINISHES

- 13-storey concrete and glass structure
- Over 130,000 square feet of total floor space
- 14,000 square foot floor plate
- Floor-to-ceiling perimeter glazing
- 11-foot slab-to-slab ceiling heights
- Floor-by-floor controlled access
- Open painted ceilings
- Exposed concrete flooring
- Powered roller blinds on windows
- Power distribution on each floor
- Separate demised washroom facilities on each floor
- Drywall prepped for paint

HEATING, COOLING AND PLUMBING

- Individually-controlled heating and cooling systems
- Four pipe fan coil connected to energy efficient central heat unit
- Fresh air ventilation
- Capped plumbing connections for kitchen and lunch rooms

ELECTRICAL AND LIGHTING

- Dual (vista-WS) feeds from BC Hydro for maximum reliability
- Optional individual sub-panels for each unit
- Minimum 200 amp, three-phase panel at each floor
- High efficiency LED lighting; and fibre backbone on each floor

COMMON AREAS

- Dramatic curved glass façade
- Spacious three-storey lobby with glass, stone, and wood accents
- Hallways feature wood-slat ceilings with integrated LED lighting, stone details, oversize wood veneer doors and art walls

SUSTAINABILITY

- LEED Gold Certified.
- High-efficiency fixtures that reduce water consumption by more than 30%
- Low-volatile organic compound (VOC) building materials to support superior indoor-air quality where suitable

DIGITAL CONNECTIVITY

The Offices at Burrard Place have been recognized with a Silver WiredScore Certification signifying best-in-class, resilient digital infrastructure that will support digital business activities today and into the future.



AMENITIES

CLUB ONE ACCESS

The most extensive array of luxury services and amenities ever attached to an office building. Club One is comprised over 30,000 SF of first-class amenity space including a private dining area, fitness centre, and lap pool.

GROUND LEVEL AMENITIES

Outdoor green space surrounding building including a mews, green walls, fountain, and outdoor patio and seating areas.

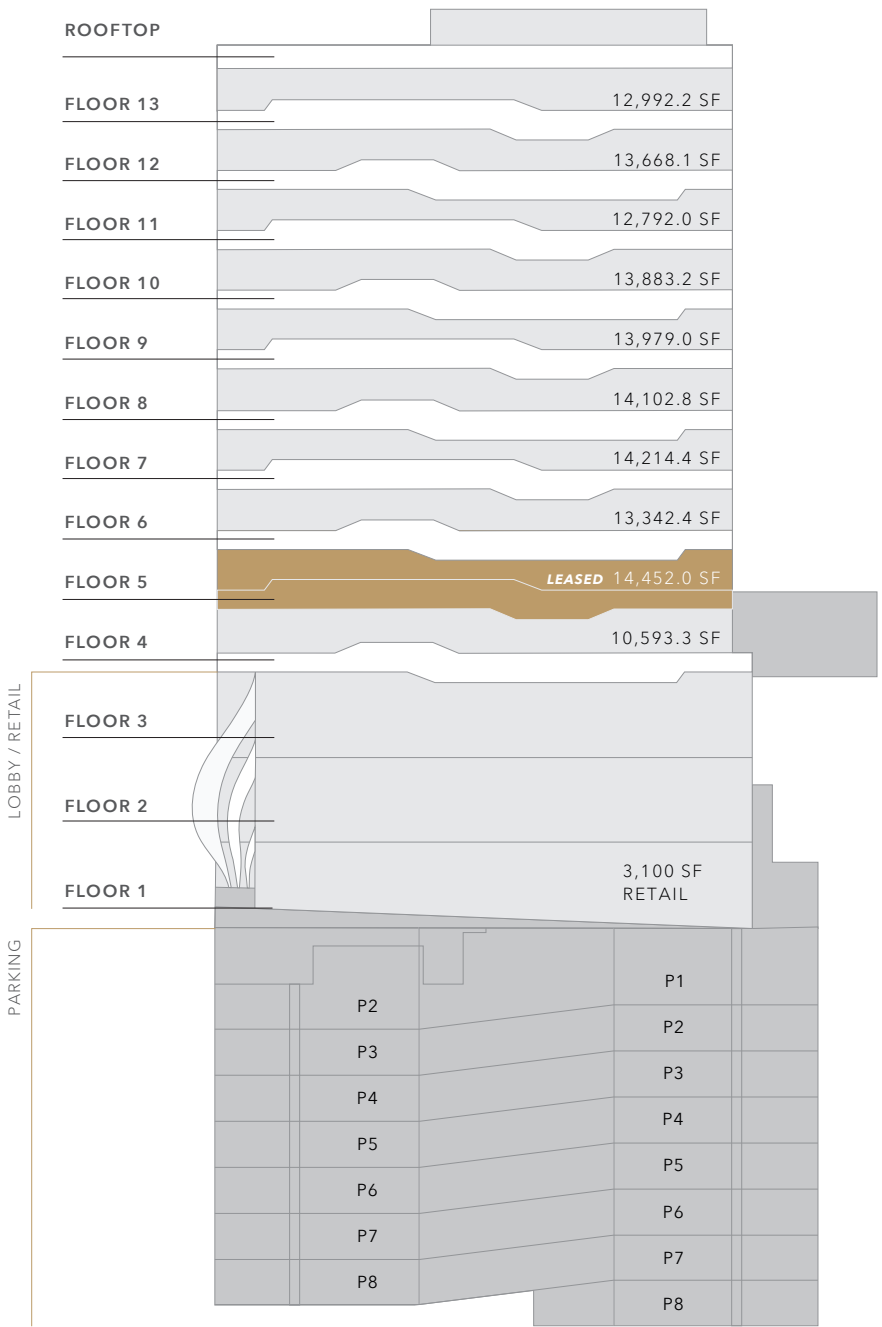
BUILDING COMMON AREAS

Outdoor terrace, lunchroom, lounge and boardroom on the 4th floor.

END-OF-TRIP-FACILITIES

Bike storage, washrooms, showers, and lockers.

STACKING PLAN



DRAKE STREET ELEVATION

THE DETAILS

TTL BUILDING SIZE	130,000 SF
ZONING	CD-1
PARKING RATIO	1: 1,129 SF
EST. ADDITIONAL RENT	\$22.00 PSF (2022)
LEASE RATE	Contact Listing Agents
COMPLETION DATE	Q1 2022

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