burrard exchange

AT BENTALL CENTRE

HUDSON PACIFIC PROPERTIES



1025 DUNSMUIR ST.
VANCOUVER, BC

BREAKING AWAY FROM BUSINESS AS USUAL

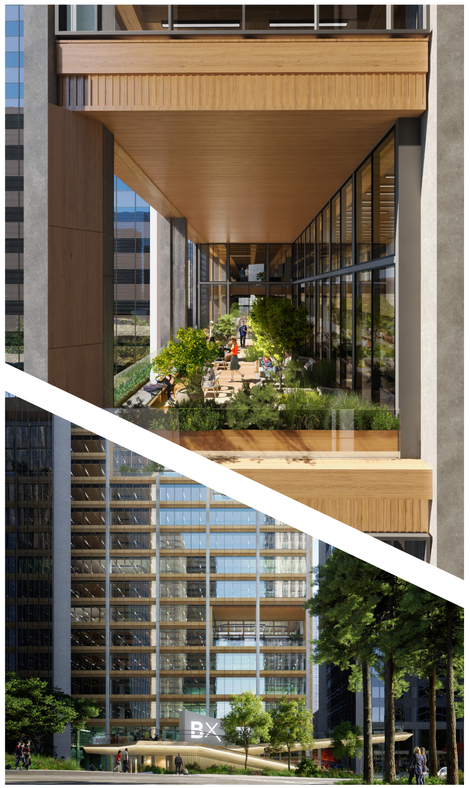
Seamlessly integrated into Bentall Centre, **Burrard Exchange** will be a modern, loft-like structure with light-filled, healthy environments and a minimized carbon footprint. Its large floor plates are distinguished through the extensive use of hybrid Mass Timber Construction, both a sustainable building material and a key design feature.

Burrard Exchange steps back at multiple levels, providing gracious loggias, terraces and a rooftop terrace that integrate lush, green outdoor space with office uses.

Retail spaces occupy the first two levels of the building, adjacent to a signature public space at the South Plaza which includes a stunning Pavilion sure to serve as the heart of the Bentall Centre campus, and the entire Downtown area.

± 470,000 SF Class A Tower
± 410,000 SF Office
± 38,000 SF Retail
± 19,000 SF Terraces/Loggias
± Rooftop Amenity
± 30,000 SF Floor Plates
± 20,000 SF Plaza
2026 Q1 Estimated Delivery





30,000 SF floors:
50-100% larger than most downtown floors

×

14.5 foot ceilings:
15-30% higher than most office ceilings

×

Outdoor spaces on
~50% of BX's 16 floors



THE SOUL OF YOUR BUSINESS IN THE HEART OF THE CITY

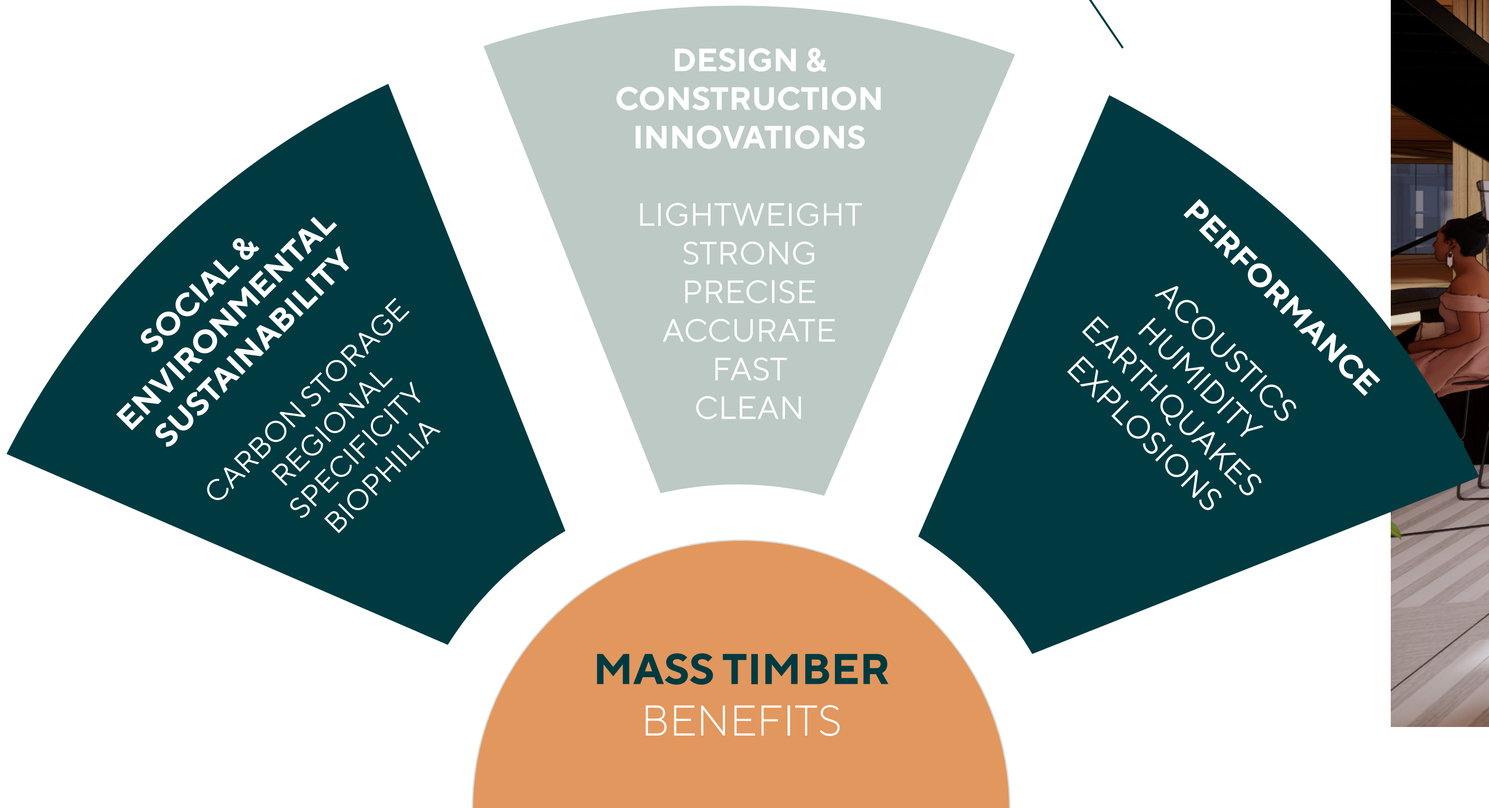
FEATURES & AMENITIES

- Integrated into Bentall Centre's 5-acre, 2-million SF campus
- Natural interior finishes unique to mass timber construction
- LEED Gold+
- 14.5' floor-to-floor heights allowing generous natural light
- Lobby connection to below-grade **Shops at Bentall Centre**
- Direct adjacency to first class suite of food & beverage amenities
- 20,000 SF Plaza creates one of the largest outdoor gathering spaces downtown
- On-site bike lockers accommodate over 700 bikes, with showers and lockers
- Direct connection to Burrard Skytrain Station as well as a designated pick up / drop off area for rideshare services
- Access to tenant only Athletic Centere & Dog Park
- Secured underground parking

Building Operations
100% CARBON NEUTRAL

SPOTLIGHT ON MASS TIMBER

Mass timber, or engineered timber, is a modern building material that offers exceptional dimensional stability as well as sustainable construction and operational solutions. One of mass timber's greatest attributes is that it absorbs carbon during growth, thus removing carbon from the atmosphere. As such, mass timber buildings actively store carbon and make significant contributions to carbon reduction efforts.

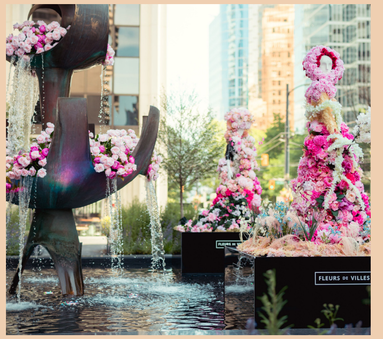




Source: Professor Alex Rijke

Bentall Centre
TRANSFORMING VANCOUVER'S VIBRANT HUB

Bentall Centre has long served as a premier downtown destination. It's 5-acre campus offers four Class A office towers, abundant retail & dining options and newly renovated tenant spaces. Vibrant public spaces have been extensively updated and integrate seamlessly via welcoming breezeways with Burrard Exchange's exterior spaces. Tenants at Burrard Exchange will enjoy Bentall Centre's abundant private and public amenities along with a robust slate of events and programs.









TENANT AMENITIES

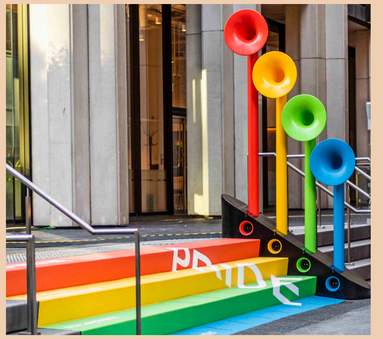






PUBLIC SPACES





EVENTS & PROGRAMS



	95 Walk Score
	100 Transit Score
	77 Bike Score*

* Bike score expected to improve post-construction.

AT THE CORNER OF **WORK + PLAY**

Where commerce and culture connect.

Restaurants

1. JOEY
2. Meat & Bread
3. Tacofino
4. Cactus Club
5. Black + Blue
6. Tractor
7. Joe Fortes
8. Miku
9. Nightingale

Shopping

Major Retail Street

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

66%
OF THE DOWNTOWN POPULATION WALKS, CYCLES, OR TRANSITS TO WORK

130K
PEOPLE WORK IN DOWNTOWN VANCOUVER

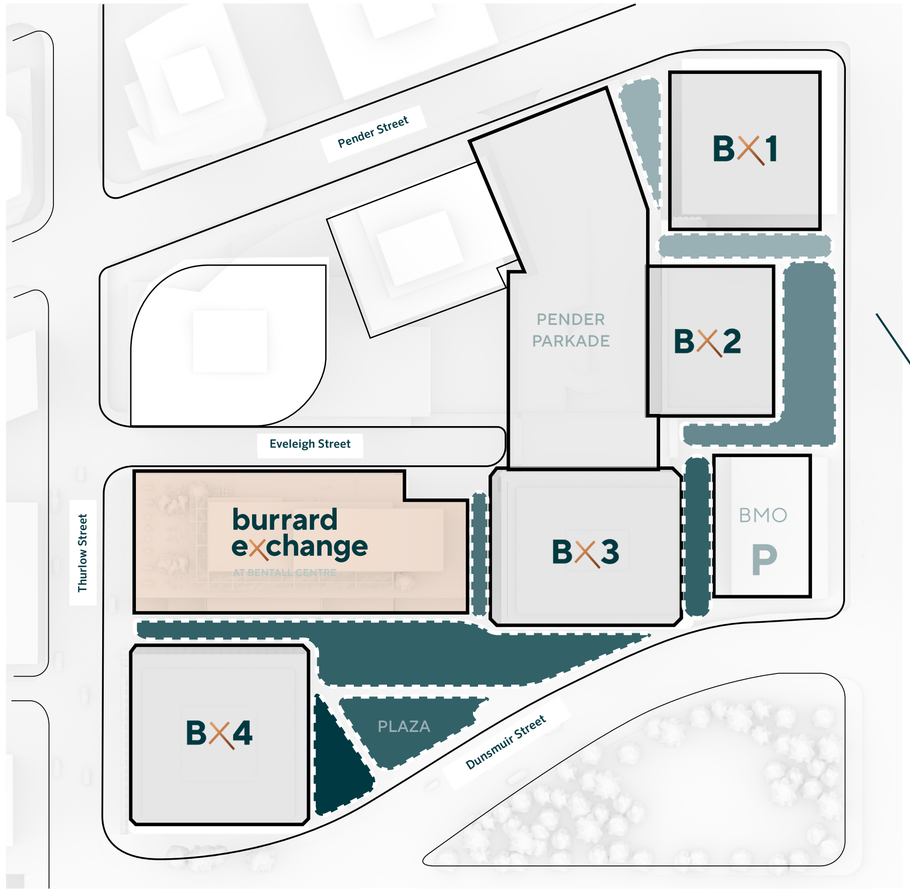
23K
DAILY RIDERSHIP AT BURRARD SKYTRAIN STATION

6.2M
INTERNATIONAL VISITOR ARRIVALS TO BC

3/4
OF DOWNTOWN RESIDENTS ALSO WORK DOWNTOWN

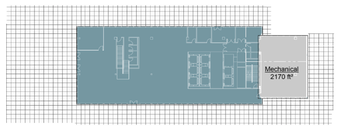
60K
DAYTIME POPULATION WITHIN 500 METRES

SITE PLAN + **FLOOR PLANS**

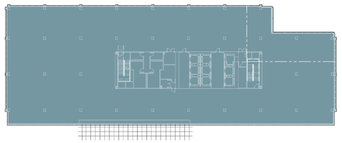


* All renderings and plans subject to change.

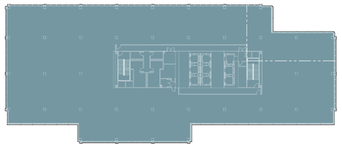
L16 ± 9,860 SF



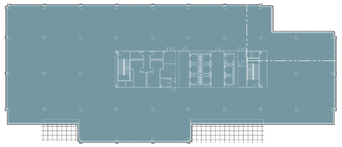
L15 ± 26,330 SF



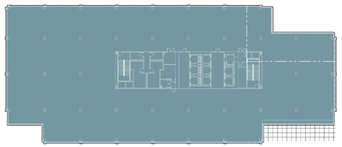
L14 ± 27,760 SF



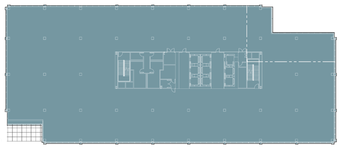
L13 ± 27,760 SF



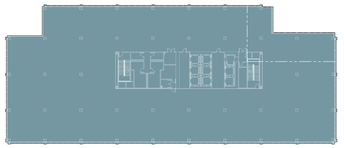
L12 ± 29,110 SF



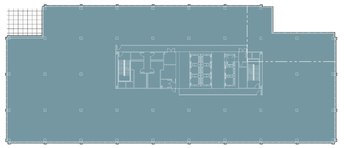
L11 ± 29,990 SF



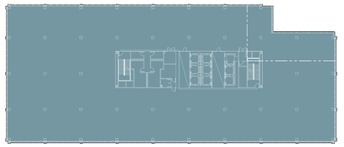
L10 ± 29,700 SF



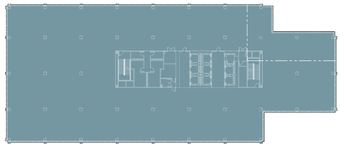
L9 ± 29,700 SF



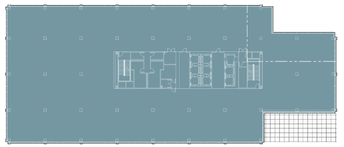
L8 ± 30,460 SF



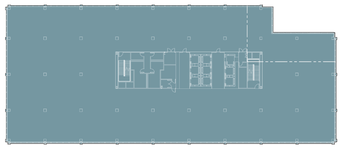
L7 ± 28,950 SF



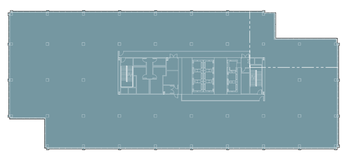
L6 ± 28,950 SF



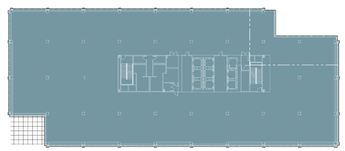
L5 ± 30,460 SF



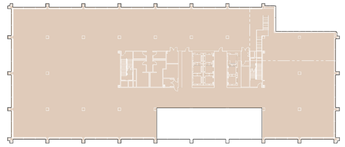
L4 ± 29,700 SF



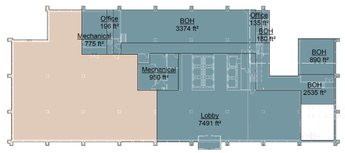
L3 ± 29,700 SF



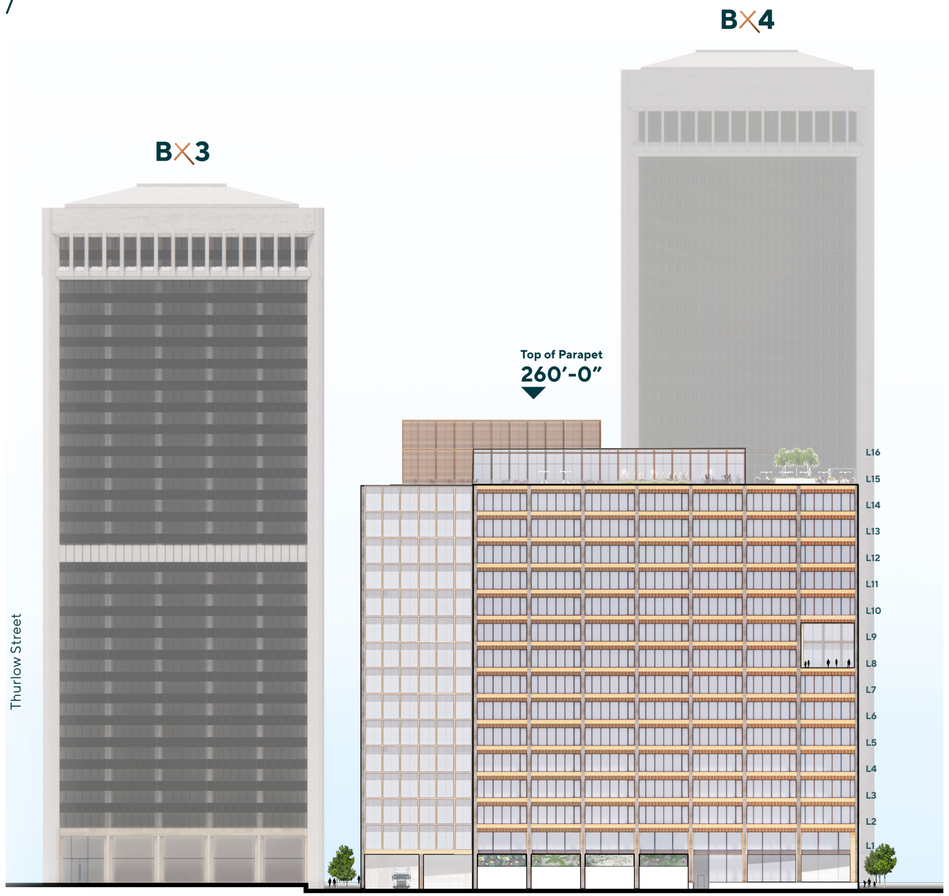
L2 ± 26,665 SF



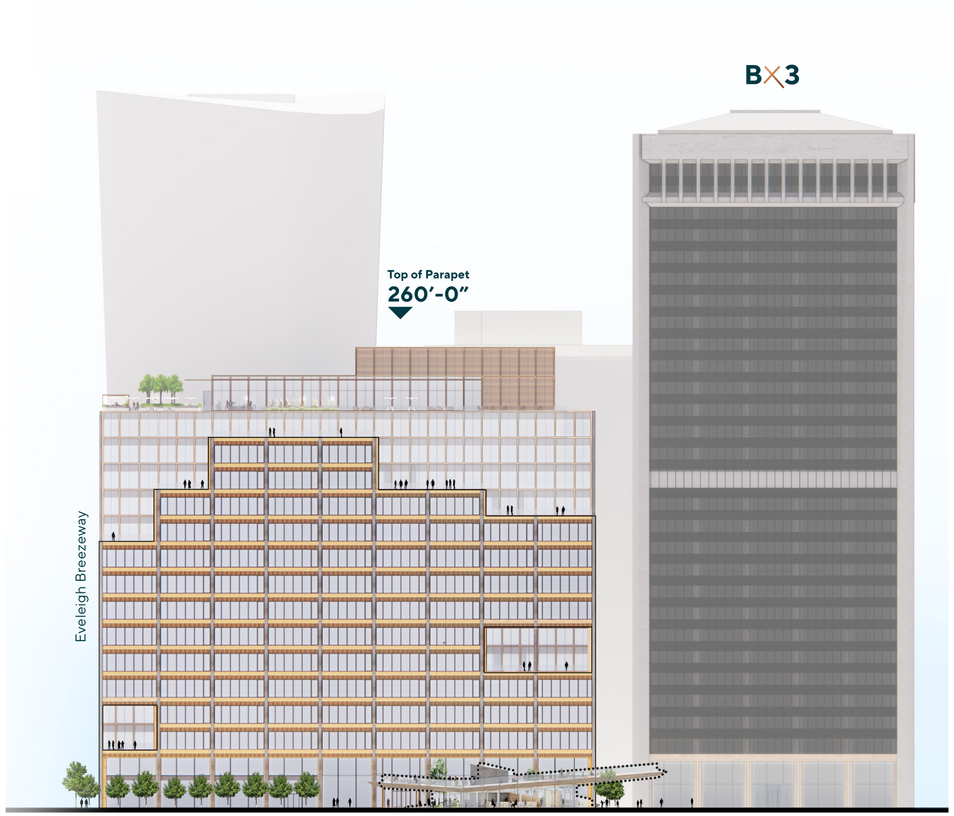
L1 ± 8,081 SF



ELEVATIONS



NORTH ELEVATION
Eveleigh Street



SOUTH ELEVATION
Dunsmuir Street

* All renderings and plans subject to change.

A PASSION **FOR PROGRESS**

Burrard Exchange at Bentall Centre is being developed by two of the premier real estate companies in North America.

HUDSON PACIFIC PROPERTIES

NAIOP DEVELOPER OF THE YEAR 2021

Hudson Pacific Properties is a visionary real estate company with a portfolio of nearly 20 million square feet located in epicenters of innovation for media and tech. Anchor tenants include Fortune 500 and leading growth companies such as Netflix, Google, Square and more. Our team has decades of experience delivering ground-up development projects in complex urban environments on time and on budget—for the most discerning end-users. We adeptly manage challenges, whether entitlements, community outreach, construction or leasing. Without exception, our developments feature cutting-edge architecture, sustainable design and the highest-quality materials. The result: we consistently deliver top-of-the-line facilities that stand the test of time.

Blackstone

Blackstone is one of the largest property owners in the world, owning and operating assets across every major geography and sector. Blackstone seeks to create positive economic impact and long-term value for their investors, the companies they invest in, and the communities in which they work. Blackstone does this by using extraordinary people and flexible capital to help companies solve problems. Blackstone's asset management businesses, with $450 billion in assets under management, include investment vehicles focused on private equity, real estate, public debt and equity, non-investment grade credit, real assets and secondary funds, all on a global basis.





CASE STUDY

450 Alaskan, Seattle

We constructed this state-of-the-art creative office building to accommodate the growing number of companies locating in Pioneer Square. Tucked between existing brick-and-beam buildings, it was essential to seamlessly incorporate the development into its historic surroundings, as well as anticipate the changes ahead with the demolition of a viaduct and the development of the waterfront. Today, this mid-rise office tower, home to Saltchuk's headquarters, combines a timeless brick façade with modern features, unobstructed views of Elliott Bay, a breathtaking rooftop amenity deck and street-level retail.

ROOFTOP AMENITY



* All renderings and plans subject to change.

OFFICE INTERIOR



* All renderings and plans subject to change.

LOGGIAS + TERRACES







* All renderings and plans subject to change.

HUDSON PACIFIC PROPERTIES

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