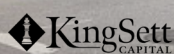
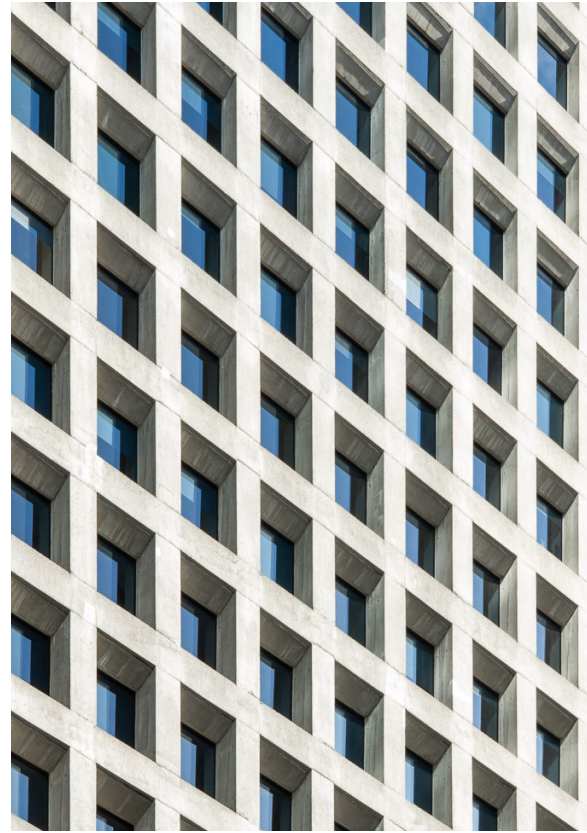


A/E ArthurEricksonPlace

1075 WEST GEORGIA STREET

**A FRESH PERSPECTIVE
ON TIMELESS
ARCHITECTURE**





A / E
Arthur
Erickson
Place

1075 West Georgia Street

AVAILABILITY DETAILS

1075 W Georgia Street, Vancouver, BC

TAXES AND OPERATING COSTS (2026 ESTIMATE):
\$24.50

PARKING:
1:1,700 SQ. FT. AT MARKET RATE

Floor-Suite	Size (Rentable Sq. Ft.)	Available On	Comments
2460	3,887	Immediate	Ready Set Go Program - (fully furnished) built out space with 3 offices, 2 call rooms, boardroom for 7 people, reception, kitchen with full lunch room and open desk space for 16 people.
2350	1,510	June 1, 2026	Ready Set Go Program - (fully furnished) built out space with 1 call room, kitchenette and open desk space for 12 people.
2080	4,997	January 1, 2027	Improved space featuring north-facing views, predominantly built out with private offices.
925	2,345	Immediate	Built out space with 2 offices, a meeting room and kitchenette.
910	1,340	Immediate	Built out space with 1 office and kitchenette. Partially furnished. Available immediately on a sublease basis.
800	4,222	Immediate	Ready Set Go Program - (fully furnished) built out space with 5 offices, 2 call rooms, boardroom for 7 people, reception, copy room, kitchen with full lunch room and open desk space for 18 people.
710	3,801	Immediate	Partial floor available immediately. Space will be updated with modern HVAC systems, new lighting and ready for Tenant customization.
600	14,774	Immediate	Full floor available immediately. Space will be updated with modern HVAC systems, new lighting and ready for Tenant customization.
300*	14,774	July 1, 2026	Full floor available July 1, 2026. Built out space with modern improvements - consists of a mix of open space with offices and meeting rooms.
270*	5,344	July 1, 2026	Built out space with 2 meeting rooms, kitchen, and open desking space.
260*	1,774	Immediate	Built out with 2 offices, meeting room, reception area and kitchenette.
210*	7,609	July 1, 2026	Built out with 5 offices, 5 call rooms, a large kitchen and lounge area and open desk space. Space is finished with polished concrete floors throughout.

*2nd and 3rd Floors are contiguous for 29,501 SF

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Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.

READY SET GO (RSG) MODEL SUITE PROGRAM

The Ready Set Go model suite program at Arthur Erickson Place meets tenant objectives to:

- Immediately occupy premium, **fully furnished, move in ready** office space
- Maintain **flexible lease** terms
- **Avoid** construction project risks
- **Eliminate** capital investment

A/E ArthurEricksonPlace



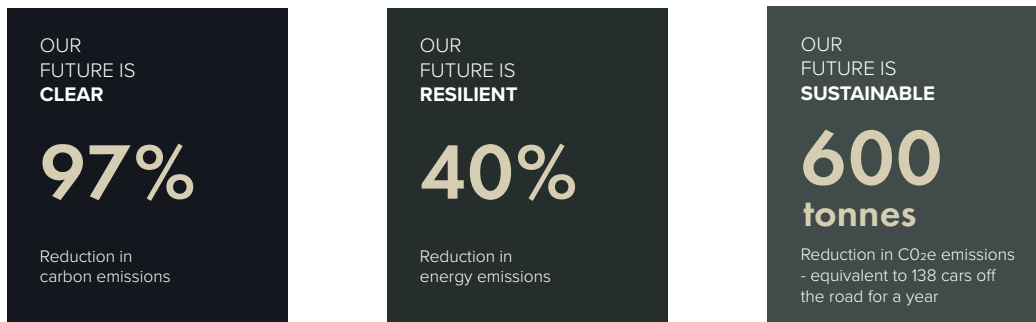
SUSTAINABILITY DETAILS

1075 West Georgia Street

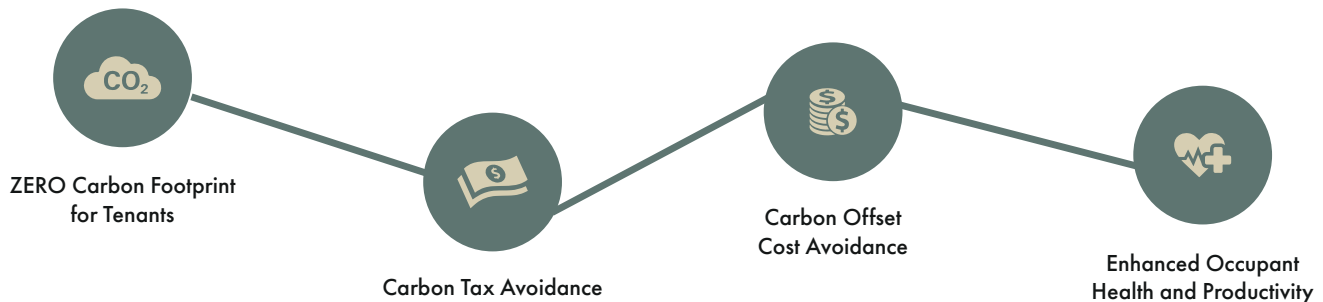
NET ZERO

ARTHUR ERICKSON PLACE IS PROUD TO BE A ZERO CARBON BUILDING – PERFORMANCE CERTIFIED FROM THE CANADA GREEN BUILDING COUNCIL.

Achieving ZCB Performance certification demonstrates the building’s energy efficiency and the investment its co-owners have made to minimize carbon emissions from its operations. The three-year innovative decarbonization process, which began in 2022, involved an innovative retrofit which upon completion in 2025, will reduce its carbon emissions by 97 percent before purchasing any carbon credits.



BENEFITS OF ZERO CARBON



CERTIFICATIONS

<p>LEADERSHIP IN ATTAINING ZERO CARBON BUILDING STATUS</p>	<p>THE HIGHEST PERFORMING AND MOST EFFICIENT BUILDING SYSTEMS</p>	<p>THE HEALTHIEST ENVIRONMENT FOR CUSTOMERS</p>	<p>SUPERIOR CUSTOMER EXPERIENCE AND EXCEPTIONAL ASSET MANAGEMENT</p>	<p>WORKS TO HELP IMPROVE ACCESSIBILITY OF THE BUILT ENVIRONMENT IN CANADA</p>	<p>ENERGY STAR CERTIFIED BUILDINGS SAVE ENERGY, MONEY AND HELP PROTECT THE ENVIRONMENT BY GENERATING FEWER CARBON EMISSIONS</p>
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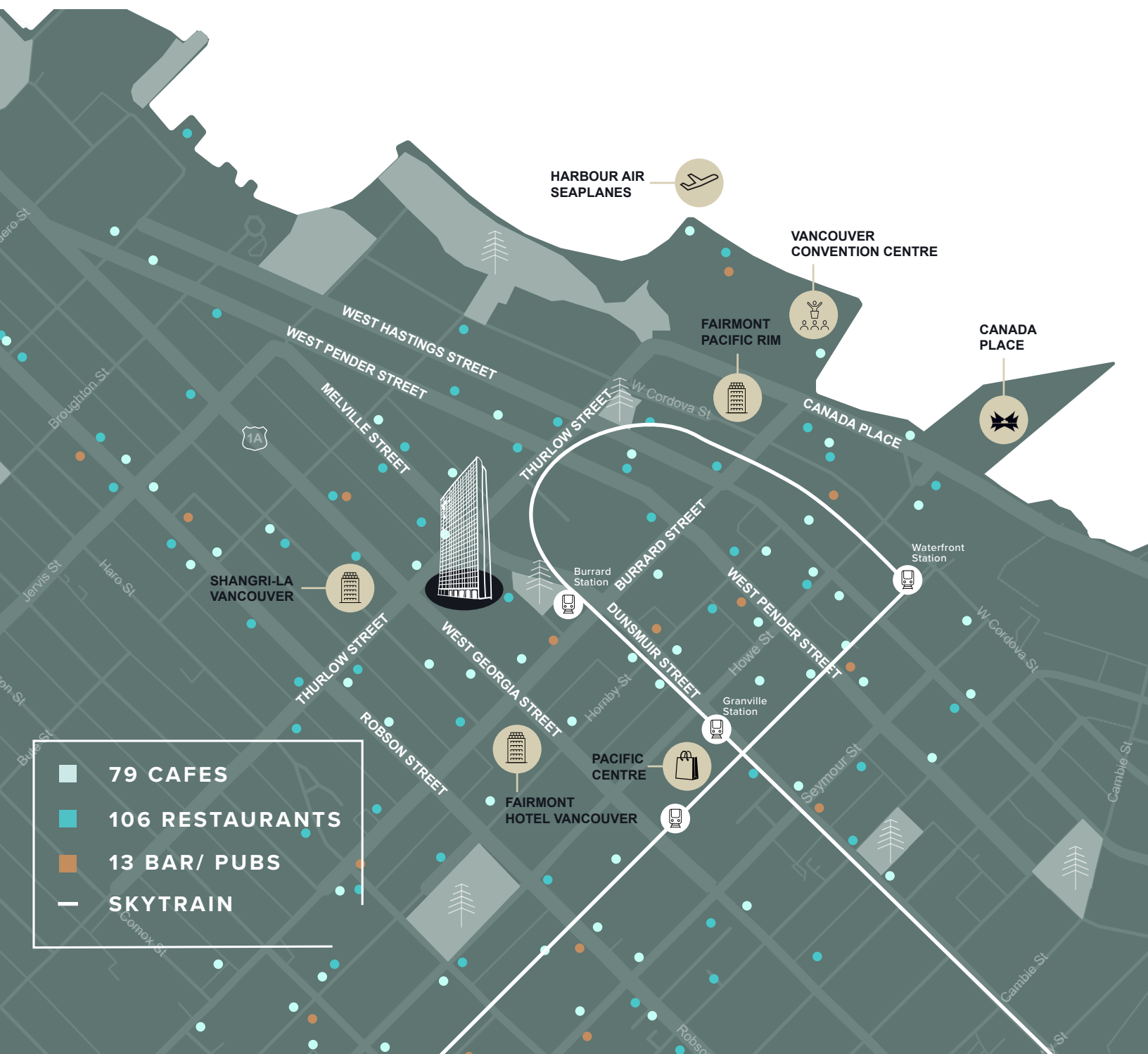
OUR COMMITMENT TO HEALTH



- Enhance Hygiene & Cleaning Protocols
- Plan for Healthy Re-entry
- Continuous Assessment of Ventilation & Air Treatment Systems
- Monitor Air and Water Quality

LOCATION

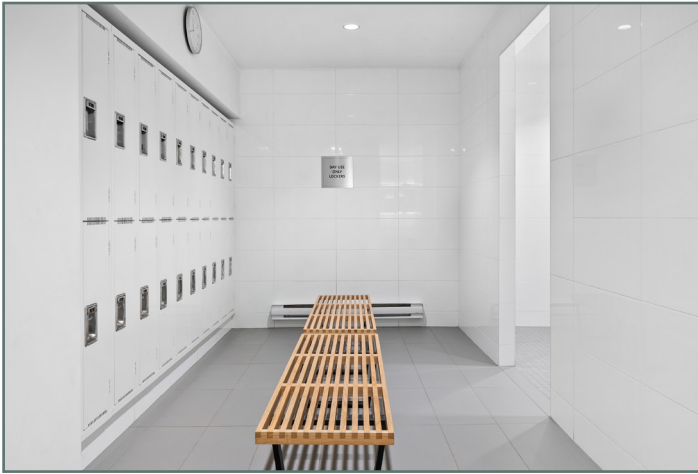
Located at the heart of the Central Business District of Downtown Vancouver, Arthur Erickson Place offers effortless connections across the Vancouver and Metro Vancouver districts. A short 110 meter walk to Burrard Station, the building connects all major bus routes, the Expo and Canada SkyTrain lines, as well as the West Coast Express and SeaBus, allowing for swift journeys to and from the North Shore and beyond.





FEATURES & AMENITIES

- Onsite property management
- 24/7 security & security desk
- Highly visible location at the corner of West Georgia and Thurlow Streets
- 110 meter walk to Burrard Station
- Gym / Fitness centre
- End-of-trip facilities with towel service
- Secure bike storage
- Tenant conference center
- Twelve elevators
- Dedicated tenant and visitor building parking with entrance located on Dunsmuir Street
- Electric car charging stations
- Recipient of Massey Medal for Architecture in 1970



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