

THE CENTRE

RETAIL | OFFICES



THE CENTRE — FEATURES + SPECIFICATIONS

TOTAL NUMBER OF FLOORS	Ground floor 3/F 4/F to 7/F	Six retail units Daycare Centre and Restaurant/Spa Offices
CURTAIN WALL	The building design features high-quality curtain wall glazing. An attractive architectural facade includes slim vertical terracotta-styled metal panels to highlight the swooping, elegant curtain wall.	
LOBBY	<p>Exclusive double-height street-level lobbies are provided for the daycare centre, restaurant/spa and offices, for secured and easy access.</p> <p>The spacious main lobby entrance features straight shapes and clean, bright materials, as framework for the visual movement created by a water-fall-inspired chandelier in the centre of the double-height space. The light feature evokes an artistic brush stroke representing the alliance Belford Properties has formed with the Vancouver Art Gallery. The concept of the jewelry box in the lobby provides a sensation of luxury and prestige upon entry, with polished metal features and focal points.</p> <p>Access is through automated doors located under a striking glass canopy over the main entry.</p>	
ELEVATORS	<ul style="list-style-type: none">· Daycare Centre: One dedicated passenger elevator· Restaurant/Spa: One dedicated passenger elevator· Office: Three dedicated passenger elevators· One dedicated freight elevator for retail units, daycare centre and restaurant/spa	
OFFICE MAILROOM	Private mailboxes complete with postal service room.	
END OF TRIP FACILITIES	Secured bicycle storage, showers and lockers are available to all office owners/tenants.	
CONFERENCE/MEETING ROOM FACILITIES	An executive boardroom, training room, business lounge with soundproof phone room and five separate meeting rooms located on 4/F are available to all office owners/tenants; equipped with convenient digital booking and video conference system.	
TELECOMMUNICATION NETWORK	<ul style="list-style-type: none">· Uninterrupted cell phone reception throughout the building· High-speed fibre optics· Complimentary Wi-Fi coverage in all common area within the building	
SECURITY SYSTEM	<ul style="list-style-type: none">· Keyless access to office lobby and elevators after hours· Security camera coverage in office lobby and parkade	

CAR PARKING	Two levels of underground parking with approximately 213 stalls
FLOOR LOADING (LIVE LOADS)	<ul style="list-style-type: none">· Retail Units: 100 pounds per SF· Daycare Centre: 100 pounds per SF· Restaurant/Spa: 100 pounds per SF· Offices: 50 pounds per SF
CLEAR CEILING HEIGHT	<ul style="list-style-type: none">· Retail Units: Units 1-3 (25'2"), Unit 4 (21'10") and Units 5-6 (21'8")· Daycare Centre: 16'4", Lobby: 24'· Restaurant/Spa: 16'4", Lobby: 21'10"· Offices: 4/F-5/F (11'4"), 6/F (11' and 12'2"), 7/F (11'), Lobby: 24'9"
HEATING + COOLING SYSTEM	<p>Dedicated heating and air conditioning system using high-efficiency Variable Refrigerant Flow (VRF) equipment which is extremely convenient, energy efficient and quiet.</p> <p>Each office unit has its own zone control with programmable thermostat to provide maximum thermal comfort allowing each office to control its own air conditioning unit.</p> <p>Central high-efficiency heat recovery ventilator provides fresh air to each office unit.</p> <p>Extra air conditioning ports are reserved for future additional cooling for office expansion.</p>
WATER SUPPLY + DRAINAGE	<p>Retail units have their own water supply and individual water metres. The building has provided sewer cap-offs under the ground floor slab, allowing flexible future connections when and if required by the retail owners/tenants.</p> <p>Daycare centre and restaurant/spa have their own water supply and individual water metres.</p> <p>Rough-in for water supply and sink drainage provided in each office suite.</p>
ELECTRICAL + LIGHTING	<p>Retail units, daycare centre and restaurant/spa each have their own panel and electrical metre.</p> <p>Each office unit is equipped with 100 amp breaker panel and dedicated electrical metre. Two 1" conduits in the walls of each suite are provided for TV/data wiring.</p>
WASHROOMS	Each office floor is provided with male, female and wheelchair accessible washrooms. Occupancy sensors are provided in all washrooms.
ENVIRONMENTAL/ SUSTAINABILITY	<p>The building is designed to achieve LEED Silver equivalent standard.</p> <p>High efficiency water fixtures reduce consumption by more than 30% compared to typical fixtures.</p> <p>Low-Volatile Organic Compounds (VOC) building materials support superior indoor-air quality.</p> <p>Office floorplates are designed to provide high quality access to natural daylight and views.</p>

THE CENTRE — 配套设施和技术规范

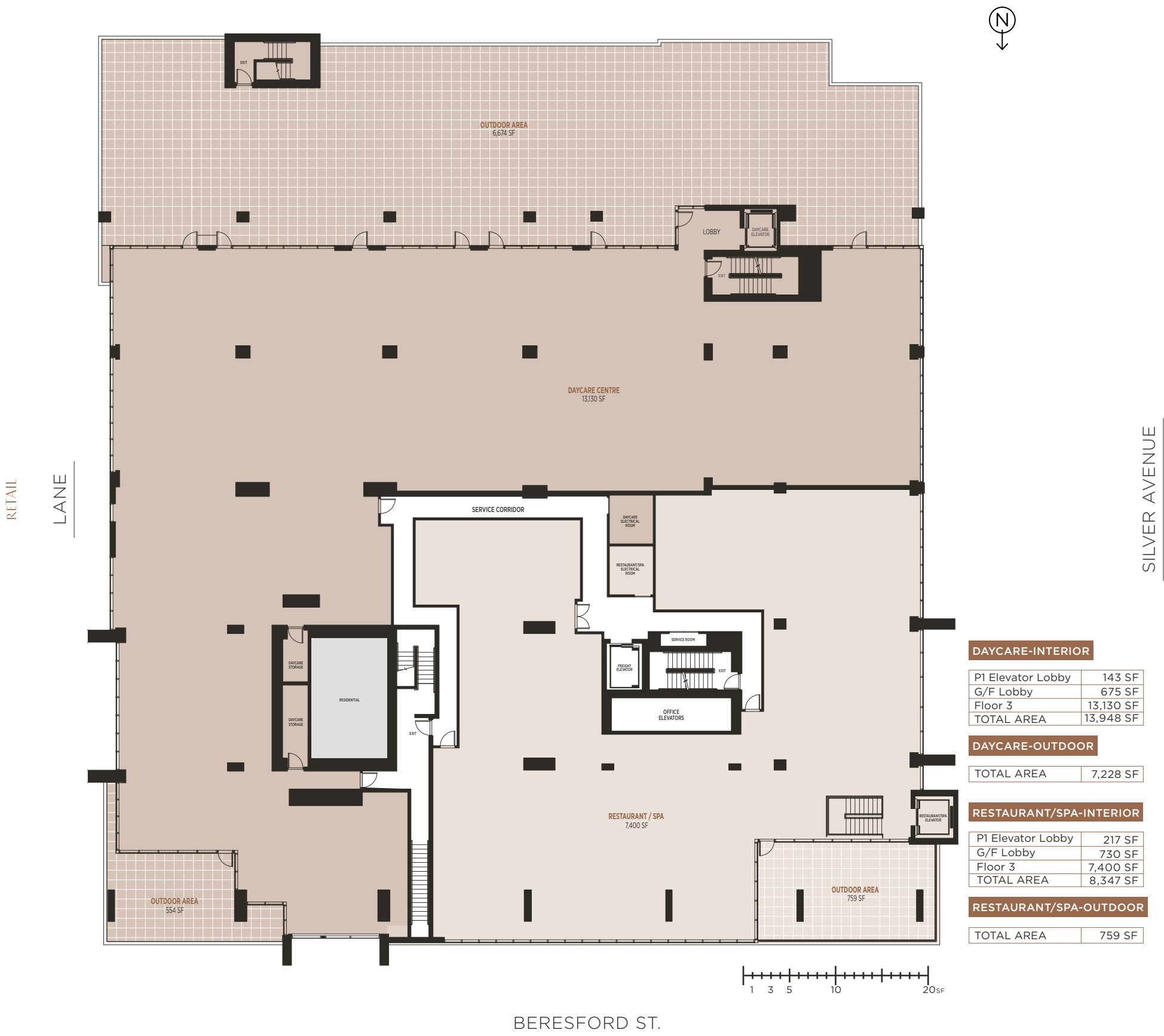
楼层:	1F 3F 4F 到 7F	6个临街铺面 大型日托幼儿园和大型餐厅/美容养生馆 AAA级办公大楼
玻璃幕墙:	大厦设计包含高质量的商用级别玻璃幕墙。独特的建筑外观将垂直纤细的金属面板整合其中。	
大堂:	<p>独立2层高大堂为大型日托幼儿园，大型餐厅/美容养生馆和AAA级办公室提供独立街面出入。</p> <p>宽敞的主大堂设计选用利落的线条及简洁明亮的材质，如同精美的画框，把双挑高的空间镶嵌其中，视线追随如瀑布般的水晶灯落入正中。流转的灯光如同画笔的线条，代表了Belford Properties携手温哥华美术馆的合作。大堂以珠宝盒的设计理念采用抛光金属，使得迈入的瞬间就感受到富丽堂皇及成为焦点。</p> <p>进入大堂将通过入口处由醒目玻璃顶篷遮蔽的自动门。</p>	
电梯:	大型日托幼儿园：1部独立客运电梯 大型餐厅/美容养生馆：1部独立客运电梯 办公大楼：3部独立客运电梯 1部货运电梯专属于临街铺面，大型日托幼儿园和大型餐厅/美容养生馆。	
信箱:	提供独立信箱和邮件服务。	
商户便利设施:	安全的自行车储藏间，淋浴间和个人储物间为业主/租客提供便利。	
公共会议设施:	办公大楼4层提供大型会议中心，培训室，商务休息室，和5个独立的会议室供业主/租客免费使用。会议室配备方便的电子预约系统和远程视讯会议设备。	
通信系统:	无死角手机网络覆盖整座办公大楼 高速光纤网络入户 公共区域提供免费Wi-Fi	
安全系统:	办公大楼正常营业时间外进入大堂及使用电梯可应用手机感应替代传统电磁卡 清晰监控系统（办公大楼大堂及停车场）	

停车场：	地下2层停车场，约213个停车位
楼板承重：	临街铺面： 100磅/平方尺 D大型日托幼儿园：100磅/平方尺 大型餐厅/美容养生馆：100磅/平方尺 办公大楼：50磅/平方尺
净层高：	临街铺面：单位1-3（25.2尺）；单位4（21.8尺）；单位5-6（21.7 尺） 大型日托幼儿园：大堂（24尺）；3层（16.3尺） 大型餐厅/美容养生馆：大堂（21.8尺）；3层（16.3 尺） 办公大楼：大堂（24.8尺）；4-5层（11.3尺）；6层（11尺和12.2尺）；7层（11尺）
暖通及空调系统：	独立冷暖空调运用变冷媒流量多联系统(VRF)，该系统超级安静，节能和方便。 每间办公室都拥有自己独立的温控系统，可以自己独立调整温度，工作环境更舒适 中央高效换气通风设备（HRV）将新鲜空气带入室内，工作环境更健康。 提供额外空调接口为未来扩张提供先决条件。
供水和排水：	临街铺面拥有独立的水管连接和独立水表。在1层的楼板内提供排水管道，业主/租客可以根据需求连接该管道。 大型日托幼儿园，大型餐厅/美容养生馆拥有独立的水管连接和独立水表。 每一间办公室都提供水管连接和下水管道预埋处理。
电力供应：	临街铺面，大型日托幼儿园和大型餐厅/美容养生馆都提供独立配电板和电表。 每间办公室提供100安培的配电板和独立电表。2个1寸粗的连接管道提供电视和数据线路。
洗手间：	每层办公室都配备男，女洗手间。感应控制器控制洗手间照明而达到节约能源的效果。
环境和节能：	THE CENTRE在建筑设计和施工建设等方面，达到绿色建筑LEED银色评级。 采用节水器具，建筑节水率达到30%。 低挥发性有机复合材料的运用使得办公环境的空气更健康。 高效的户型设计提供更好的采光及景色。



This is not an offering for sale. Any such offering can only be made by way of disclosure statement. E. & O.E. The developer reserves the right to make modifications to floor plans, layout, dimensions, finishes, materials and specifications to maintain the high standard of this development.

FLOOR 3



DAYCARE-INTERIOR

P1 Elevator Lobby	143 SF
G/F Lobby	675 SF
Floor 3	13,130 SF
TOTAL AREA	13,948 SF

DAYCARE-OUTDOOR

TOTAL AREA	7,228 SF
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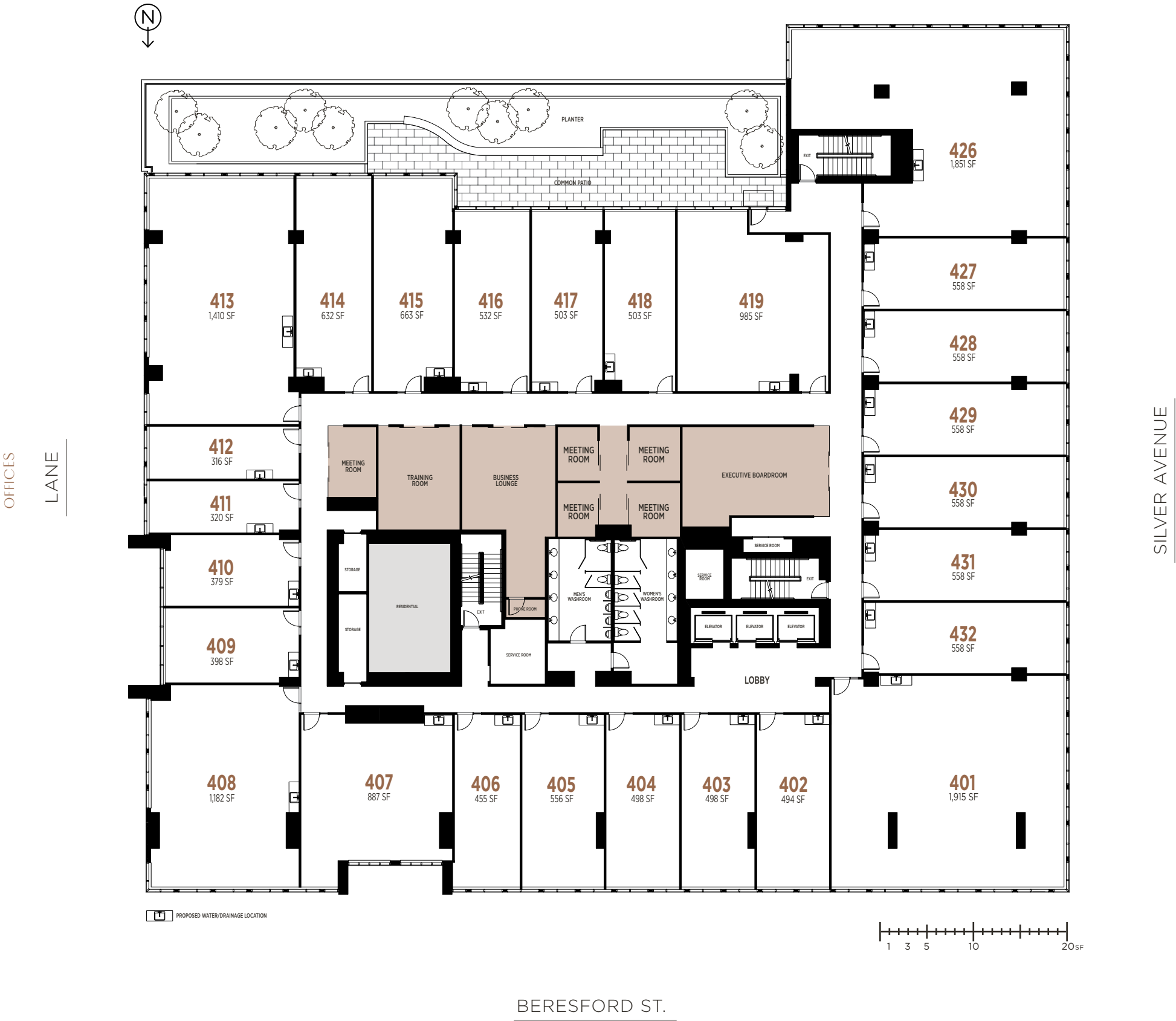
RESTAURANT/SPA-INTERIOR

P1 Elevator Lobby	217 SF
G/F Lobby	730 SF
Floor 3	7,400 SF
TOTAL AREA	8,347 SF

RESTAURANT/SPA-OUTDOOR

TOTAL AREA	759 SF
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FLOOR 4



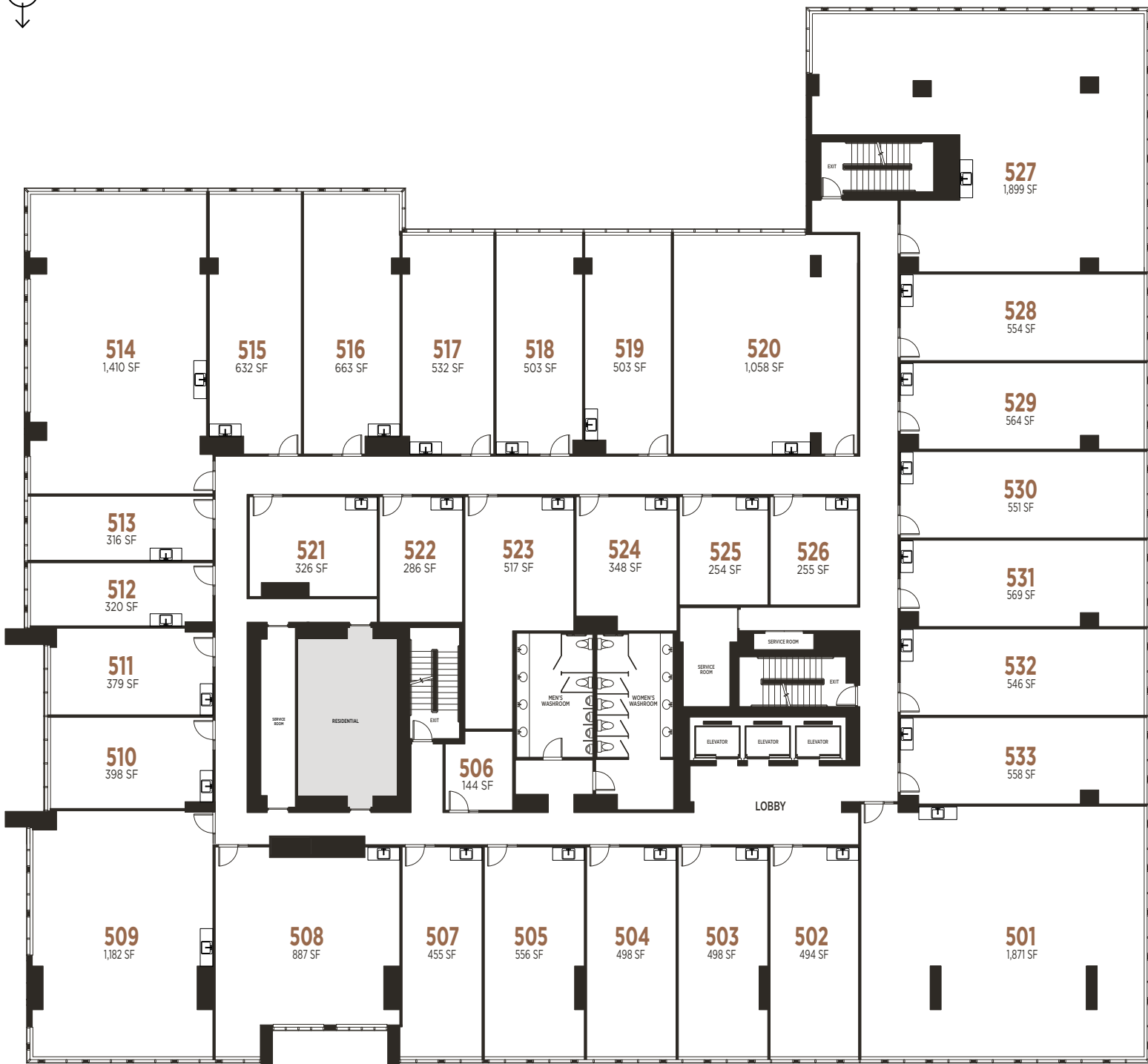
FLOOR 5



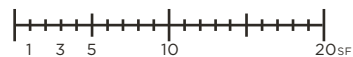
OFFICES

LANE

SILVER AVENUE



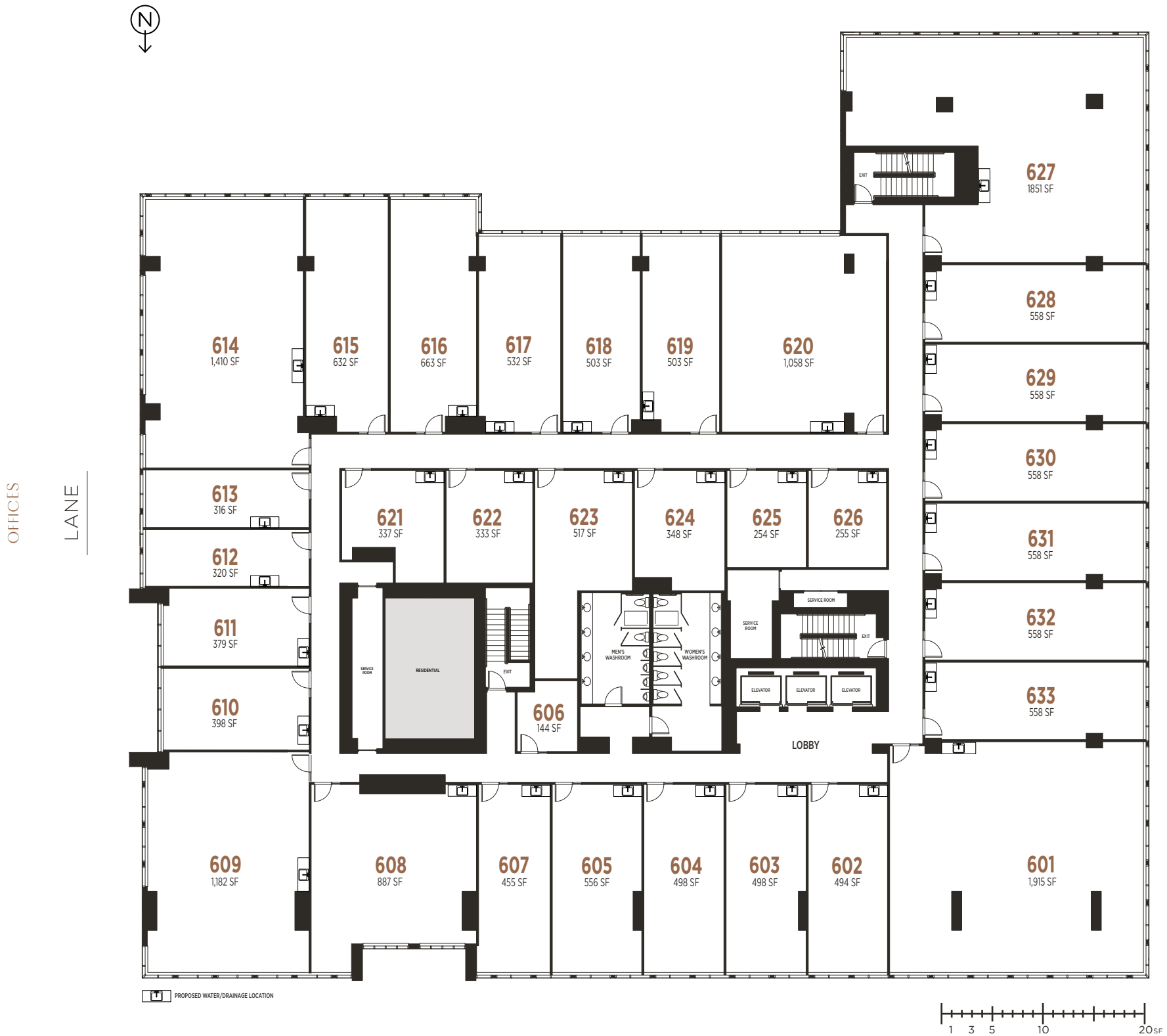
PROPOSED WATER/DRAINAGE LOCATION



BERESFORD ST.



FLOOR 6



BERESFORD ST.

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FLOOR 7



OFFICES

LANE

SILVER AVENUE



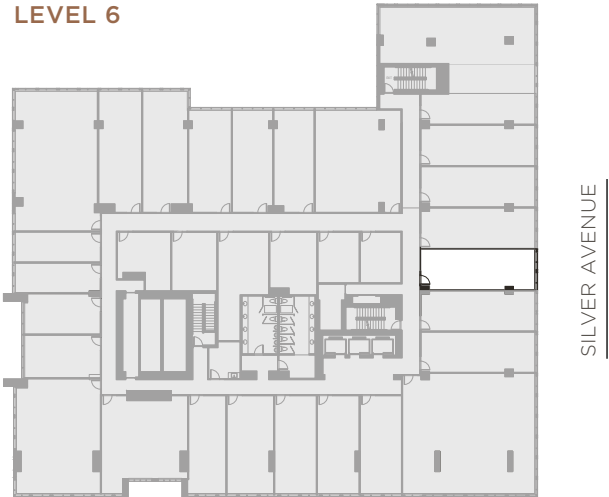
PROPOSED WATER/DRAINAGE LOCATION



BERESFORD ST.

TEST-FIT PLAN — 558 SF

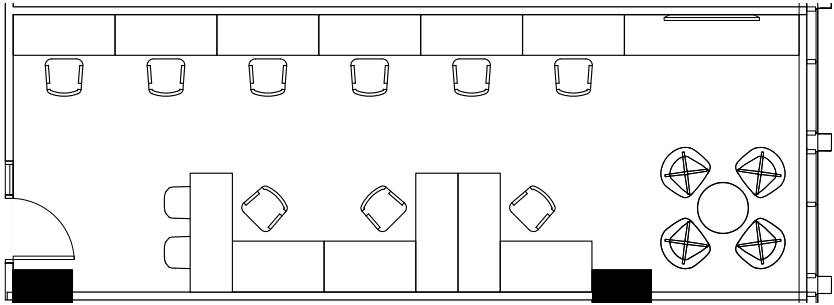
LEVEL 6



BERESFORD STREET

SILVER AVENUE

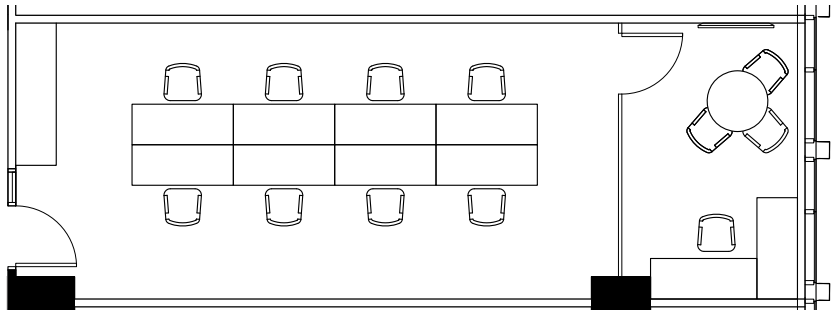
THE CENTRE



OPTION 1

Net Area	558 SF
Net Area / Person	58 SF
Net Area / Workstation	25 SF
Desk Size	5'x 2'

Workstations	9
Open Group Work Area	1
Total Staff	9



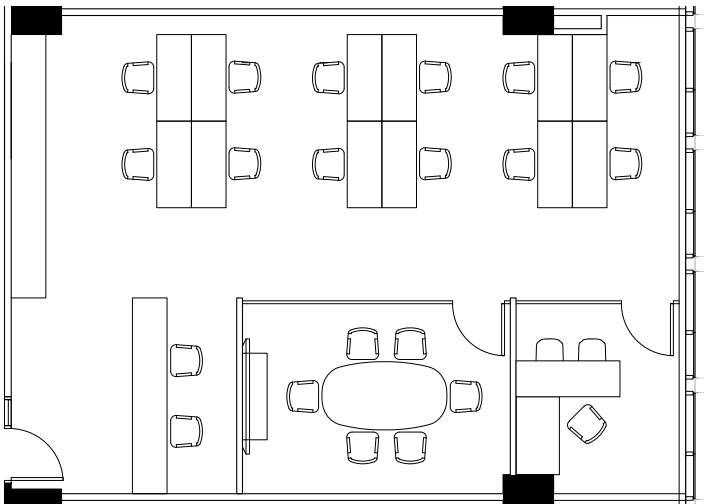
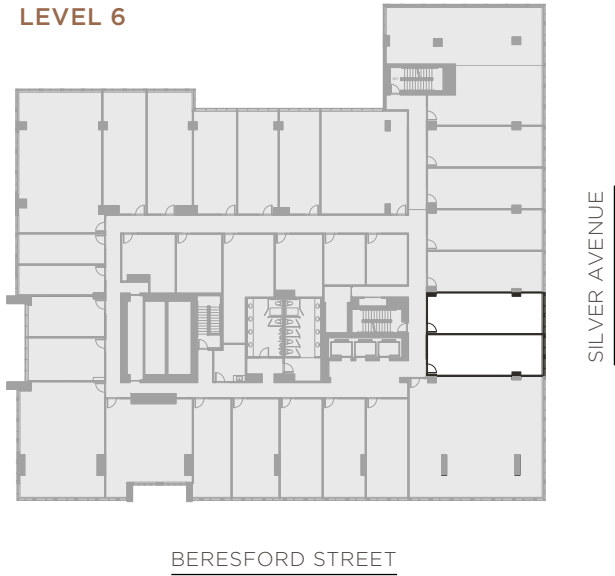
OPTION 2

Net Area	558 SF
Net Area / Person	58 SF
Net Area / Workstation	25 SF
Desk Size	5'x 2'

Workstations	8
Private Office	1
Tea Station	1
Total Staff	9

TEST-FIT PLAN — 1,116 SF

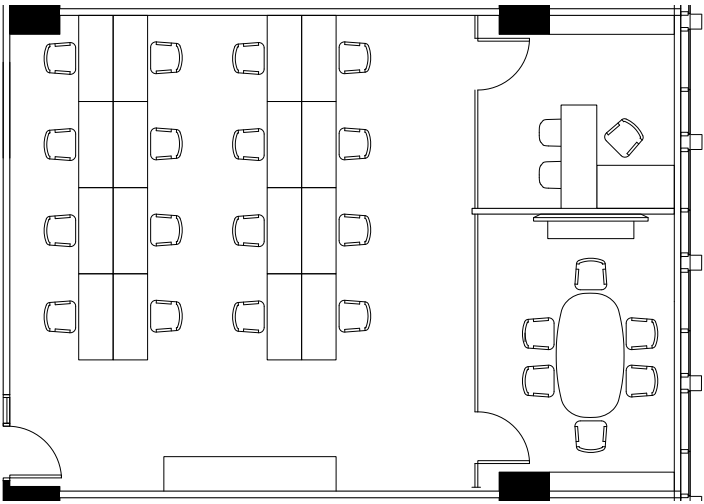
LEVEL 6



OPTION 1

Net Area	1,116 SF
Net Area / Person	71 SF
Net Area / Workstation	25 SF
Desk Size	5'x2'

Workstations	12
Private Office	1
6 Person Meeting Room	1
Reception Area	1
Coffee Bar	1
Total Staff	15



OPTION 2

Net Area	1,116 SF
Net Area / Person	63 SF
Net Area / Workstation	25 SF
Desk Size	5'x2'

Workstations	16
Private Office	1
6 Person Meeting Room	1
Coffee Bar	1
Total Staff	17

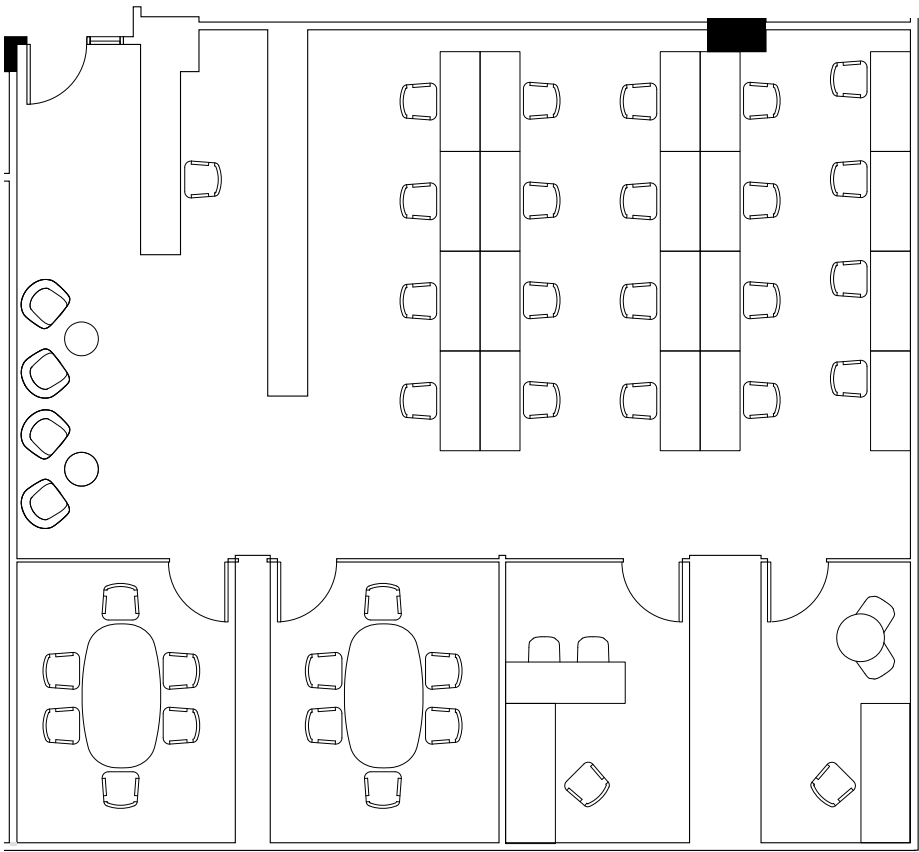
TEST-FIT PLAN — 1, 915 SF

LEVEL 6



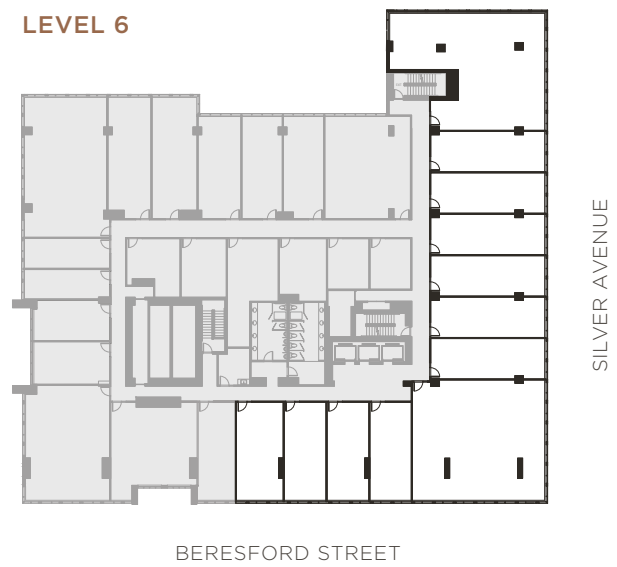
Net Area	1,915 SF
Net Area / Person	80 SF
Net Area / Workstation	25 SF
Desk Size	5' x 2'

Workstations	20
Executive Offices	2
6 Person Meeting Room	2
Reception Area	1
Total Staff	23



TEST-FIT PLAN — 9,160 SF

LEVEL 6



BERESFORD STREET

SILVER AVENUE



Net Area	9,160 SF
Net Area / Person	129 SF
Net Area / Workstation	25 SF
Desk Size	5' x 2'

Workstations	56
Worktables with filing underneath	4
Executive Private Office	1
Private Offices	9
18 Person Boardroom	1
6 Person Meeting Room	2
4 Person Meeting Room	2
Kitchen / Cafeteria that seats 50 people	1
Large open break out area	1
Phone Rooms	2
Reception Area	1
Reception Waiting Area	1
Printer Station	1
Total Staff	68



THE CENTRE

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BE L FORD
PROPERTIES



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