

PARAMOUNT

FEATURES + FINISHES

EXTRAVAGANT STYLE AND ARCHITECTURE

- / Richmond's most exceptional downtown community, bringing a new level of sophistication to Metro Vancouver
- / The international hub of downtown Richmond
- / A comprehensive community of extravagant homes, premium strata office and retail space
- / An architectural marvel by award winning by GBL Architects at the Brighthouse Canada Line Station

THE BEST PLACE FOR BUSINESS

- / Where Richmond meets the world
- / Fly, drive, bike or Skytrain to the best downtown location
- / Uniquely connected to Canada Line, Vancouver Downtown and YVR Airport. All urban conveniences available at your doorstep, including:
 - > Up to 25 prestigious retail shops in your immediate vicinity
 - > Steps from Canada Line – Brighthouse Station

- > Steps from Translink Mass Ground Transit Hub
- > Steps from over 400,000 square feet of luxury retail at Richmond Centre
- > Home to the 13,000 square foot City of Richmond Early Childhood Development Hub

BUILDING FEATURES

- / 3 dedicated passenger elevators
- / Secure Mens and Womens washrooms on each floor
- / High-end finishes and features for the elevator lobby and corridors on each floor
- / Bicycle Storage Rooms

AMENITIES

- / Expansive double height Office Lobby with Concierge Services offering a refined level of assistance
- / Private bookable 14 person boardroom for use by the Office Building Owners and Tenants with state of the art AV capabilities.

- / End of trip facilities include:
 - > Toilets and Vanities
 - > Private Showers
 - > Lockers
 - > Change Rooms
- / IT Concierge
 - > IT Specialist available for building technology
 - > Available pay per use for technical consulting for your business
- / Bicycle Storage Rooms with Bicycle Workshop and Repair Room

INTERIOR FINISHES

- / Exposed open ceilings up to 10'-6"
- / Exposed concrete floor
- / Over-height wood suite entry door
- / Paint-ready steel stud drywall demising walls

HEATING / COOLING / PLUMBING

- / Heating and Cooling provided, along with thermostat control for unit by unit control
- / Rough in for plumbing
- / Private washroom facilities on each floor

ELECTRICAL / LIGHTING

- / Each unit comes with individual electrical panel, minimum 100amp 3 phase
- / Conduit for cable and telephone

SAFETY AND SECURITY

- / Fire Protection Sprinkler system
- / Targeting LEED Silver equivalent certification upon completion
- / Comprehensive 1 year warranty protection