

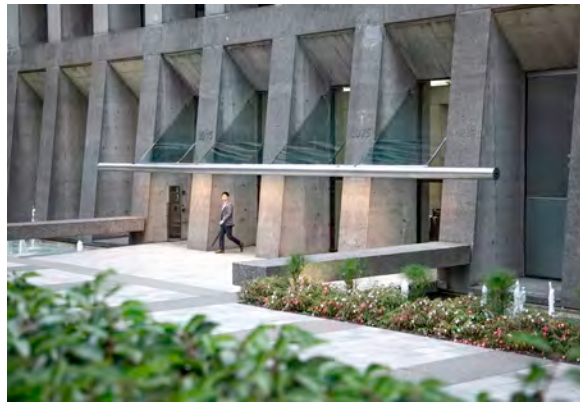


ArthurEricksonPlace

1075 WEST GEORGIA STREET

**INTRODUCING
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 (2025 ESTIMATE):
\$23.69

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

| Floor-Suite | Size (Rentable Sq. Ft.) | Available On | Comments |
|-------------|----------------------------|------------------|--|
| 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. |
| 260 | 1,774 | Immediate | Built out with 2 offices, meeting room, reception area and kitchenette. |
| 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. |
| 600 | 14,774 | Immediate | Full floor available immediately. Space will be updated with modern HVAC systems, new lighting and ready for Tenant customization. |
| 710 | 3,801 | Immediate | Partial floor available Q3 2025. Space will be updated with modern HVAC systems, new lighting and ready for Tenant customization. |
| 800 | 4,222 | February 1, 2026 | 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. |
| 910 | 1,340 | March 1, 2026 | Built out space with 1 office and kitchenette. Partially furnished. Available immediately on a sublease basis. |
| 2010 | 3,116 | May 1, 2026 | Ready Set Go Program - (fully furnished) built out with 4 offices, a meeting room, a call room, reception, open concept kitchen with lunchroom and open desk space for 8 desks. |
| 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. |

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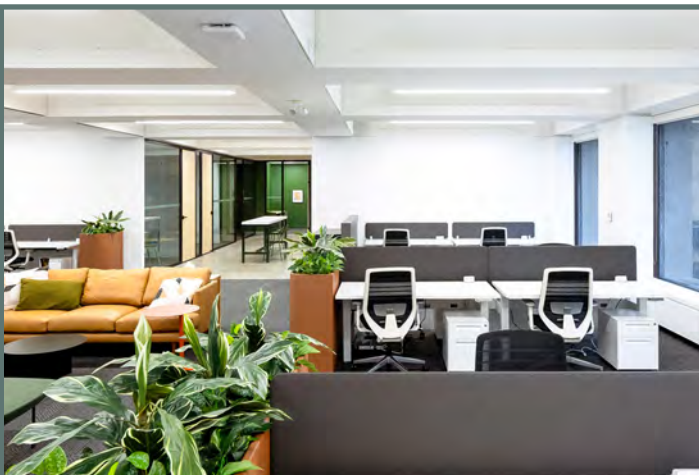
Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.

READY SET GO (RSG) MODEL SUITE PROGRAM

The Arthur Erickson Place Ready Set Go model suite program gives tenants the ability to:

- Quickly occupy **fully move in ready AND furnished** office space
- Have a **flexible lease term** (one to five years)
- **Avoid a construction project** and major occupancy delays
- **Minimize capital investment**

A/E ArthurEricksonPlace



OUR FUTURE IS NET ZERO



ARTHUR ERICKSON PLACE IS PROUD TO BE **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.

OUR FUTURE IS CLEAR

97%

Reduction in carbon emissions

OUR FUTURE IS RESILIENT

40%

Reduction in energy emissions

OUR FUTURE IS SUSTAINABLE

600 tonnes

Reduction in CO₂e emissions - equivalent to 138 cars off the road for a year

BENEFITS OF ZERO CARBON



CERTIFICATIONS



LEADERSHIP IN ATTAINING ZERO CARBON



THE HIGHEST PERFORMING AND MOST EFFICIENT BUILDING SYSTEMS



THE HEALTHIEST ENVIRONMENT FOR CUSTOMERS



SUPERIOR CUSTOMER EXPERIENCE AND EXCEPTIONAL ASSET MANAGEMENT



WORKS TO HELP IMPROVE ACCESSIBILITY OF THE BUILT ENVIRONMENT IN CANADA



ENERGY STAR CERTIFIED BUILDINGS SAVE ENERGY, MONEY AND HELP PROTECT THE ENVIRONMENT BY GENERATING FEWER

OUR COMMITMENT TO HEALTH

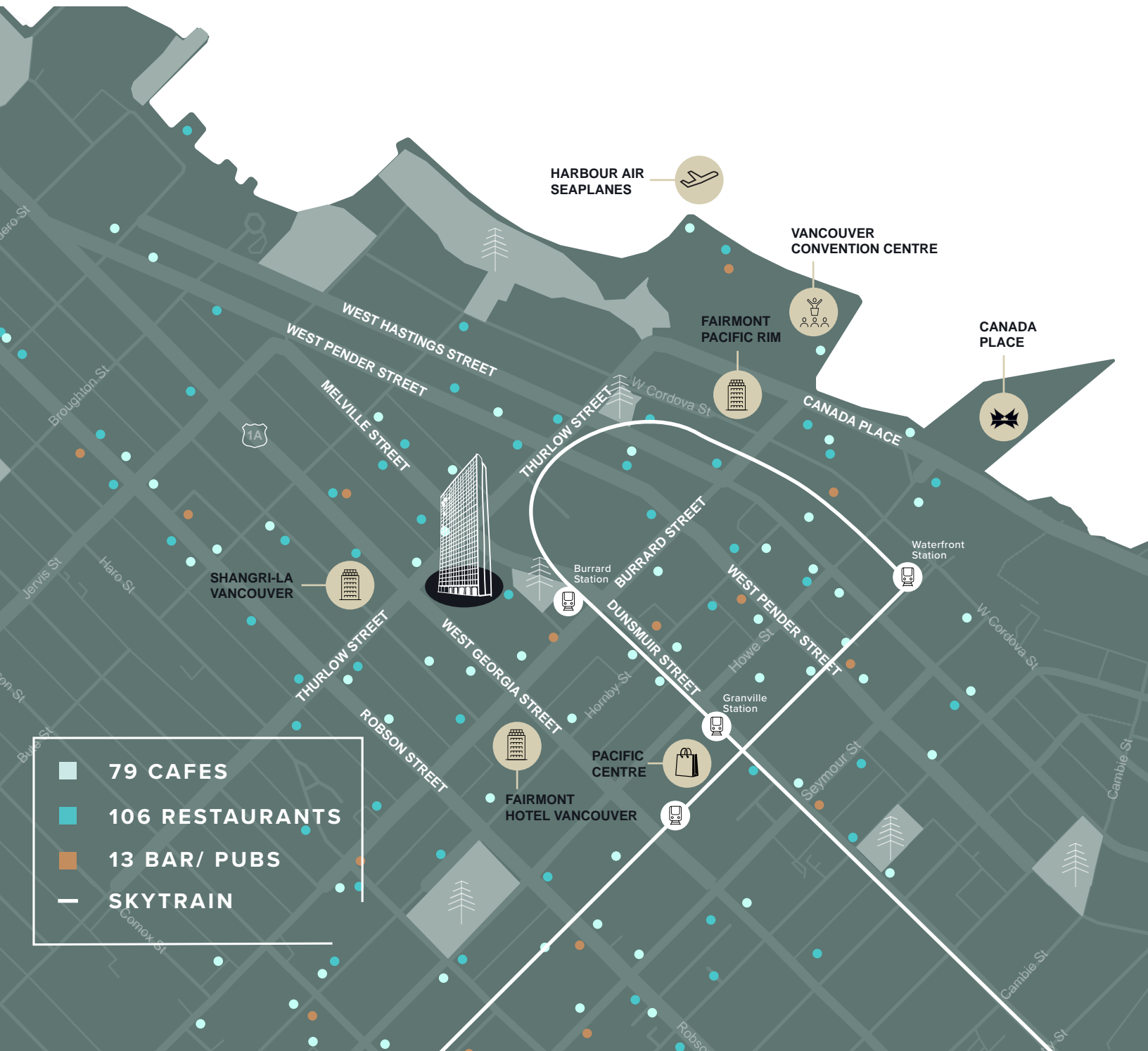


- Enhance Hygiene & Cleaning Protocols
- Plan for Healthy Re-entry
- Continuous Assessment of Ventilation & Air Treatment Systems
- Monitor Air and Water Quality



LOCATION

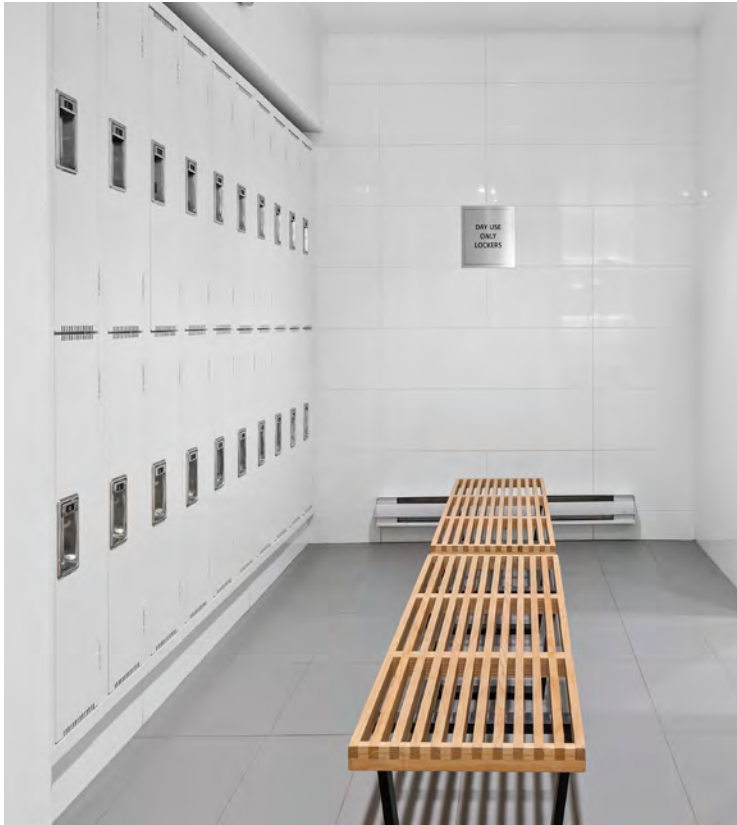
Located at the heart of the Central Business District of Downtown Vancouver, Arthur Erickson Place offers effortless connections across the Vancouver and Metro Vancouver districts. A short 110 meter walk to Burrard Station, the building connects all major bus routes, the Expo and Canada SkyTrain lines, 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
- Electric car charging stations
- Recipient of Massey Medal for Architecture in 1970



CONNECT WITH US DIRECTLY

TARA FINNEGAN

Personal Real Estate Corporation
Senior Vice President
Office Properties
Tara.Finnegan@cbre.com
604 662 5159

LUKE GIBSON

Personal Real Estate Corporation
Senior Vice President
Office Properties
Luke.Gibson@cbre.com
604 662 5142

MYAH OLLEK

Senior Sales Associate
Office Properties
Myah.Ollek@cbre.com
604 662 5146

