



OFFICES
at L U X E

Endless Urban Convenience

Tomorrow's Downtown



Vision

PAGE 3-8

It all begins at the corner of Lansdowne and No.3 Road. By investing in your business with premier office space, you're investing in the future.

Intention

PAGE 9-25

Thoughtful Design. Iconic Structure. Do business your way with office spaces and amenities that make a statement.

Trust

PAGE 26-27

Individually established and experienced. A strong local development partnership that delivers confidence and security.

Vision

Invest in the New Downtown.
The Offices at Luxe are the last true AAA-office ownership opportunity in Richmond, at the very centre of the new downtown core.

A Strong Return on Your Investment

Office return is approximately 2% higher than residential return. Vancouver's office vacancy rate is the lowest in the country — AAA and Class A buildings continue to see the lowest vacancy rates at 2.3% and 5.0% respectively — of the major urban centres in Q3 2021 due to a tight supply of office space.

Worry-Free and Hands-Off Triple Net Lease

In addition to the basic rent payable to the landlord, the tenant is also responsible for strata fees, property taxes, and repair and maintenance of the premises and common areas. With no rent control, and commercial lease terms typically set at 5 years or more, there's less turnover and less hassle.

Appreciation and a Stable Rent Rate Environment

Appreciation will be fueled by scarcity of AAA class office ownership, with Lansdowne emerging as the core of Downtown Richmond. Because the Offices at Luxe are situated amongst the 15 new developments in the area, thousands of new residents will be brought to your front door.

One of the Last Opportunities of Its Kind

The City of Richmond is looking to change current policies to only allow for large floorplates in future office buildings, meaning the Offices at Luxe could be one of the last office developments offering purchasers the rare chance to own smaller strata office spaces.

Go Green

The Offices at Luxe rises in the middle of a new pedestrian-oriented corridor along Lansdowne, stretching from the Garden City Lands to the River Road Dyke Trail.

10 acres
OF NEW PUBLIC PARKS
AND GREENSPACE

4

Business is Good

As the 4th largest employer in the Lower Mainland, Richmond contains a large base of tenants who need space to work, driving up demand for quality AAA class office space.

130,000+
JOBS IN RICHMOND

A Cyclist's Paradise

With a separated bike greenway running right out front plus dedicated bike rooms, the Offices at Luxe offer everything for the two-wheeled commuter.

4,000 ft

LONG PEDESTRIAN GREENWAY

2

3

Unlimited Potential

Future development in the immediate area will continue to add to the amenities such as restaurants, groceries, and shopping.

1

688,000 sf

OF NEW COMMERCIAL AND RETAIL SPACE

Your Future Begins in the New Downtown.

1 Lansdowne Centre

Just across the street is the upcoming Lansdowne Centre, which will feature over 600,000 SF of new retail space and a 53,000 SF community amenity building.

2 Vancouver International Airport

The close proximity to YVR makes the Offices at Luxe a gateway for international business and Asia—Canada's preferred trading partner.

3 Downtown Vancouver

Have a client meeting downtown? With the Lansdowne Skytrain Station right across the street, you'll be there within 20 minutes.

4 Richmond Conference Centre

The nearby Richmond Conference Centre provides ample space to host large-scale events with over 50,000 SF of convention space.





RESTAUR

OFFEE



Vision

Your gateway to the world is only steps away. The Canada Line SkyTrain's Lansdowne Station — and its proximity to Vancouver International Airport — will connect you to Metro Vancouver and beyond.

Commuter's Dream

BC Translink retained one of the highest ridership rates throughout Covid when compared to 10 other large cities in North America for a reason — it's one of the top public transit experiences in the world. With ridership hitting over 450M riders annually (and growing), your employees will thank you.

60 Seconds
TO SKYTRAIN & LANSDOWNE CENTRE

15 Minutes
TO OAKRIDGE CENTRE

5 Minutes
TO VANCOUVER INTERNATIONAL AIRPORT

20 Minutes
TO DOWNTOWN VANCOUVER

CONNECTIVITY



Vision

- 1 YVR Airport
- 2 Canada Line SkyTrain
- 3 Richmond Conference Centre
- 4 Origo Club
- 5 Richmond Centre
- 6 HaiDiLao Hot Pot

Be at the heart of it all — a vibrant and flourishing modern community with unlimited possibility.



1



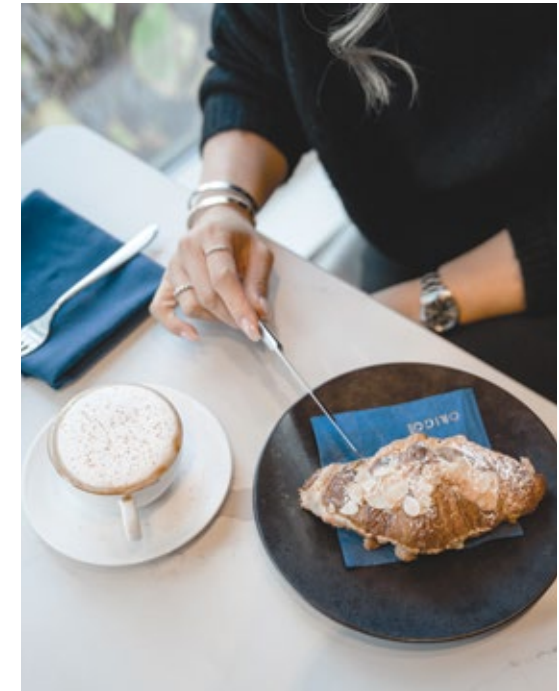
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3



4



5

Endless Convenience

Rapid transit, coveted retail experiences and sprawling public space will create a one-of-a-kind streetscape experience.



6



This location at No. 3 Road and Lansdowne is continually named one of the fastest growing areas in Richmond with an annual growth rate of 5%. Dubbed 'The Golden Mile,' No. 3 Road is at the center of the city's best shopping and eating, with new experiences emerging every day. It's the reason why high-profile companies like Boeing and Corvus Energy already call Lansdowne home. Be a part of the rapid growth movement — where all your business needs are close at hand.



Wellness

- 1 Richmond Hospital
- 2 Richmond Public Library
- 3 Richmond Art Gallery
- 4 Richmond Olympic Oval
- 5 Richmond Tennis Club
- 6 Richmond Yacht Club



Hotels & Convention

- 10 Sheraton Hotel
- 11 Marriott Hotel
- 12 Hilton Hotel
- 13 The Westin Wall Centre
- 14 Radisson Hotel
- 15 Richmond Conference Centre



Connectivity

- 55 airlines serving YVR to 116 destinations
- YVR is undertaking a \$9.1 billion expansion plan
- Voted Best Airport in North America for 12 years in a row



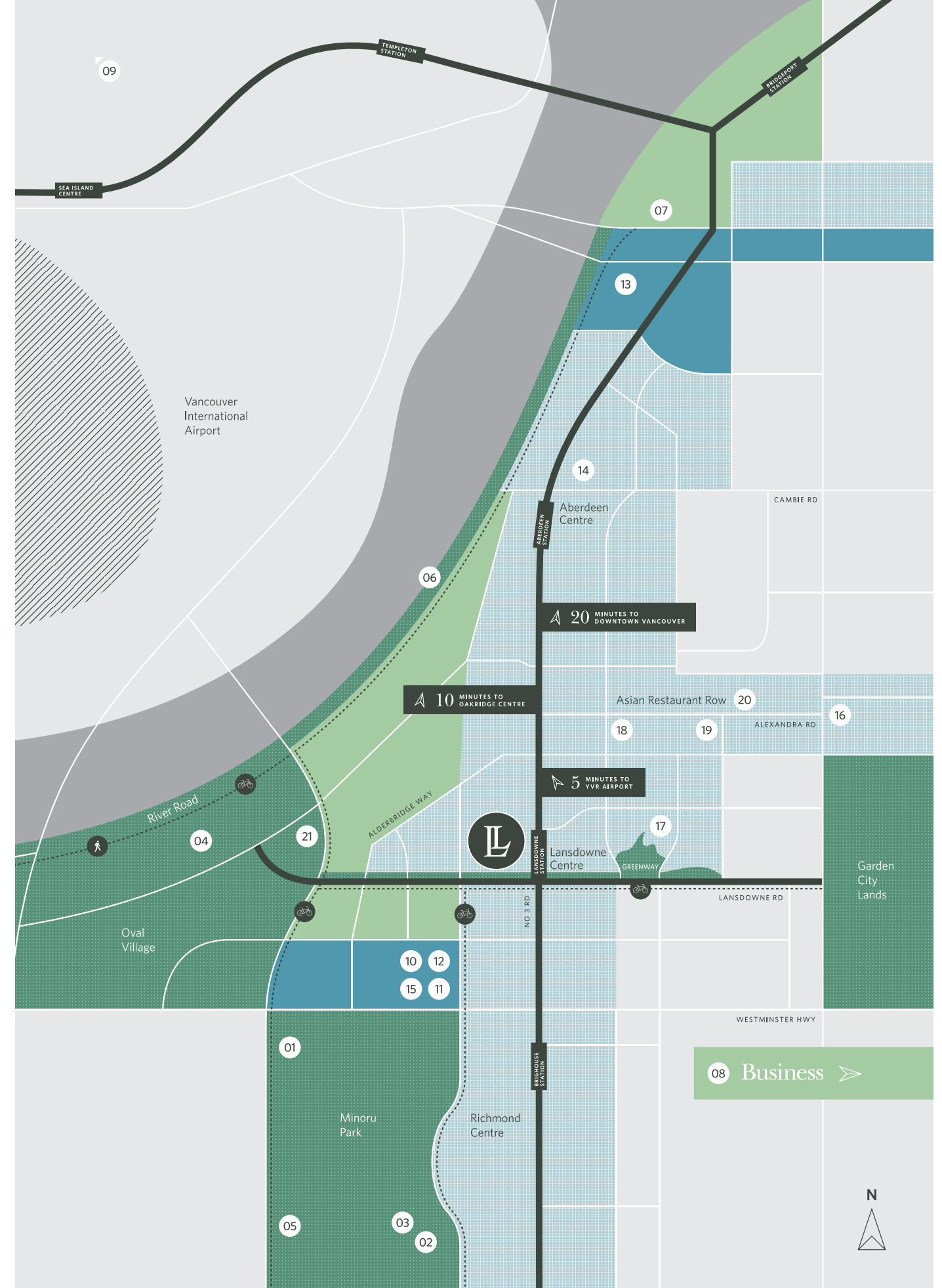
Business

- 7 International Trade Centre
- 8 Boeing, Corvus Energy, and VTech Corporate Offices
- 9 Canada Post Pacific Processing Centre



Retail & Food

- 16 Central at Garden City
- 17 T&T Supermarket
- 18 Xiaolongkan Hotpot
- 19 Hanok Korean Restaurant
- 20 Emperor's Kitchen
- 21 Origo Club



Intention

Take your business further with progressive design and innovative spaces that maximize efficiency while providing growth opportunities.



Make a Grand Entrance

Expansive, double-height ceilings and welcoming design elements and furniture make the right first impression.



Intention

Discover a new way to work,
with thoughtful design by
Musson Cattell Mackey Interiors.



Take it Offline

Relax and unwind in the spacious Luxe Creative Lounge, with ample seating and a clutter-free atmosphere.

Meeting Expectations

Sophisticated boardrooms in the Luxe Business Centre function as the ideal space for in-house and client touch bases.





Open Air Policy

An outdoor escape equipped for socialization and relaxation with communal BBQ area and comfortable lounge seating.





Intention

Elevate your business, team and staff with a modern workspace made for a new work world. Floor-to-ceiling windows and open spacing allow you to design a space that suits your needs.

The Big Picture

Premium, AAA office spaces setting the standard for office ownership.

Tailored to Your Business Needs

Flexible office spaces adapt to your vision, creating an environment that inspires innovation and connection.





Level 3

	Unit 305	Unit 310	Unit 315	Unit 320	Unit 325	Total
SALEABLE AREA	1,257 SF	412 SF	633 SF	524 SF	997 SF	3,823 SF
LEASABLE AREA	1,751 SF	575 SF	875 SF	735 SF	1,384 SF	5,321 SF



The developer reserves the right to make changes, modifications or substitutions to the building design, specifications and floor plans should they be necessary. Interior Saleable square footage and room sizes are based on preliminary survey measurements. Leasable Area is based on industry standard BOMA calculations, and are subject to change. Sizes are approximate and actual square footage may vary from the final survey and architectural drawings. Please contact a developer sales representative for details. This is not an offering for sale. Any such offering can only be made by way of disclosure statement. E.&O.E.

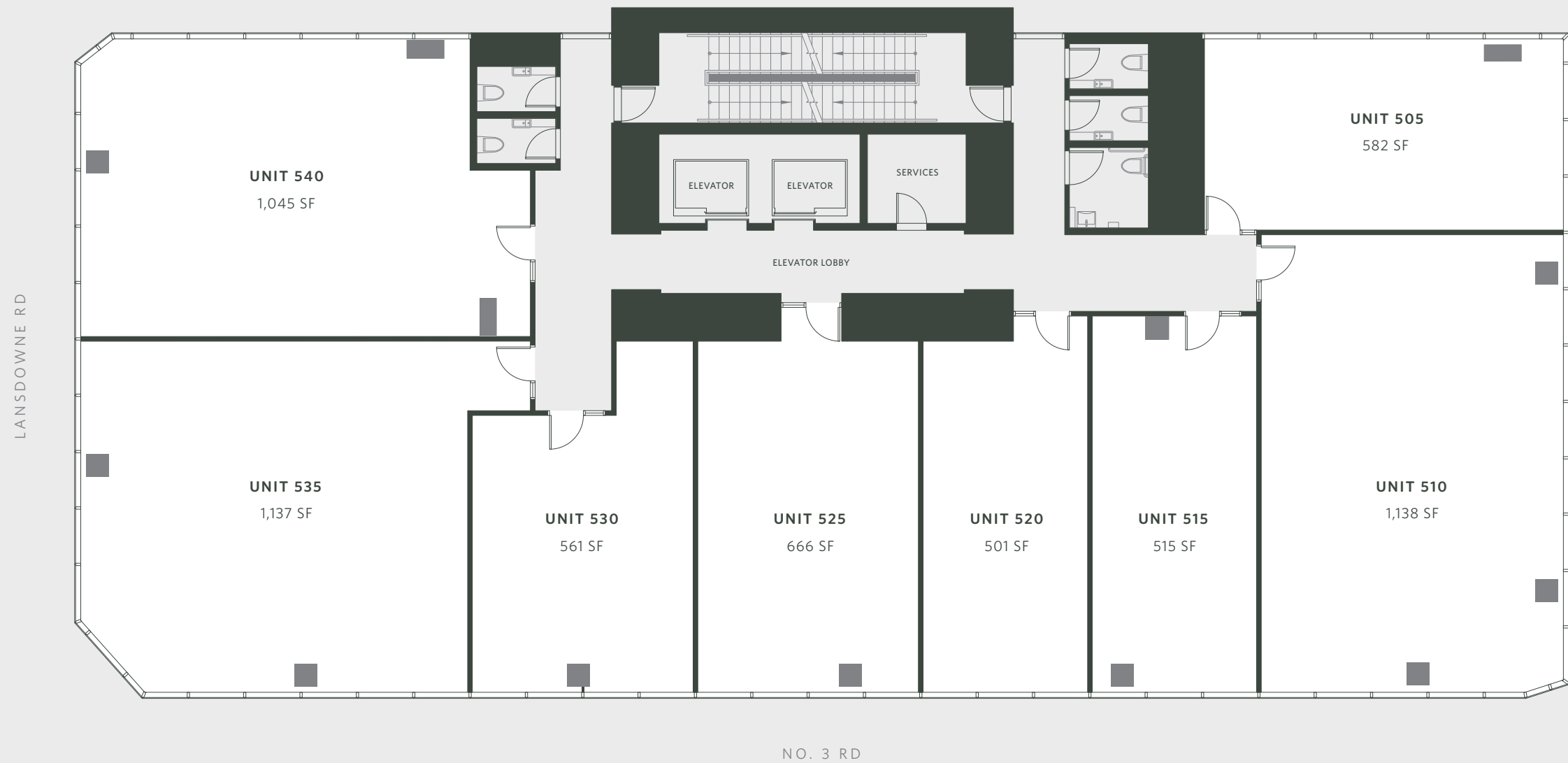


Level 4

	Unit 405	Unit 410	Unit 415	Unit 420	Unit 425	Unit 430	Unit 435	Unit 440	Total
SALEABLE AREA	582 SF	1,108 SF	502 SF	489 SF	650 SF	544 SF	1,066 SF	1,011 SF	5,950 SF
LEASABLE AREA	756 SF	1,451 SF	654 SF	632 SF	837 SF	704 SF	1,395 SF	1,313 SF	7,742 SF



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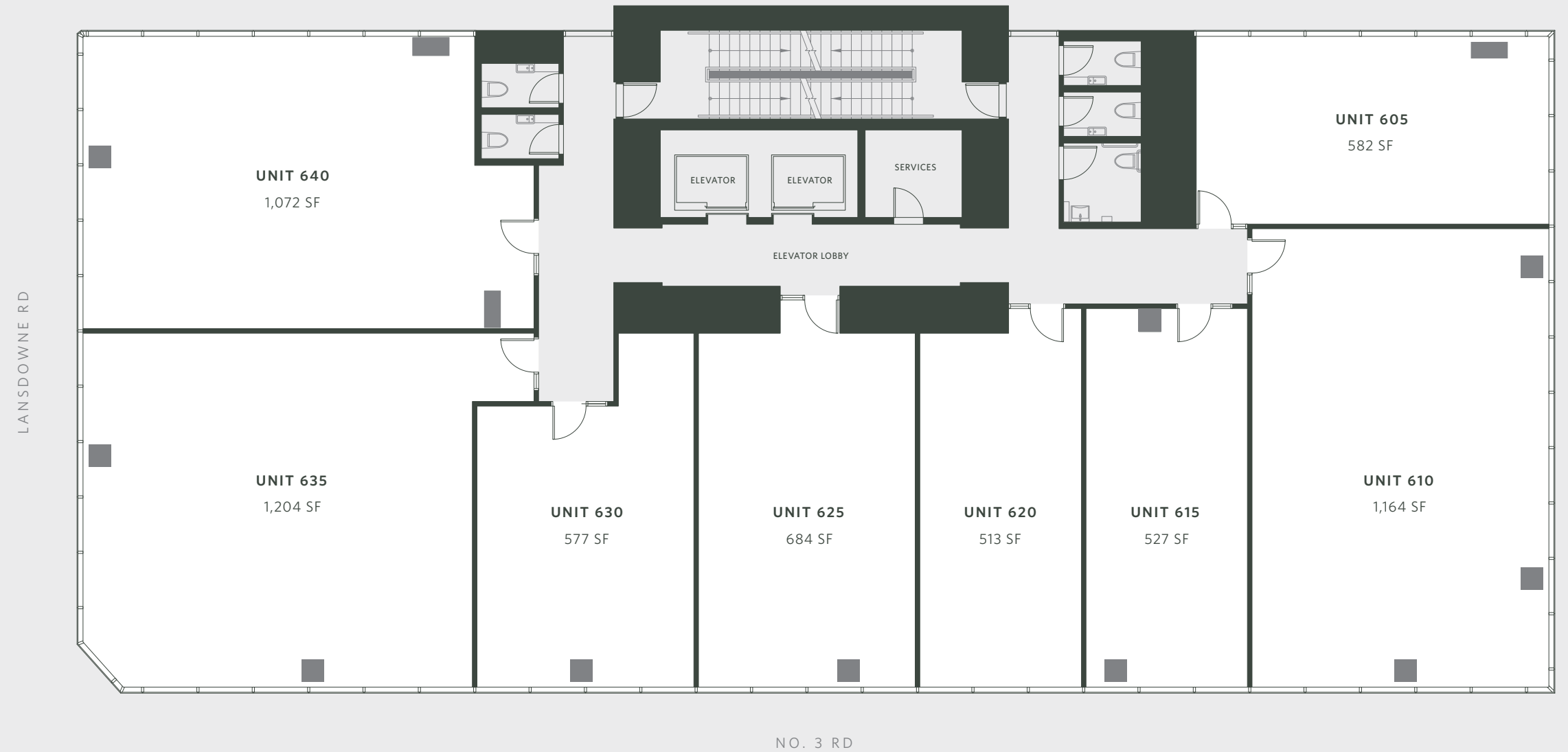


Level 5

	Unit 505	Unit 510	Unit 515	Unit 520	Unit 525	Unit 530	Unit 535	Unit 540	Total
SALEABLE AREA	582 SF	1,138 SF	515 SF	501 SF	666 SF	561 SF	1,137 SF	1,045 SF	6,144 SF
LEASABLE AREA	756 SF	1,490 SF	671 SF	648 SF	859 SF	727 SF	1,489 SF	1,357 SF	7,997 SF



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Level 6

	Unit 605	Unit 610	Unit 615	Unit 620	Unit 625	Unit 630	Unit 635	Unit 640	Total
SALEABLE AREA	582 SF	1,164 SF	527 SF	513 SF	684 SF	577 SF	1,204 SF	1,072 SF	6,324 SF
LEASABLE AREA	750 SF	1,513 SF	683 SF	660 SF	872 SF	743 SF	1,566 SF	1,381 SF	8,168 SF



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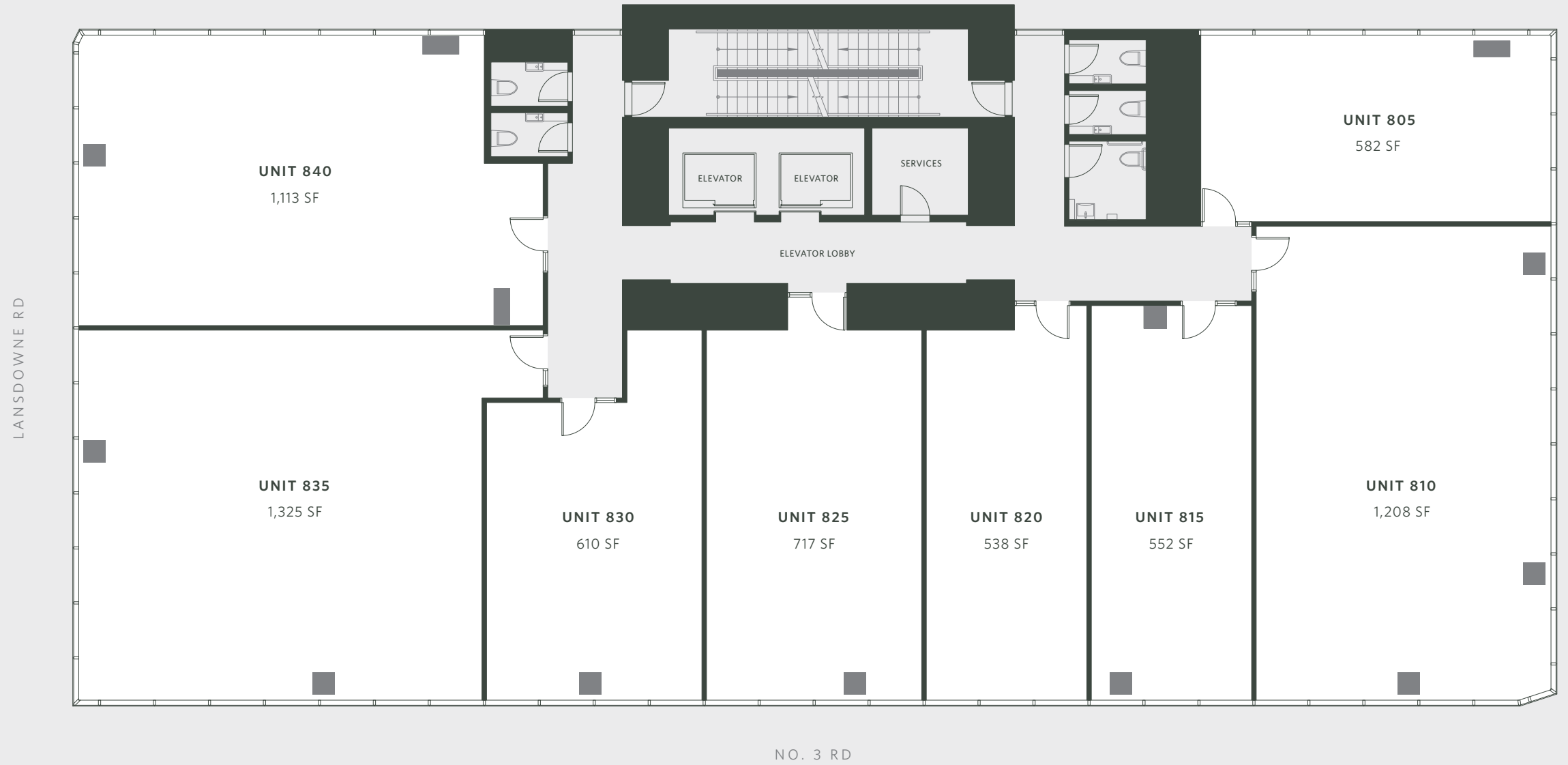


Level 7

	Unit 705	Unit 710	Unit 715	Unit 720	Unit 725	Unit 730	Unit 735	Unit 740	Total
SALEABLE AREA	582 SF	1,186 SF	539 SF	525 SF	700 SF	594 SF	1,269 SF	1,095 SF	6,491 SF
LEASABLE AREA	750 SF	1,541 SF	696 SF	675 SF	893 SF	764 SF	1,650 SF	1,411 SF	8,381 SF



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Level 8

	Unit 805	Unit 810	Unit 815	Unit 820	Unit 825	Unit 830	Unit 835	Unit 840	Total
SALEABLE AREA	582 SF	1,208 SF	552 SF	538 SF	717 SF	610 SF	1,325 SF	1,113 SF	6,646 SF
LEASABLE AREA	750 SF	1,569 SF	716 SF	692 SF	917 SF	786 SF	1,723 SF	1,433 SF	8,586 SF



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