

Golden Properties

1111 & 1177 WEST HASTINGS, VANCOUVER



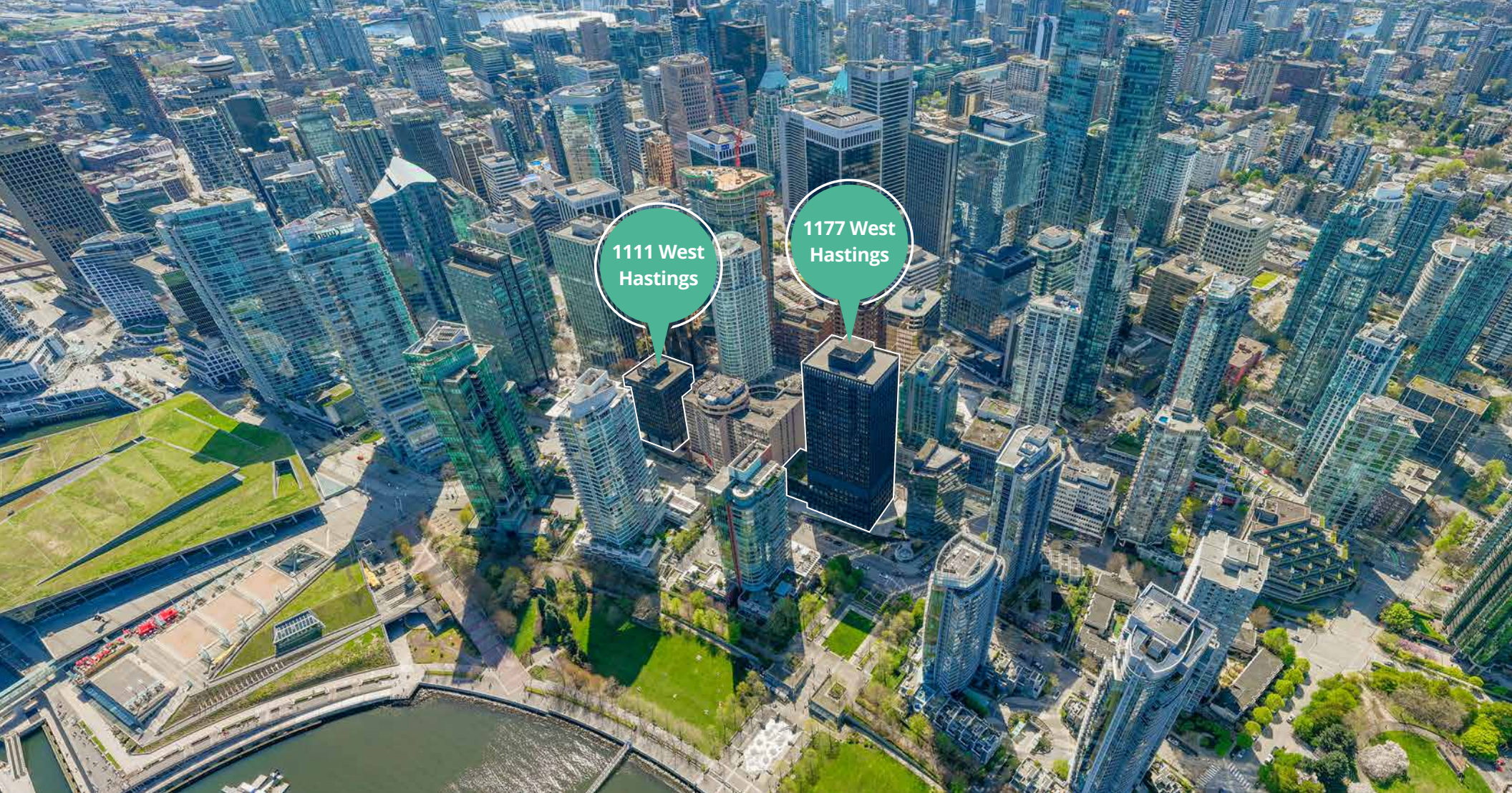


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1111 West Hastings

1111 West Hastings Street is a class A office building located in the Vancouver financial district with attractive city and North Shore Mountain views. The building is well positioned within a 5-minute walk to Waterfront Station with direct access to Expo Line, Canada Line, Seabus and the West Coast Express. 1111 W Hastings is conveniently located near the Fairmont Pacific Rim Hotel. With Stanley Park and the Seawall on one side, and the Terminal City Club and the Vancouver Club on the other, the location offers a unique combination of prestige and workplace satisfaction.

LOCATION HIGHLIGHTS



Highly sought after location in Vancouver's financial district



Excellent panoramic views



Sister building to 1177 West Hastings Street



1177 West Hastings

Centrally located in downtown Vancouver between Bute and Thurlow, one block from Burrard, 1177 W Hastings offers spectacular views of Burrard Inlet, Stanley Park and the North Shore Mountains. The building is well positioned within a 5-minute walk to Waterfront Station with direct access to Expo Line, Canada Line, Seabus and the West Coast Express. 1177 W Hastings is conveniently located near the Fairmont Pacific Rim Hotel. With Stanley Park and the Seawall on one side, and the Terminal City Club and the Vancouver Club on the other, the location offers a unique combination of prestige and workplace satisfaction.

LOCATION HIGHLIGHTS



Highly sought after location in Vancouver's financial district



Excellent panoramic views



On-site retail and amenities

Nearby amenities

RESTAURANTS

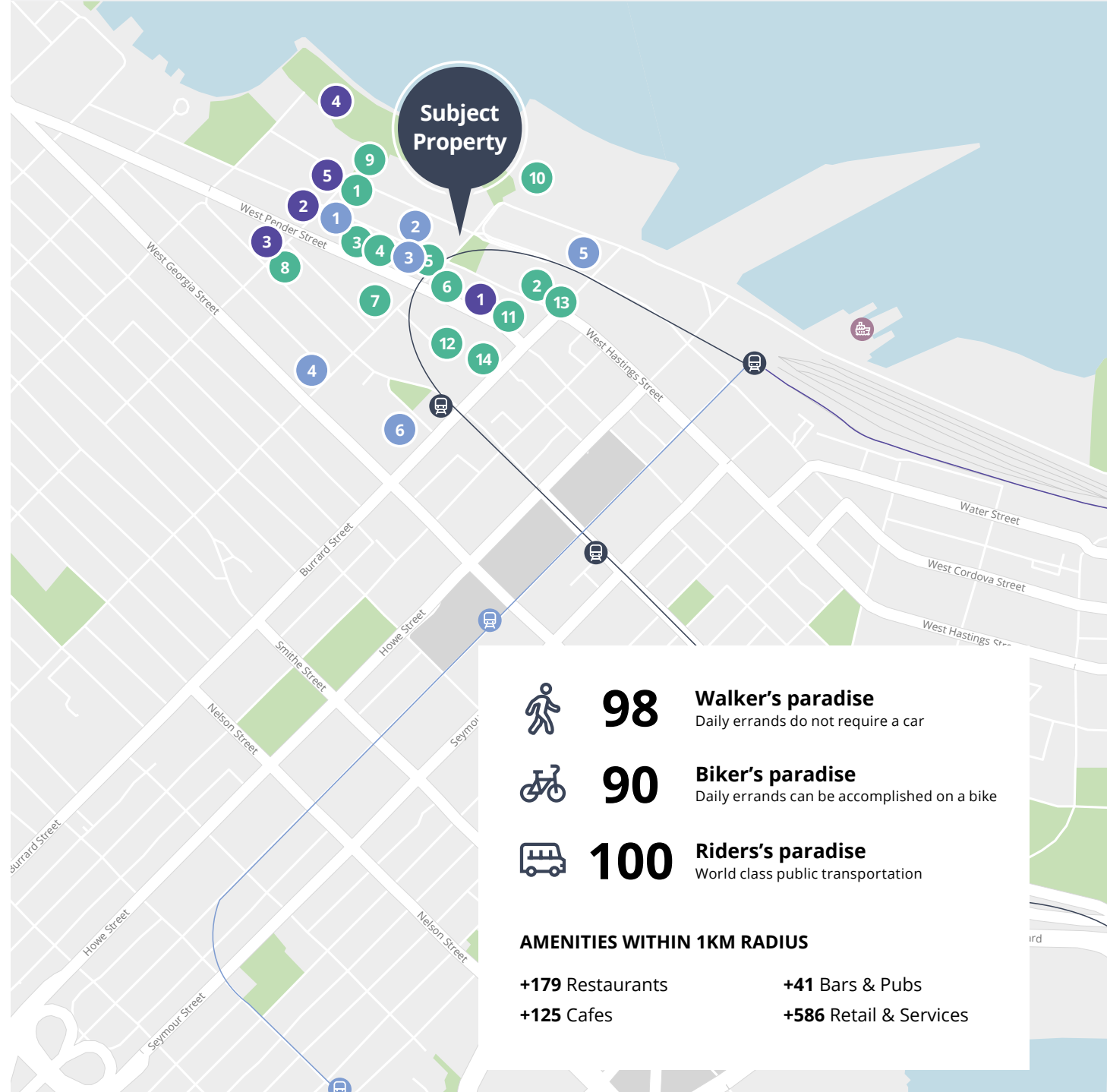
1. JOSS
2. Nightingale
3. Grab N Go West Pender
4. Caffè Artigiano
5. Showcase Restaurant & Bar
6. Starbucks
7. Indian Delicacy
8. Tableau Bar Bistro
9. TAPshack
10. Cactus Club Cafe Coal Harbour
11. Kamei Royale Japanese Restaurant
12. Tacofino Oasis
13. Brass Fish Tavern
14. JOEY Bentall One

HOTELS

1. Coast Coal Harbour Hotel
2. Pinnacle Hotel Harbourfront
3. Vancouver Marriott Pinnacle Downtown Hotel
4. Shangri-La Hotel
5. The Fairmont Pacific Rim Hotel
6. Hyatt Hotel

AMENITIES

1. Barry's
2. Fit4Less
3. Shoppers Drug Mart
4. Coal Harbour seaside park
5. Urban Fare



Building facts

1111 WEST HASTINGS STREET

FLOORS	12 office floors plus penthouse
FLOOR PLATES	± 8,400 sf
TOTAL SF OFFICE SPACE	95,814 sf
ELEVATORS	Three (3) passenger elevators One (1) shuttle elevator to parkade
BUILDING SECURITY	Card key access to building and elevators are programmable through the landlord. Roaming security is available during normal business hours. CCTV cameras are monitored 24/7.
RENOVATED	1996
PARKING	<ul style="list-style-type: none">- More than 600 stalls underground with access off West Hastings and with two means of egress onto West Hastings and West Cordova Streets- Ratio is 1 stall/1,500 sf leased- \$375 per month before taxes for reserved stall

BUILDING AMENITIES



Shower facilities/End-of-trip



Secured bike storage



Secured lockers



Limited space on the lower level/S-level*

**subject to availability*





1177 WEST HASTINGS STREET

FLOORS	26 office floors plus mall level
FLOOR PLATES	± 10,700 sf
TOTAL SF OFFICE SPACE	282,618 sf
ELEVATORS	Four passenger elevators for each of the low rise and high-rise banks. One of the passenger elevators on each bank also serves as a freight elevator. As well, there is one shuttle elevator to the parking garage.
BUILDING SECURITY	Card key access to building and elevators & 24/7 security and concierge.
RENOVATED	Significant renovations have been completed including lobby, elevator cabs, as well as electrical and mechanical upgrades. Renovations in planning: new lobby coffee shop, boardroom/lounge, fitness facility
PARKING	<ul style="list-style-type: none">- More than 600 stalls underground with access off West Hastings and with two means of egress onto West Hastings and West Cordova Streets- Ratio is 1 stall / 1,500 sf leased- \$375 per month before taxes for reserved stall

BUILDING AMENITIES



Retail mall level



Shower facilities/End-of-trip



Secured bike storage and secured lockers



Secured storage for tenants*

**subject to availability*



Safety and sustainability

1111 WEST HASTINGS

LIGHTING

Our evenly spaced lighting meets and exceeds the minimum, and with our high fixture count, we are able to distribute lighting throughout the suite facilitating a healthy and productive working environment.

1111 W Hastings adheres to a maximum distance of 30 and 35 feet from the center of the floor to the windows, with floor plates ranging between 9,000 and 11,000 square feet and the core services located in the center of each floor.

INDOOR AIR QUALITY

Air in 1111 W Hastings is filtered using MERV-14 rated filters, which surpasses the level required for commercial buildings as well as WELL's building standard air filtration, particle filtration requirement.

CO2

Golden Properties consistently provides high quality air within 1111 W Hastings St. This is demonstrated by our consistently low CO2 readings of 450-550ppm.

ENERGY STAR
CERTIFIED



ZEROWASTE
PROGRAM



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INDOOR AIR QUALITY

Air in 1177 W Hastings is filtered using MERV-14 rated filters, which surpasses the level required for commercial buildings as well as WELL's building standard air filtration, particle filtration requirement.

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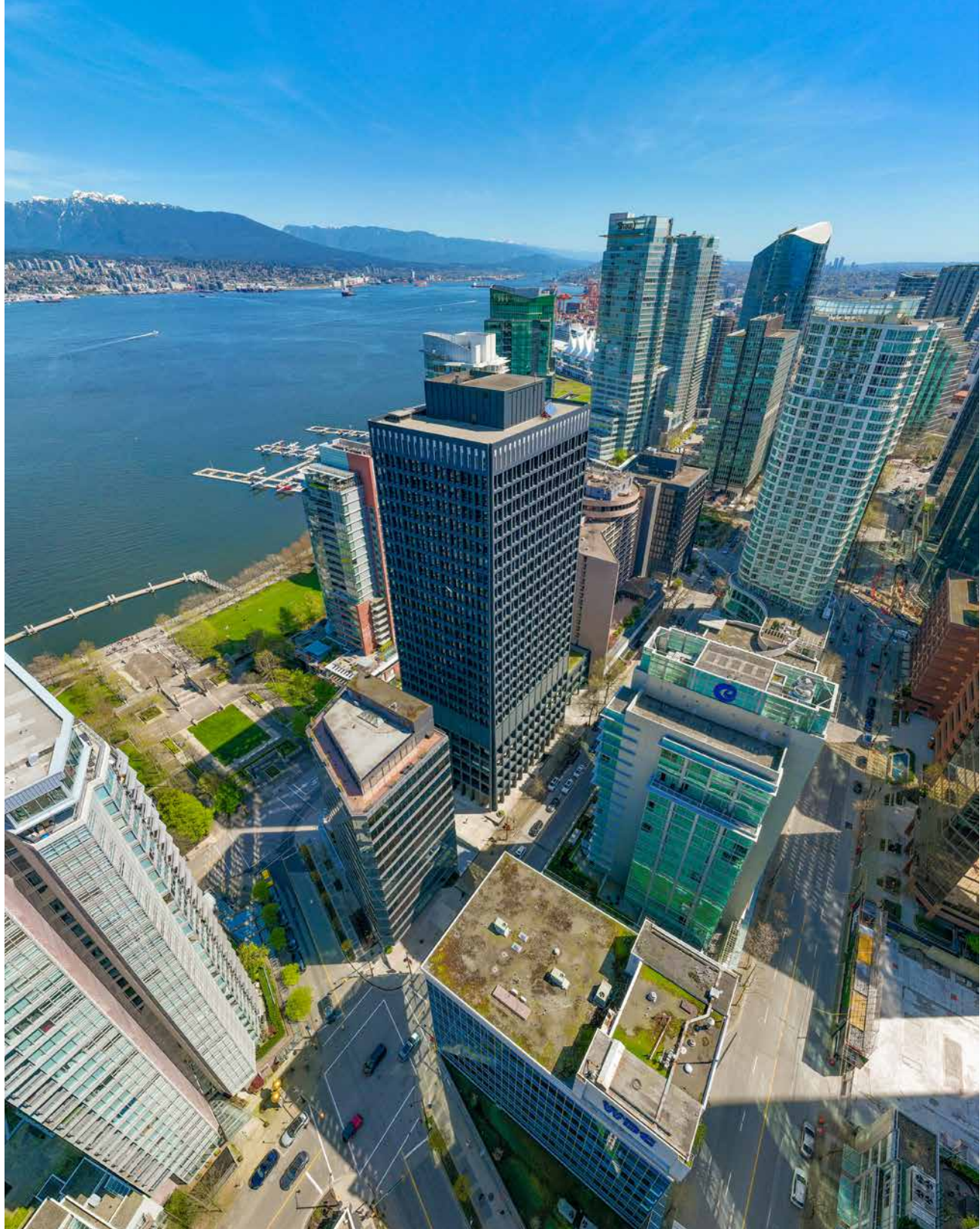
ENERGY STAR
CERTIFIED



ZERO CARBON
BUILDING



ZEROWASTE
PROGRAM





View from the 15th floor from 1111 West Hastings



View from the 26th floor from 1177 West Hastings



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