

FIVE 5 FIVE

ROBSON

DOWNTOWN VANCOUVER



The future has arrived

CBRE

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CBRE is proud to present the future of Vancouver office space.

Located in the most central, walkable office location on Vancouver's busiest retail street, 555 Robson is about to become Vancouver's most iconic tech address.

Originally built in 1948 as the headquarters for British Columbia's Telephone Company (now known as Telus), 555 Robson is being completely transformed into one of the most unique, cutting-edge buildings in the Downtown Core.

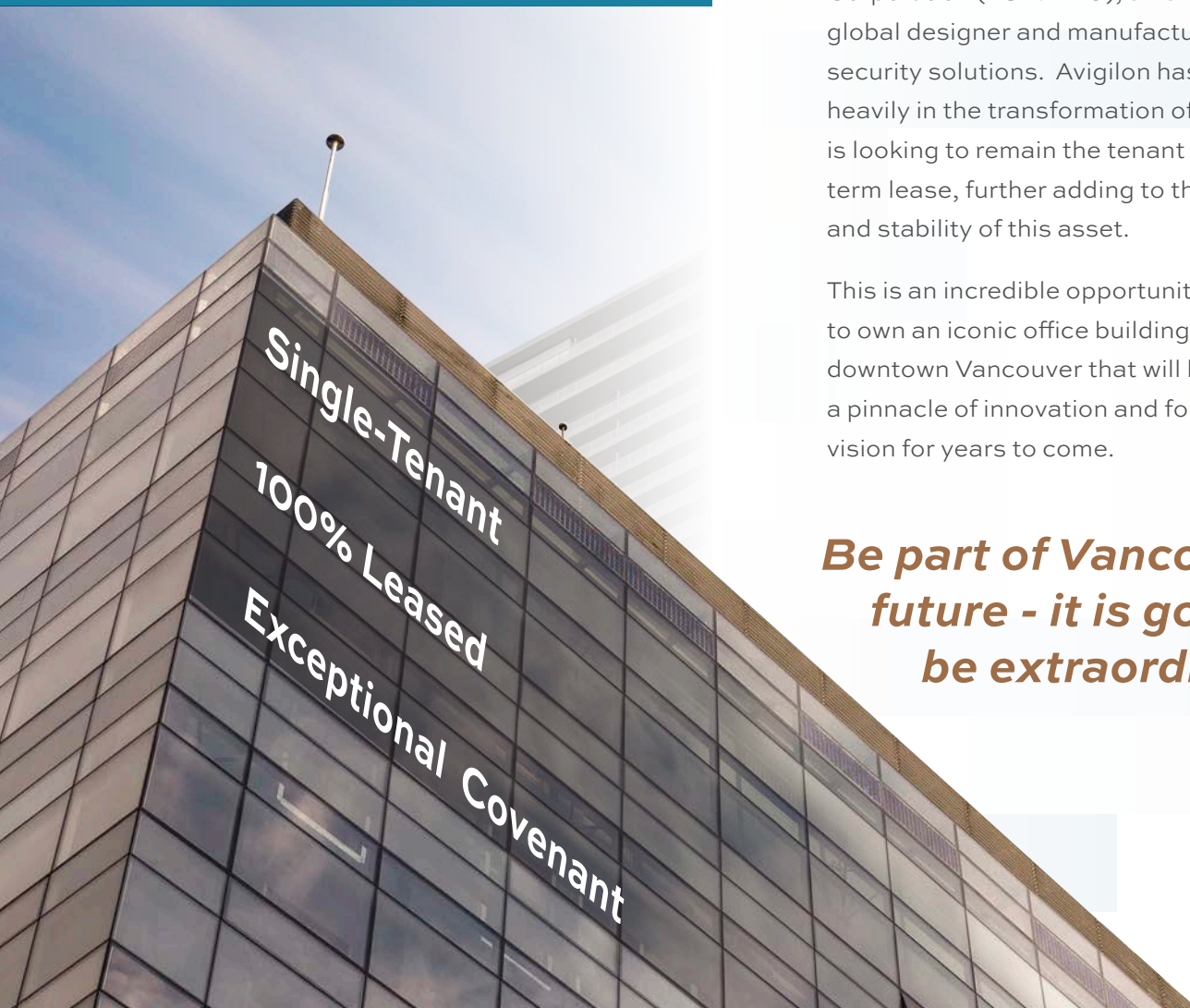
Using the original exterior architecture, 555 Robson builds upon the unique attributes of the building to set the new standard for technology, exceptional style, functionality, and interior design across Vancouver.

555 Robson will be a signature corporate head office capable of attracting top global technology employees.

The building is currently owned by Avigilon Corporation (TSX: AVO), a Vancouver-based global designer and manufacturer of trusted security solutions. Avigilon has invested heavily in the transformation of the building and is looking to remain the tenant under a long-term lease, further adding to the desirability and stability of this asset.

This is an incredible opportunity for an investor to own an iconic office building in the core of downtown Vancouver that will be recognized as a pinnacle of innovation and forward-thinking vision for years to come.

Be part of Vancouver's future - it is going to be extraordinary.





**Fully Modernized,
Renovated and Updated**

THE BUILDING

The New Standard in Technology Office Space

Benefitting from exceptionally sound original construction, 555 Robson is being completely rebuilt from the base concrete frame to offer the ideal combination of historic roots and a modern future. The stunning building transformation includes state-of-the-art structure and systems upgrades, cutting-edge interior design, and amenities designed for the workforce of tomorrow.

Upon completion, 555 Robson will rival the most progressive technology head offices in North America.



INTERIOR FEATURES

- Thoughtful interior architecture to maximize functional space
- Extraordinary exposed 12' to 18' ceilings refinished to create a bright, open atmosphere
- Abundance of glass and low profile furniture to enhance space and natural light
- Thoughtful common areas and gathering spaces
- Mezzanine overlook boardroom utilizing the 18' ceiling space on the 8th floor
- A magnificent six-storey atrium featuring signature architectural details such as hanging stairways and overhead causeways
- Skybox meeting rooms projected into the atrium with decks on top and LED lighting below
- Demountable office systems allow for easy future reconfiguration

STRUCTURE AND SYSTEMS UPGRADES

- New energy-efficient windows
- Lower profile mechanical ducting and cabling
- Energy-efficient LED lights
- New electrical vault systems, HVAC chiller, and roof mounted diesel backup generator
- New third elevator and modernization of existing elevator cabs
- Bike service/storage room and end of trip facilities with lockers and showers

THE LOCATION

The Epitome of Live-Work-Play

555 Robson boasts one of the most enviable addresses in Vancouver's Central Business District. The Property is surrounded by a vibrant amenity base within immediate walking distance that includes various shopping options, service retail, multiple restaurants, bars, and fitness facilities.

The Property is across the street from Pacific Centre Mall (one of the largest shopping centres in North America), and fronts on Robson Street, the city's most renowned retail strip.

The Property is also located in close proximity to many new mixed-use development sites including the new Telus Garden and upcoming Vancouver Centre II and Canada Post developments. These projects will continue to add vibrancy to the area with increased retail options and pedestrian areas.



ON TRANSIT

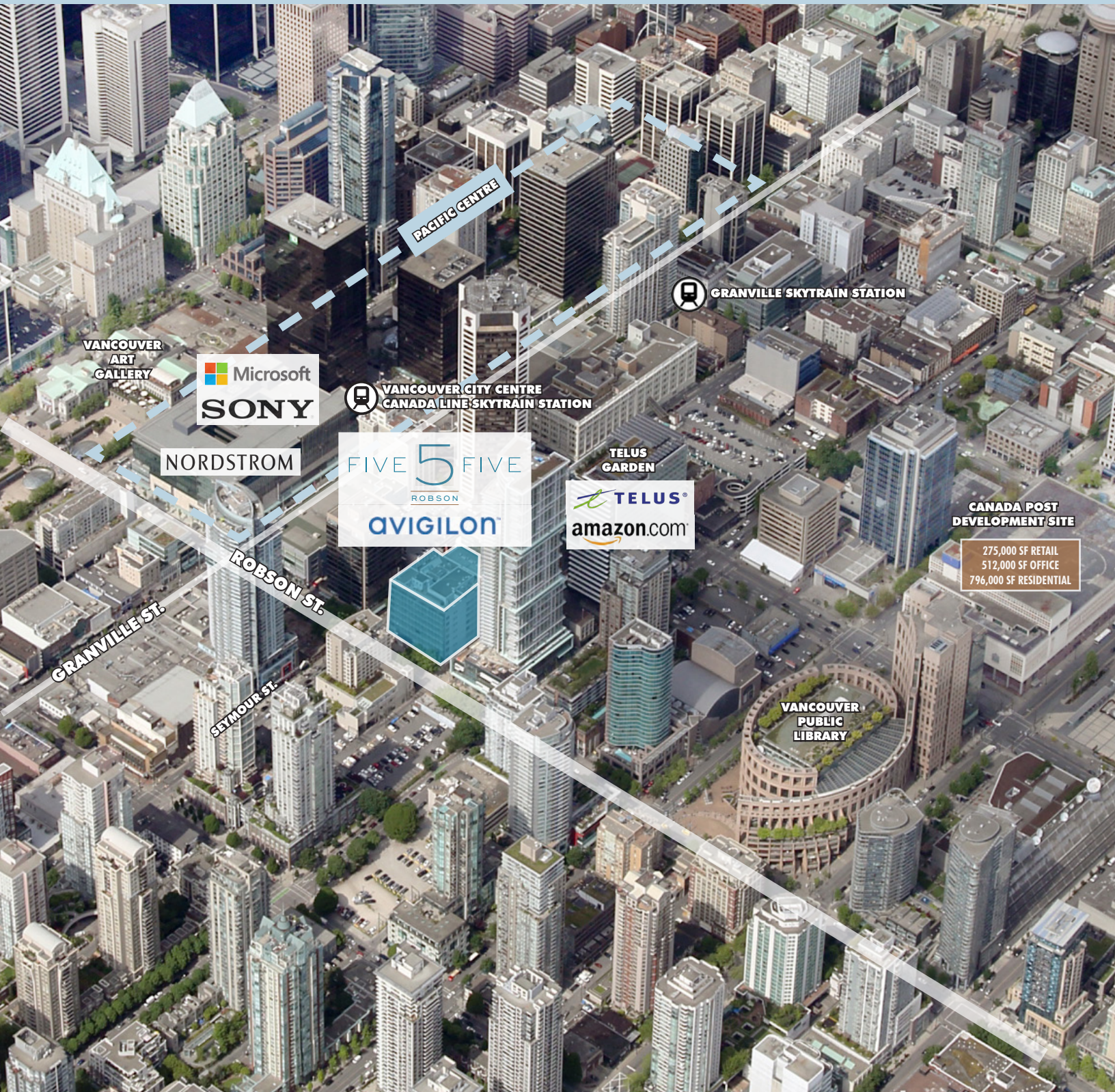
555 Robson is just steps away from both Canada Line and Expo/Millennium Line SkyTrain Stations, making the Property extremely accessible for employees living in municipalities all across Metro Vancouver.

 **Walk Score: 100**

 **Transit Score: 100**



555 Robson fronts Vancouver's most renowned fashion and luxury shopping street, offering various amenities including retail, restaurants, bars, and fitness facilities.





THE NEIGHBOURHOOD

A New Gathering Space

555 Robson is connected to the brand new Telus Garden mixed-use development, and will directly benefit from a number of exterior building and site upgrades that are being completed as part of the development permit.

The alleyway to the east side of the Property will be gentrified and transformed into a pedestrian mall connecting Robson Street to the new Glowbal restaurant on West Georgia Street.

The lane will create an inviting, walkable environment with overhead strung lighting, a wine bar, smaller retail venues, and trendy restaurant offerings such as Tractor, Nosh and Glowbal. The alley will also have the potential to host periodic street markets and community events, further maximizing the potential for local employees.

EXTERIOR UPGRADES

The First of its Kind

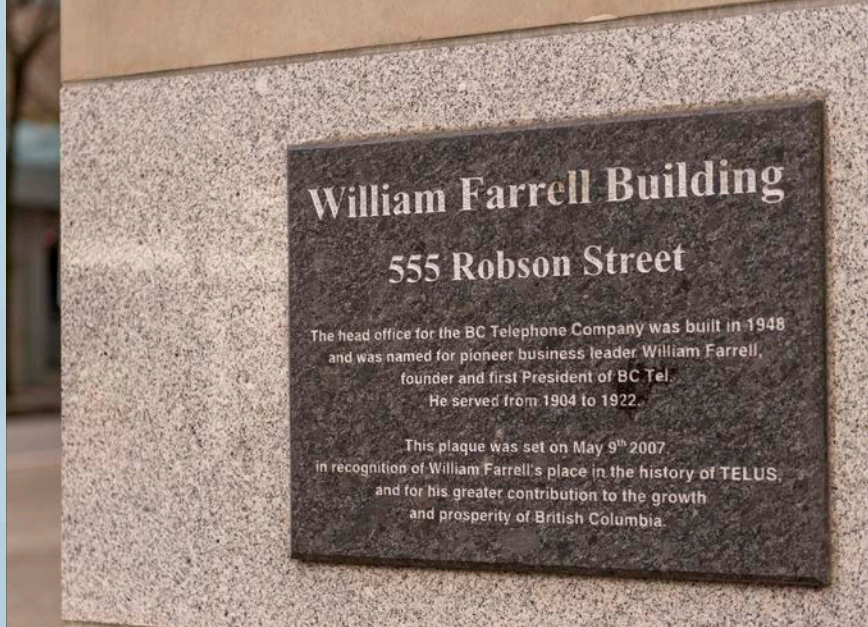
- Gentrification of the laneway on the east side of the Property with an inviting pedestrian mall (above)
- Installation of a living green wall on the east side of the building*
- New concrete sidewalk finishes and continuous glass awnings on both Seymour Street and Robson Street
- New architecturally designed roof “screening” to improve exterior sightlines for Telus Garden residents



*Maintained by Telus Garden residential strata fees

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AVIGILON™

Avigilon is part of Deloitte's Technology Fast 50 and is a trusted provider of security solutions for the global market.

PROPERTY SUMMARY

Civic Address	555 Robson Street, Vancouver B.C.
PID	029-691-389
Floors	9 Storeys
Site Size	0.46 acre
Year Built	1948
Complete Refurbishment	2017
Parking	55 Stalls
Occupancy	100% (Single Tenant)
Tenant	Avigilon
Financing	Available Clear Title

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