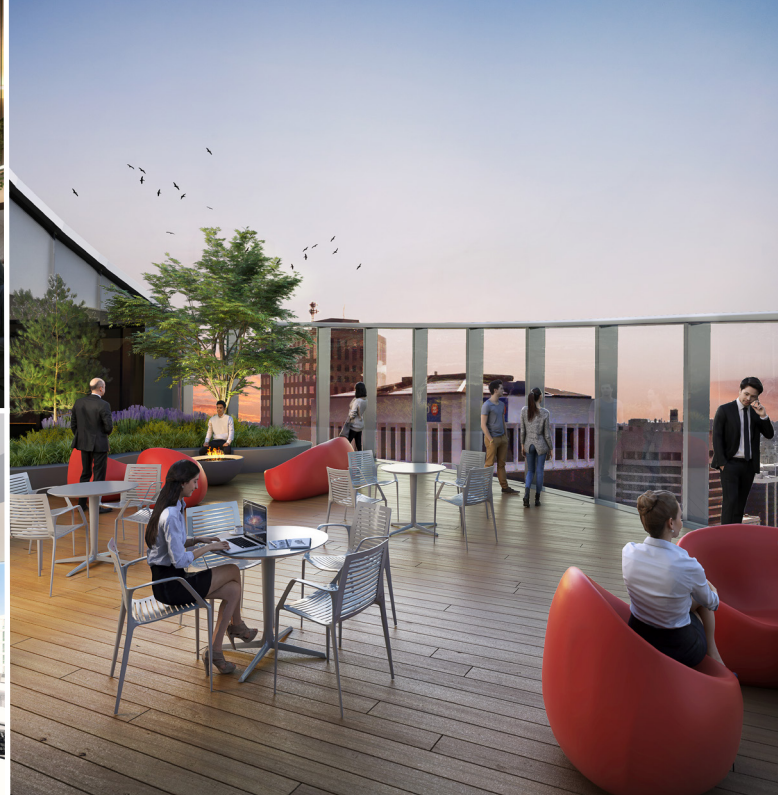




B6

*Shaping the future of
downtown Vancouver*



There will be no other office building in Downtown Vancouver quite like B6 (1090 West Pender Street). The conical tower, sleek and curvaceous, will stand out at the corner of Thurlow and West Pender Streets, which will be a newly animated and revitalized intersection at the base of the burgeoning Thurlow Street corridor, which links the waterfront and the new Convention Center with the luxury shops, restaurants and hotels now part of the Alberni and Robson Street districts.

Situated at northwest quadrant of the city block that is home to the Bentall Center – originally developed by Bentall, this location is the epicenter of Vancouver’s office core; just south of Jack Poole Plaza, the Convention Centre and the Seawall, and just north of the Burrard Skytrain Station.

B6 is designed by Vancouverites, will be built by Vancouverites, and will be for Vancouverites. Everything about working in B6 has been considered—from the getting there, to the being there. The building will be equally conveniently and efficiently served by all modes of transportation, whether it be Skytrain, bus, automobile, bicycling or walking.

Inside will be 32 floors, vast and well-thought out, with dramatic views and no awkward spaces. The building itself will be smart, open, sustainable, and designed to maximize natural light. The work environment will offer a variety of experiences, both inside and out - healthy and in balance. Rooftop decks, rooftop meeting rooms, fitness center, large curved welcoming main lobby video screen, bike storage, EV charging, flexible design, maximum fresh air, rain water harvesting and re-use - what this, and the next generation, of workers and tenants expect, and what will be provided at B6.

For further information on how your firm can be part of this latest project by a Vancouver-based developer with over 100 years experience, please contact BentallGreenOak, or your broker/agent or visit www.b6vancouver.com





BUILDING SIZE

- ◇ 532,000 sf of AAA class office space

FLOOR PLATE SIZES

- ◇ 14,000 - 21,000 sf

PARKING

- ◇ 6 underground levels; 1 parking stall per 2,100 sf

EV CHARGING

- ◇ 14 stalls, with capacity to expand

BICYCLES

- ◇ 159 secure bicycle storage spaces

END OF TRIP FACILITIES

- ◇ Hospitality quality changing rooms, lockers and showers with towel service. Includes gender neutral facilities.

MAIN LOBBY

- ◇ 2 storeys high, featuring undulating ceilings, integrated cafe, and curved video screen

PUBLIC TRANSIT

- ◇ Located within walking distance to the Burrard Street Skytrain Station, and surrounded by Coast Mountain bus service

SUSTAINABILITY

- ◇ Green roof
- ◇ Rainwater harvesting and re-use
- ◇ Triple glazed glass
- ◇ Low flow fixtures
- ◇ High efficiency elevators

ROOFTOP DECKS

- ◇ North and South Skydecks on the 32nd floor, with fire tables, furniture, landscaping and BBQ's

CONFERENCE ROOMS

- ◇ Fully equipped Tenant amenity conference rooms

ELEVATORS

- ◇ High Rise: 5 High Speed
- ◇ Low Rise: 5 High Speed
- ◇ Parkade Shuttles: 4
- ◇ Video screen back wall in high & low rise elevators

FITNESS FACILITY

- ◇ Tenant-only fitness facility with fully glazed ceiling

TIMING

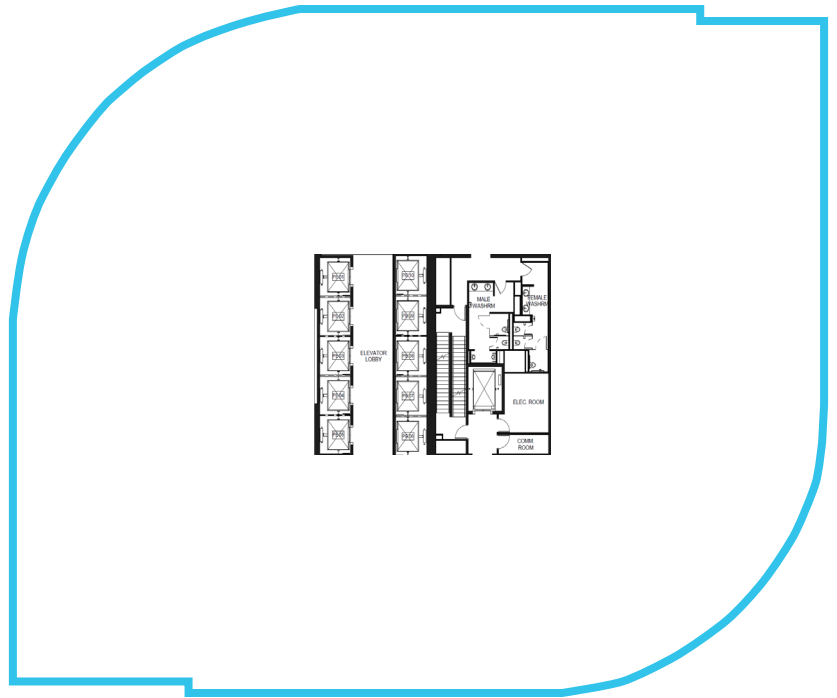
- ◇ Currently under construction, ready for occupancy Q4 2023

DESIGNATIONS

- ◇ WiredScore Gold achieved
- ◇ LEED Gold targeted
- ◇ WELL Gold targeted

DESIGN

- ◇ MCM Partnership



AVAILABLE SPACE

Floor	Area (Sq Ft)
15	17,103
14	16,895
13	16,683
12	16,473
11	16,263
10	16,052



Sample Low Rise Floor Plan



Leasing Inquiries:

Jeff Lim
 jeff.lim@bgo.com
 604-661-5619



www.b6vancouver.com