

Archetype

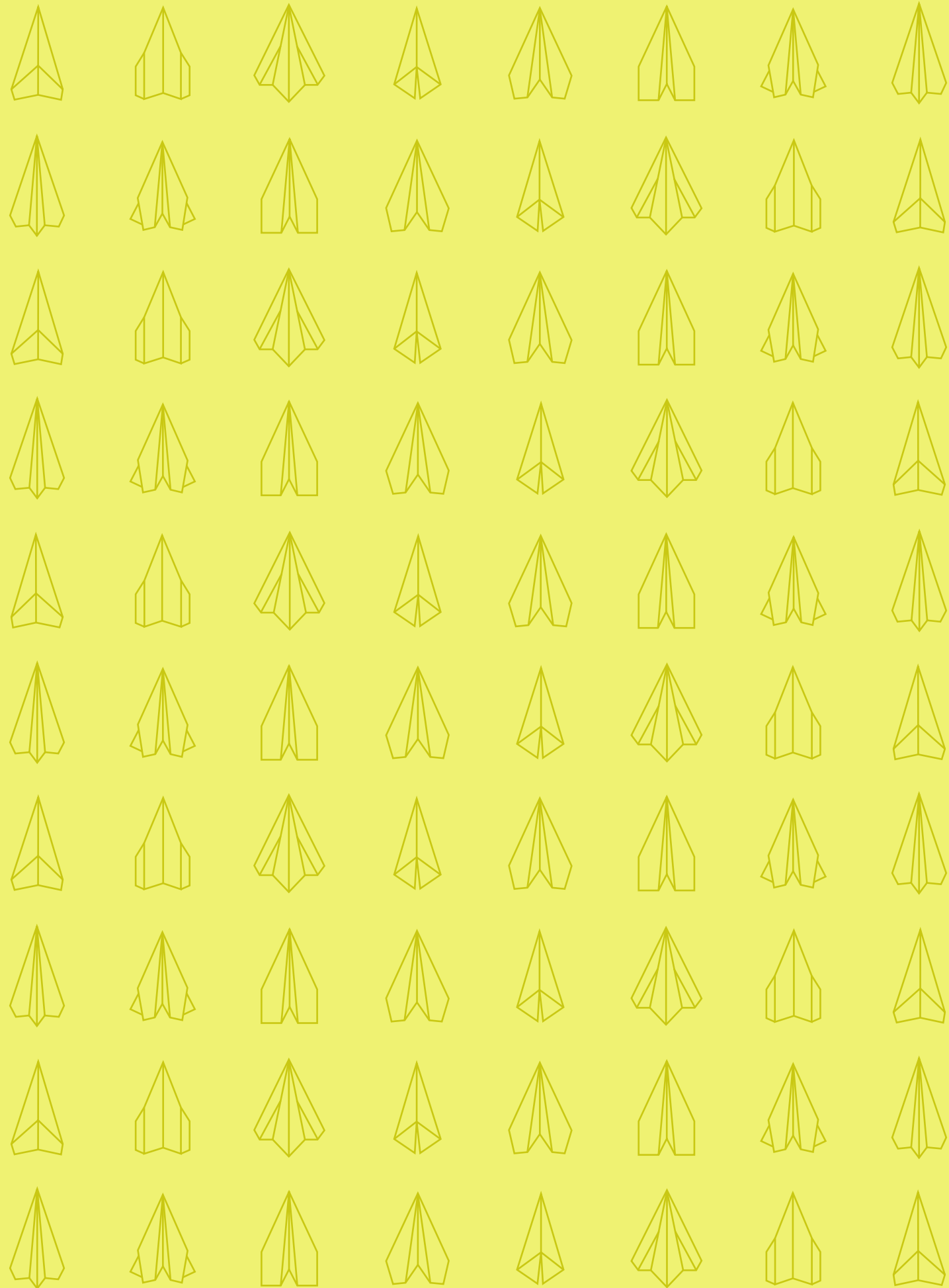
ARCHETYPEVANCOUVER.COM

MAIN + FIRST

Unprecedented
Purchase
Opportunities

Where Ideas
Take Flight





OVERVIEW

A hub for professionals and creatives, Archetype is a diverse mix of AAA office, creative industrial and rental homes.

02



FALSE CREEK FLATS

Close to everything and anything you need

Minutes from the SkyTrain, Archetype is in the heart of False Creek Flats, close to businesses and amenities.

04



OFFICE

Visually bold commercial office space

12-15



CREATIVE INDUSTRIAL SPACE

Creative industrial spaces for bringing ideas to life

16-19



AMENITIES

An amenity-rich experience, from a roof-top patio to a bike repair shop

It's a cyclist's dream: state-of-the-art trip facilities, secure storage and even a bike repair workshop, all connected to Vancouver's Art Walk and Emily Carr University of Art and Design, University of British Columbia, Simon Fraser University and British Columbia Institute of Technology Great Northern Way Campus.

20-27



Envision. Believe. Build.

Archetype isn't just a new idea. It's a completely new model for Vancouver.

It embraces diversity and sustainability, and is shaping the future of Vancouver's most exciting neighbourhood. This dynamic mixed-use design combines exceptional office spaces with creative industrial spaces for today's diverse economy. To round out the mix, it includes amenity-rich rental homes that inspire.

Through its bold new approach, Archetype is bringing a unique identity to a neighbourhood that is being re-imagined, helping to build a thriving and innovative economy and livable area where ideas take flight.

1

8 FLOORS OF EXCEPTIONAL OFFICE SPACES

The exceptionally designed offices feature best-in-class amenities, sophisticated common areas, and efficient, well-appointed floorplates.

2

1 & 2 STOREYS OF CREATIVE INDUSTRIAL SPACES

Creative industrial spaces are designed to connect with the surrounding community, ideal for innovators and creators.

3

RENTAL HOMES FOR INSPIRED LIVING






Over 200 amenity-rich rental homes.

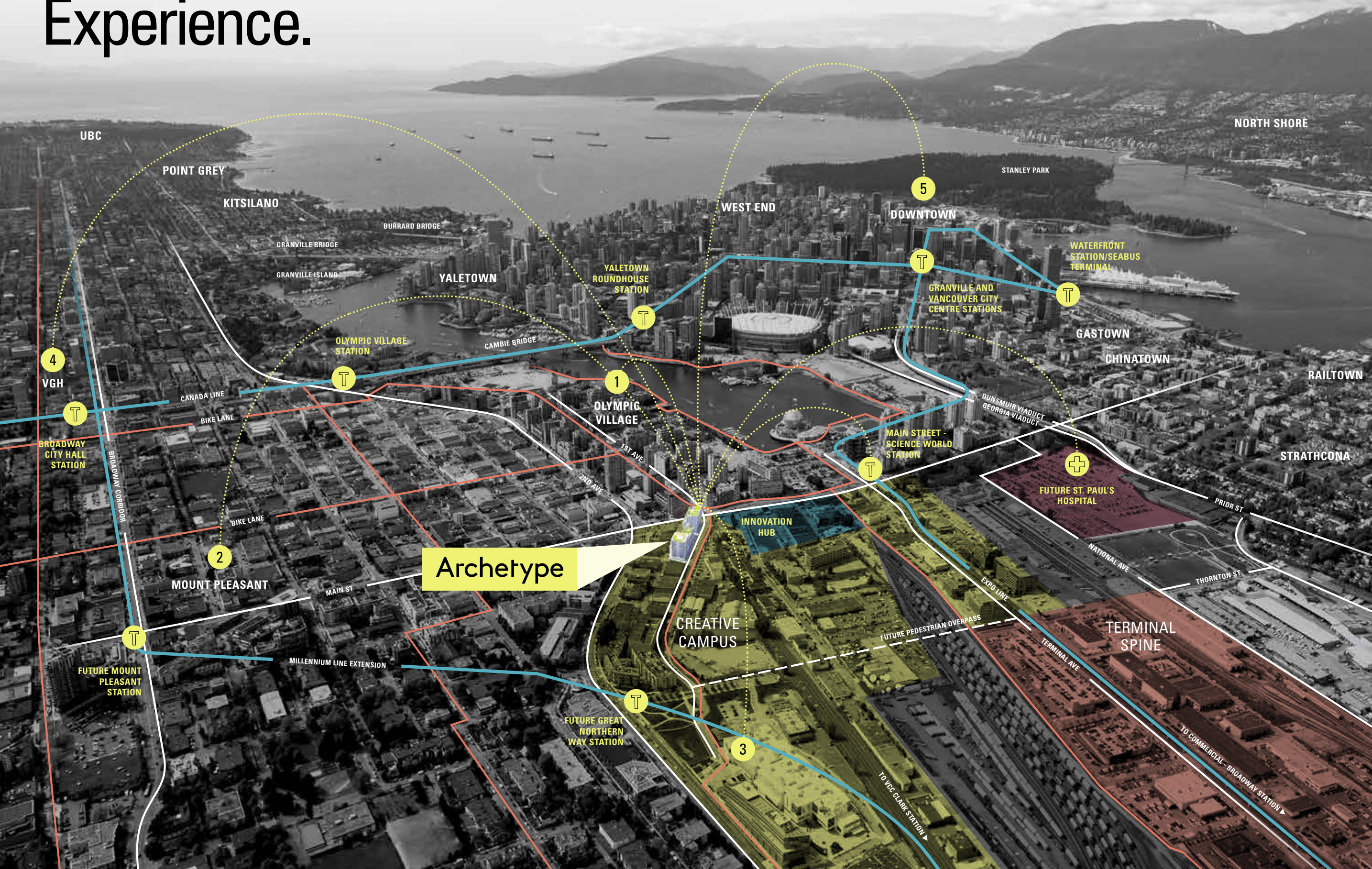


Connect. Share. Experience.

Archetype is a paradise for walkers, bikers and transit riders.

98 Walk Score 96 Bike Score 93 Transit Score

-  **5 Minutes** to False Creek Seawall
-  **2 Minutes** to the closest SkyTrain station
-  **5 Minutes** to 14+ restaurants & cafés
-  **5 Minutes** to shops & grocery stores
-  **25 Minutes** to Vancouver International Airport



In the heart of Vancouver

A prototypical mixed-use office and creative industrial development, Archetype is situated at the hub of Vancouver's tech, arts and creative communities. With a centrally based location, Archetype is close to all three major rapid transit lines, and surrounded by Vancouver's newest and most popular food, beverage and amenity offerings.

Creative Campus
600+ businesses;
12,100 estimated jobs

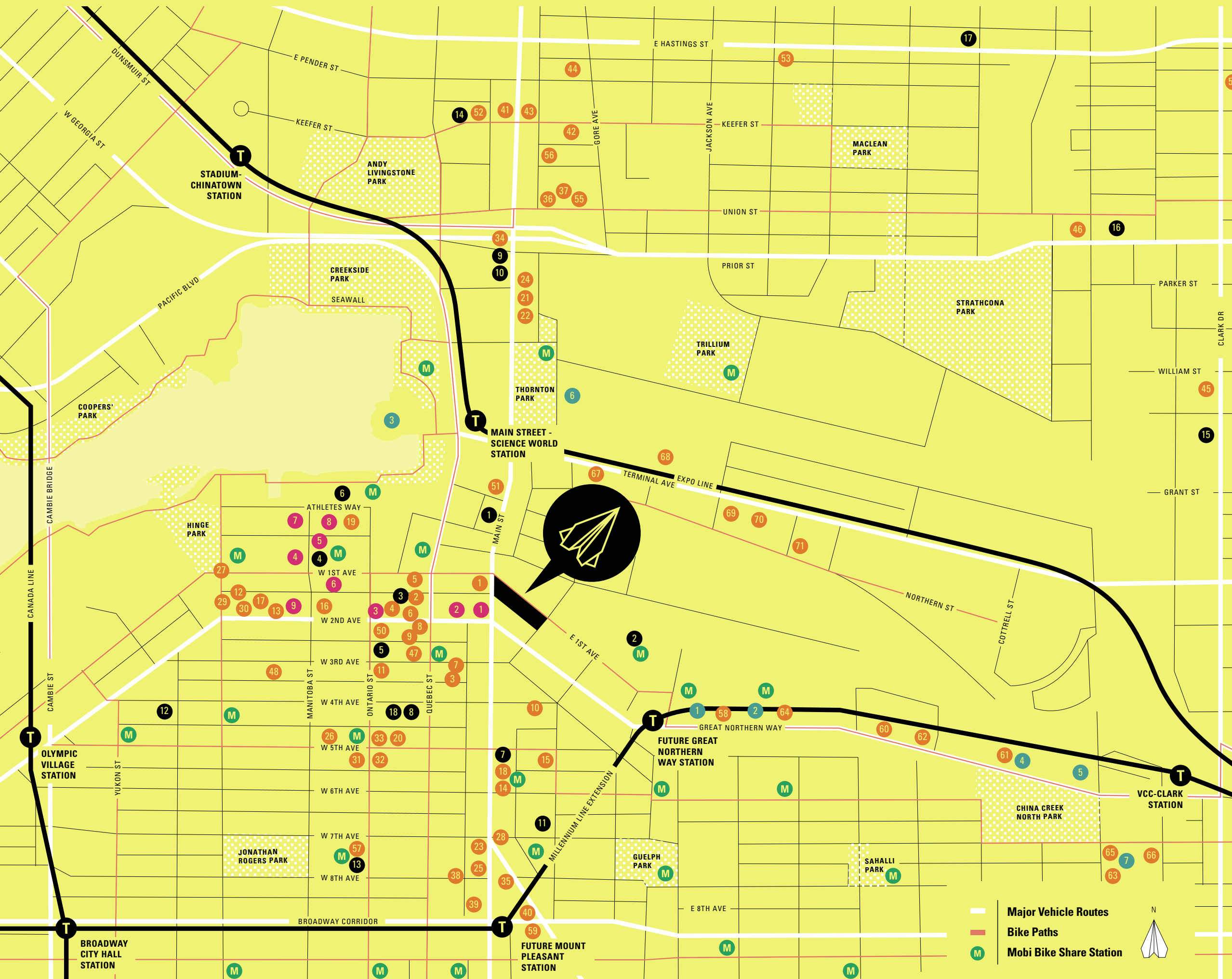
Innovation Hub
In the heart of the City of Vancouver's Innovation Hub, a master plan of ~2,500,000 SF of new mixed use residential, community and commercial properties

Terminal Spine
4,800 estimated jobs

Health Hub
Future location of the new \$1.9B St. Paul's Hospital;
10,300 estimated jobs

- 1 2 min walk to Olympic Village
- 2 3 min walk to Mount Pleasant neighbourhood
- 3 5 min walk to Emily Carr University of Art + Design
- 4 20 min walk to VGH Health Campus
- 5 5 min SkyTrain to downtown
-  2 min walk to Main Street Science World Station
-  10 min walk to future St. Paul's Hospital
-  Major Vehicle Routes
-  Bike Paths
-  SkyTrain Lines





A Walk, Bike and Transit Friendly Community



Brewery & Entertainment

- Dubh Linn Gate Irish Pub
- Red Truck Beer Company
- BREWHALL
- CRAFT Beer Market
- Faculty Brewing
- Tap & Barrel
- Brassneck Brewery
- R&B Brewing
- The Boxcar
- The Cobalt
- Main Street Brewing Company
- Big Rock Urban Eatery
- 33 Acres Brewery
- The Keefer Bar
- Strange Fellows Brewing
- Luppolo Brewing Co.
- Strathcona Brewing Company
- Electric Bicycle Brewing



Cafés & Restaurants

- Railtown Café
- Tractor
- Nuba
- Hons Wonton House
- Amato Gelato Café
- Starbucks
- Swiss Bakery
- Glory Juice Co.
- Earnest Ice Cream
- Kranky Café
- Argo Café
- Bao Down Gastropub
- The Flying Pig
- Cartems Donuts
- L'Atelier Patisserie
- Blenz
- WildTale
- The Whip Restaurant and Gallery
- Gusto A Taste of Italy
- Peaceful Restaurant
- Bodega on Main
- Campagnolo Restaurant
- The Rumpus Room
- Torafuku
- Nirvana Indian Restaurant
- Terra Breads
- JJ Bean Coffee Roasters
- Como Taperia
- PappaRoti
- Nook
- The Juice Truck
- Tacofino Ocho
- Purebread
- Pizzeria Farina
- Gene Coffee Bar
- The Union
- Tuck Shoppe
- Eight 1/2 Restaurant Lounge
- Fable Diner
- Caffee Barney
- Virtuous Pie
- Phnom Penh
- Matchstick
- Kissa Tanto
- Creme de la Crumb Bakeshop & Catering
- La Casa Gelato
- Fife Bakery
- Jinya Express Ramen
- Manna Sushi
- McDonald's
- Bao Bei
- The Heatley
- Agro Roasters
- Crackle Creme
- The Ramen Butcher
- Elysian Coffee
- Nemesis Coffee
- Freshii
- Freshii
- Steve's Poke Bar
- Tim Hortons
- Quizine
- Kafka's Coffee
- Blenz
- The Chef's Table
- Tim Hortons
- To Dine for Eatery
- Taco Del Mar
- Bibi's Kitchen
- Starbucks



Shops & Grocery Stores

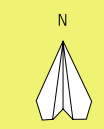
- Shell
- MEC (New flagship)
- RBC Royal Bank
- TD Canada Trust
- Urban Fare
- Scotiabank
- Legacy Liquor Store
- London Drugs
- BMO Bank of Montreal



Notable Buildings

- Emily Carr University of Art + Design
- Centre for Digital Media
- Science World
- BC Tech Hub
- MEC Head Quarter
- Pacific Central Station
- Vancouver Community College

- Major Vehicle Routes
- Bike Paths
- Mobi Bike Share Station





1

In the Heart of Vancouver

In the heart of established neighbourhoods that continue to evolve, Archetype is a gateway to downtown Vancouver. Just minutes from major SkyTrain lines, Archetype is close to major arterial routes, and connects to Vancouver's world-class cycling infrastructure.

At the convergence of Olympic Village, Mount Pleasant, Chinatown, False Creek Flats, and the new St. Paul's Hospital Campus, Archetype is the epicenter to live, work and play.



2

- 1 Tap & Barrel
- 2 Gallery Jones
- 3 Bike lane along the Seawall
- 4 Sing Sing
- 5 Urban Fare
- 6 Science World
- 7 Samsung Office & Nemesis Coffee
- 8 Relic/Sega Office
- 9 Emily Carr University of Art + Design
- 10 Vancouver Community College



3

Close to it all

Archetype is in the midst of a booming community of finance, government, health care, design and tech. As a mature, heritage community, False Creek Flats is continuing to expand and grow, providing industrial and commercial businesses with ample opportunity and vibrancy.

Innovation Plaza, which runs through Archetype's breezeway, is an important pedestrian link, connecting the Innovation Hub (to the north) and Emily Carr Campus (to the east).

Here you have access to the SkyTrain, and you're 2 minutes from the future Thornton Street/Great Northern Way Station. In addition to art galleries and a diverse array of businesses, the Flats will be home to the future St. Paul's Health campus, along with a growing tech community.

Convenience is in all directions. With an abundance of coffee shops and restaurants (and even more to come in this fast-changing neighbourhood), employers will have no problem attracting top talent.



4



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10



Ideate. Create. Innovate.

Building Features Designed For Comfort and Efficiency

This dynamic mixed-used building is anchored on the east and west by two mid-rise towers bridged by an 8-storey residential building, and unified by creative industrial spaces that wrap around the entire development.

With a bold approach and unique identity, Archetype is bringing a new model to Vancouver. Meticulously designed by award-winning GBL Architects, Archetype's material palette is inspired by the evolving neighbourhood. It reflects three distinct uses by harmonizing robust industrial cladding with a softer residential treatment, and a contrasting transparent office tower facade. These striking elements are subtly unified through shared stepping heights and elegant vertical expressions.

Specs at a glance

- Unparalleled views of the North Shore mountains
- Expansive and best-in-class top floor patio and amenity space
- A community-oriented plaza and artwall to promote innovation and collaboration
- High performing end-of-trip facilities, showers, lockers, secure bike storage, and fully equipped bike workshop
- Implements Energy Step Code Level 3, which reduces building system noise, uses less energy, improves fresh air and better manages temperature swings
- EV charging stations
- Ample loading facilities
- 4-Pipe Fan Coil HVAC System is durable, energy efficient, and uses fewer heavy refrigerants than traditional HVAC systems
- Expansive energy efficient glazing promotes the use of natural light
- Connection to Vancouver's neighbourhood energy utility, reducing utilities costs and utilizing green energy sources
- Designed to a LEED® Gold Core and Shell specification



Setting a Precedent

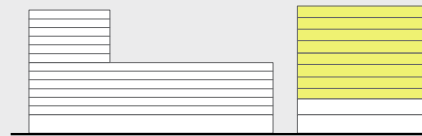
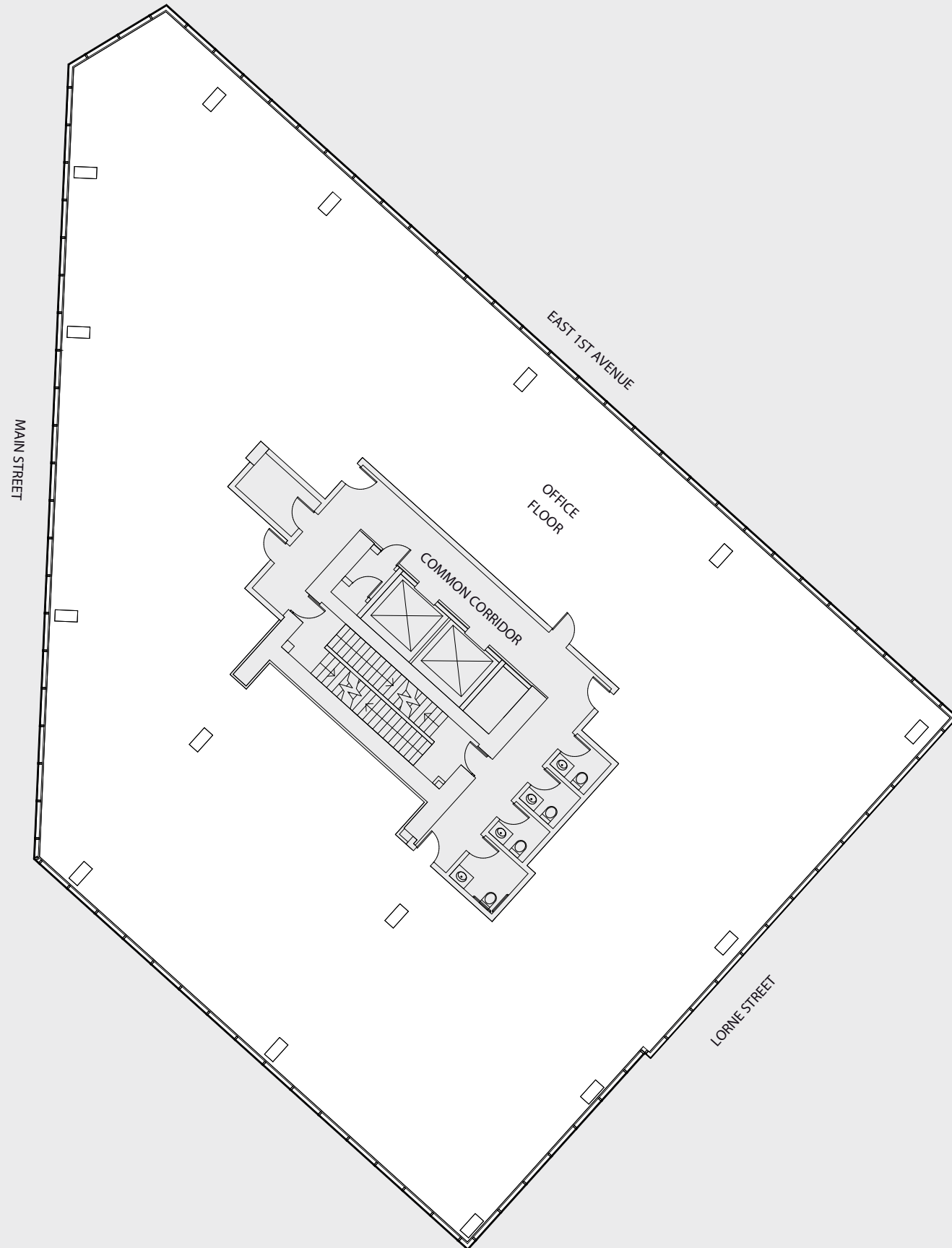
With a strikingly bold architectural design, the 69,000 SF office tower is clad in vertical metal louvers to create a sense of verticality and rhythm. The AAA office space has 11' high ceilings, and is designed to LEED® Gold Core and Shell specifications. Office spaces will be subdivided into smaller individual strata units to maximize long-term liquidity for owners, whose business needs change over time.

Common areas on each floor feature high-quality design elements, wood finishes and individual unisex washrooms. FC-2 zoning allows for general office uses.



Exceptional Offices

Typical office floorplate



69,000 SF

Office space

Office floorplates
8,885 SF - 9,720 SF

Demising options from 1,250 SF
to multiple floors

Up to 5 strata lots per floor

11 FT+ exposed ceilings

**DESIGNED TO A LEED® GOLD CORE
AND SHELL STANDARD**

1 parking stall per 1,000 SF
with additional stalls
available for purchase

8 levels of exceptional office
space with unencumbered
general office uses

Outdoor private balconies
on the 7th & 11th levels

Energy efficient
Neighbourhood Energy
Utility (NEU) connection
with HVAC service through
a 4-pipe fan coil system

208/120V 3-phase
service with K-13 rated
transformers

Individually enclosed
washrooms with
sophisticated finishes,
located on every floor

Future-proofed
communications backbone

Ample EV charging stations
with rough-ins available
for additional future EV
charging solutions

Professionally designed
lobby and common areas,
as well as fully equipped
end-of-trip facilities

Unobtrusive column spacing
for maximum efficiency



A Vision for Possibility

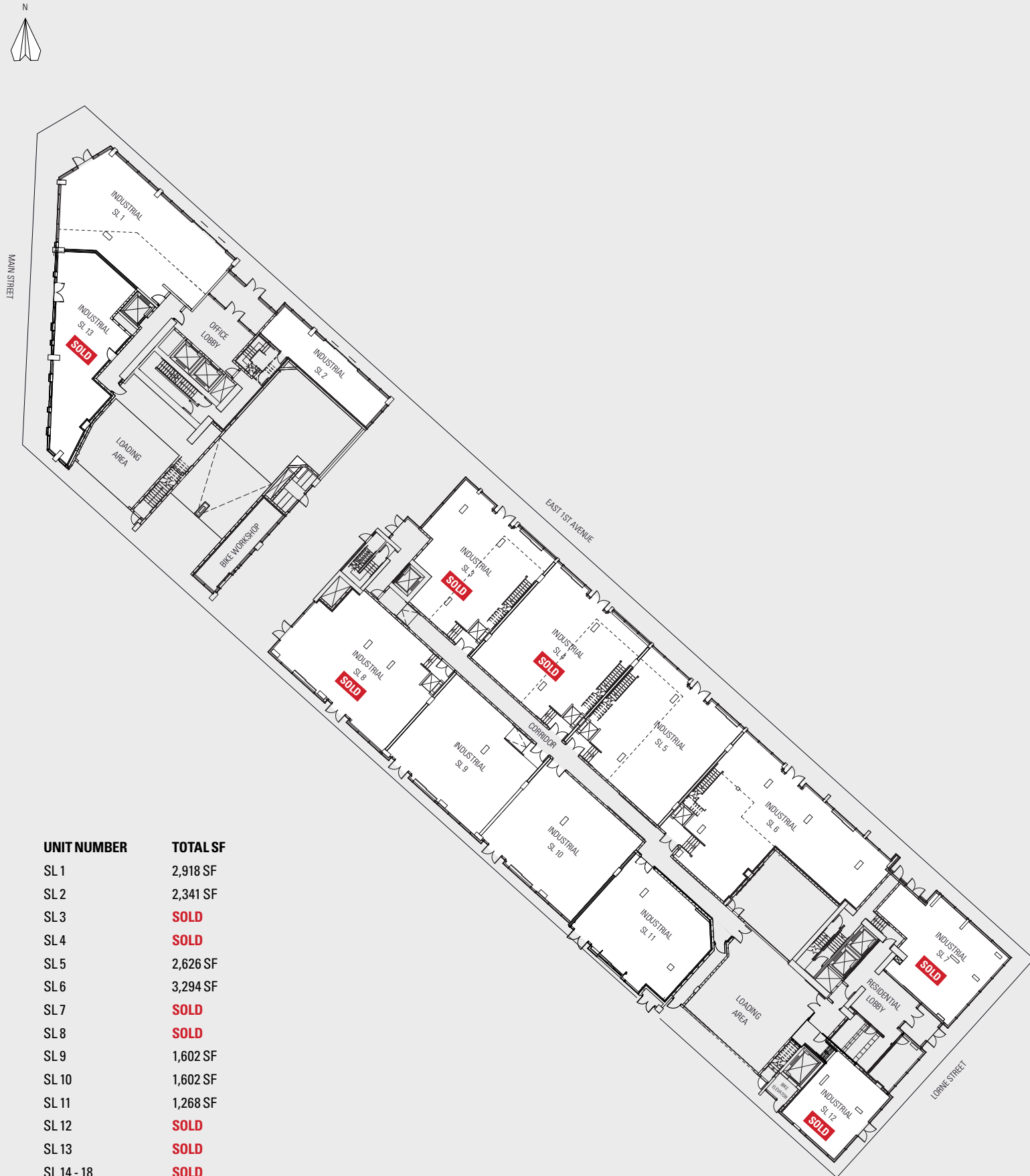
Archetype offers over 35,000 SF of creative industrial space, ideal for ideation and innovation. It's perfect for creative designers and manufacturers who want to interact with the surrounding community while bringing their ideas to life.

Every unit has expansive retail storefront-style windows with sliding glass doors or overhead doors. Ample exposure and natural light help maximize retail and office spaces, and showcase creative industrial uses.

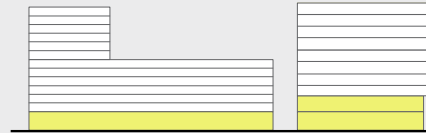


Creative Industrial Spaces

Ground level



UNIT NUMBER	TOTAL SF
SL 1	2,918 SF
SL 2	2,341 SF
SL 3	SOLD
SL 4	SOLD
SL 5	2,626 SF
SL 6	3,294 SF
SL 7	SOLD
SL 8	SOLD
SL 9	1,602 SF
SL 10	1,602 SF
SL 11	1,268 SF
SL 12	SOLD
SL 13	SOLD
SL 14 - 18	SOLD



35,000 SF

Units range from 1,175 SF to 11,000 SF

1 parking stall per 1,500 SF with additional stalls available for purchase

15 to 20 FT+ exposed ceilings

DESIGNED TO A LEED® GOLD CORE AND SHELL STANDARD

FC-2 zoning under the False Creek Flats plan supports a variety of creative uses, including food and beverage production, fashion, product design and manufacturing

Select from a variety of units, including high-profile street exposure units equipped with mezzanines and full-height sliding glass doors, laneway units with glass overhead doors, and highly animated end cap units ideal for production use or commissary kitchens

600/347V 3-phase electrical to each unit

Double panel pedestrian entry doors

8 FT x 10 FT overhead doors on select units

1st Avenue units will be equipped with a 10 FT wide glass sliding door

Ample EV charging stations with rough-ins available for additional future EV charging solutions

Neighbourhood Energy Utility (NEU) connection with HVAC through a 4-pipe fan coil system

Customizable ventilation

4 class-B loading bays at grade

2 class-A loading bays on P1 Level

Grease trap locations available at the P1 Level



Make an Entrance

Archetype's clean, elevated design ensures you make a bold entrance as you are transported through the metal-etched entry portal.

The lobby opens up into a spacious double-height realm, accentuated by a bespoke lighting creation that floats above, emulating the concept of prototype and creation.

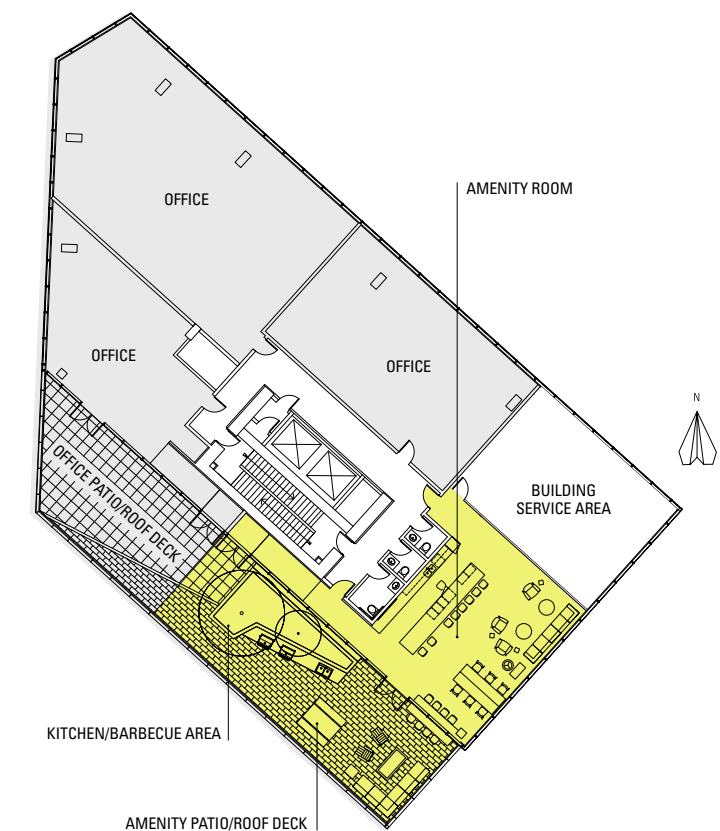


A Rooftop Patio with Lounge and Informal Workspaces

Archetype celebrates community and flexibility by providing over 2,400 SF of common rooftop amenity space. The indoor common area lounge features soft seating, perfect for impromptu meetings, brainstorming and informal workspaces for varying work styles, while enjoying the unparalleled mountain views as your backdrop.

The south-facing outdoor patio is the perfect spot to unwind and relax. Complete with flexible soft seating, harvest tables and a built-in barbecue, the patio will become your go-to space on warm summer afternoons.

At Archetype, every small detail has been designed with businesses in mind. With a fully stocked kitchen, keg tap, movable whiteboard, and indoor-outdoor bar seating with operable windows, this is an outstanding amenity for both creative industrial and office tenants.





Amenities Above and Beyond

We recognize that Vancouver is an outdoor mecca. Archetype is steps from the best bike network in the city, and features outstanding bike amenities.

Outdoor enthusiasts are greeted by a bright, bold end-of-trip facility that includes drying racks, secure bike storage lockers and common bike storage rooms.

After dropping off your gear in our secure, state-of-the-art facilities, kick-start your day at Archetype's modern and brightly designed private showers and change facilities. The make-up counters, hair drying stations and private lockers have been designed with brightly coloured terrazzo tile and yellow accents, to help motivate and inspire you for the day ahead.



Balancing Sustainability, Productivity & Livability in Urban Communities

A breezeway between buildings connects with a bike path and the surrounding neighbourhood, providing easy access to Main Street and Emily Carr University. The eastern-most wall is flanked with a heritage-inspired art installation, creating a focal point for the area.

As a connecting point for the community, the Arts & Innovation Plaza is a natural gathering spot for Vancouverites.



1 Art Wall

The east side of the office tower will feature a digital ceramic glass print that is 35 metres high and 17 metres wide. This design will feature a dot-matrix abstraction of False Creek Flats near the turn of the 20th century. With its pixelated effects, the design will retain the original sense of place, while speaking to the future progression of the area as a centre for tech. The design is deliberately placed towards the heart of the Flats, as a call to preserve the area's industrious nature.

2 Arts & Innovation Plaza

The plaza is designated to become an important pedestrian link that connects the creative activity of the Innovation Hub to the Emily Carr Campus.

3 Bike Workshop

A fully stocked HUB Cycling-approved bike workshop has your cycling commute covered. It's complete with repair stands and a full complement of tools, from hex wrenches to bottom bracket and locking tools.

4 Landscape Design

A manicured and meticulously planned landscape design by PWL Partnership will feature a cable trellis green wall with creeping vines, Japanese Katsura trees, maples, patio seating, and catenary lighting between buildings, making it ideal for both day and evening events and functions.

5 Residential and Industrial Lobby and Entrance

A secondary entrance and lobby off the Arts & Innovation Plaza will promote interaction between residential tenants and businesses.



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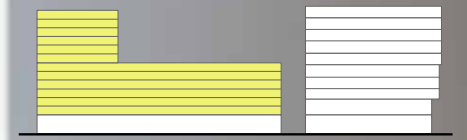
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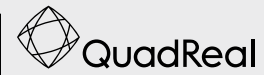


Over 200 Rental Homes for Creative Living

Archetype offers spacious 1, 2 and 3-bedroom units that feature an unsurpassed amenity-rich experience with meticulous attention to detail. Features include balconies with metal cladding, a private rooftop garden and top-grade finishings.



Legacy Management by QuadReal



Headquartered in Vancouver, Canada, QuadReal Property Group is a global real estate investment, operating and development company. QuadReal manages the real estate and mortgage programs of British Columbia Investment Management Corporation (BCI). With a \$153.4 billion portfolio, BCI is one of Canada's largest asset managers.

One of the best real estate managers and owners in North America, QuadReal manages more than 40 million square feet of commercial real estate, and 12,000 multi-family residential suites across the country. Their portfolio spans residential, retail, office and industrial real estate.

With an ongoing commitment to excellence and best-in-class design, QuadReal will bring its unparalleled property management, strata management and asset management services to Archetype. Owners in Archetype will reap the long-term benefits of QuadReal's commitment to sound stewardship, as well as access to top contractors, and a pool of experienced operators and managers.

745 Thurlow, Vancouver, BC



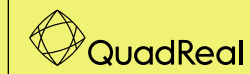
Broadway Tech, Vancouver, BC



Where Ideas Take Flight

A team of leaders in residential, commercial and industrial development

DEVELOPER



SALES TEAM



ARCHITECTURE



CONSTRUCTION



INTERIOR DESIGN



LANDSCAPE ARCHITECTURE



Archetype

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