

MEDICAL & PROFESSIONAL OFFICES



Galleria
CENTRE



Downtown
Vancouver

Vancouver

◀ YVR Vancouver
International
Airport



Richmond



**WORKSPACE
OWNERSHIP
IS A SOLID
INVESTMENT
IN YOUR
CAREER**

THE ADVANTAGE OF OWNERSHIP

WORRY-FREE IN A TIGHTENING RENTAL MARKET

1 SAY GOODBYE TO RENT INCREASE AND UNTIMELY TERMINATION

Invest in yourself rather than for your landlord! A lease doesn't protect you from rising rent prices. Because a lease leaves you exposed to changes in the market at the end of each lease term, if the market has considerably increased so will your rent. You won't know the increased amount until it's time to pay, which can make it difficult to budget business expenses. Not to mention lease termination risk imposed by the landlord on you!

2 INVEST IN YOUR IDEAL WORK ENVIRONMENT

Own your tenant improvement. The certainty of ownership gives you the freedom to commit to the best finishing you always want without the worry from a restoration clause. A restoration clause, also known as a make good provision, makes the tenant responsible for restoring any improvements he or she may have made to the space back to shell condition when the lease expires. It's a cost many tenants aren't aware exists, but you won't have to worry about if you own your office space.

Unlike a lease, a mortgage has an end in sight in terms of payments. You can also rent out extra spaces with BC Triple Net Lease benefits at any time without the need to seek permission for sublease from your landlord.

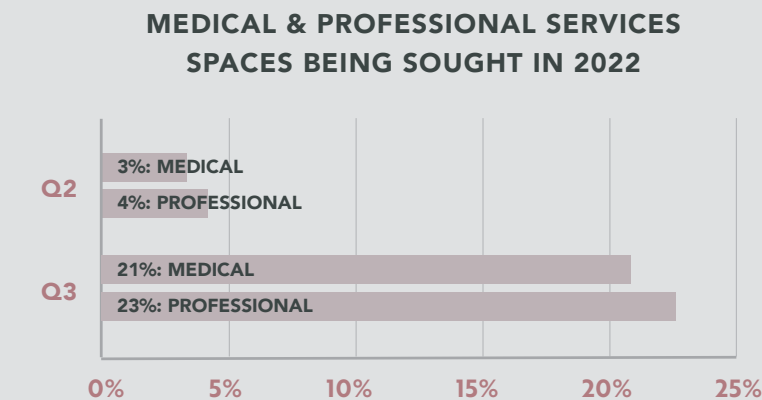
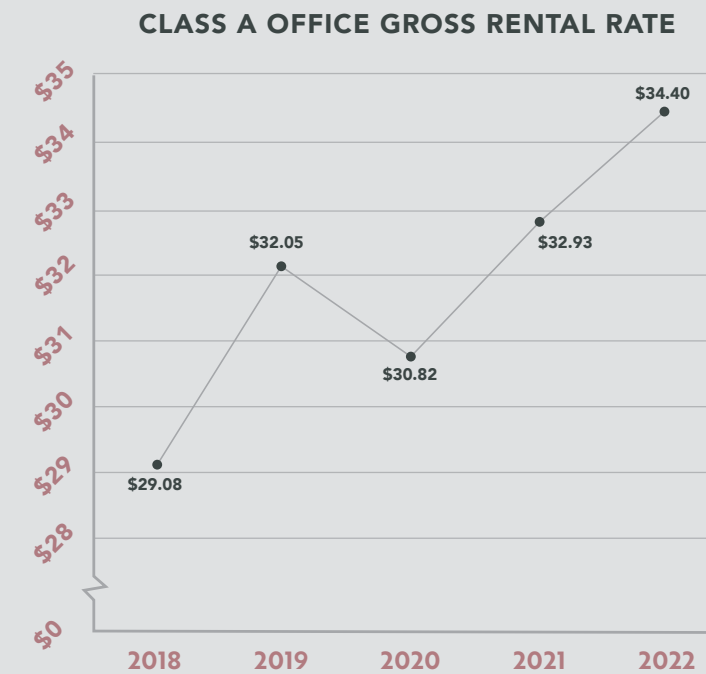
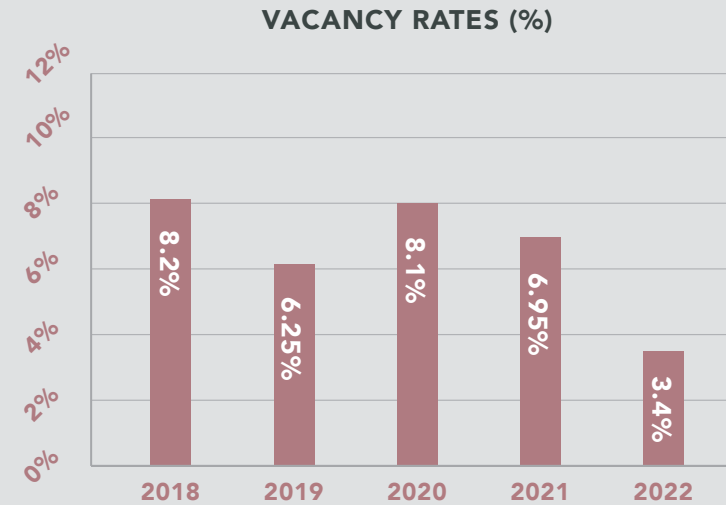
3 SUBLEASING & EXPANSION OPTION AT YOUR DISPOSAL

Being your own landlord, you can enjoy the flexibility in subleasing extra space while retaining the option for future expansion.

4 BUILDING EQUITY FOR YOUR GOLDEN TICKET TO A FLEXIBLE RETIREMENT

Through contributing to ownership instead of rental expenses, you not only build equity, which leaves you with a significant asset, but you can also hedge against inflation and enjoy capital gain in the long run. Your fully owned and paid-off office will serve well for various semi-retirement options such as inviting partners and associates to run your daily operation or rent the space out for an additional bonus to your pension.

RICHMOND OFFICE MARKET UPDATE



*Collier Vancouver Office Market Report

LOWEST VACANCY

Richmond office vacancy slipped to 2.6% at the third quarter of 2022, hitting the lowest record in Greater Vancouver area since 2018. Meanwhile, the rental market remains one of the most active and competitive markets across Canada.

TIGHTEST SUB MARKET

Office spaces on No. 3 Road remain heavily subscribed and is the tightest submarket in Richmond. The healthcare and professional services sectors especially saw a rapid increase in the amounts of space being sought—growing from 3% and 4% in Q2 2022 to 21% and 23% in Q3 2022, respectively.

OWN YOUR OFFICE AT RICHMOND'S FASTEST GROWING TRANSIT HUB

Strategically located next to the New Capstan Canada Line station and a 2-acre community park along No. 3 Road, Galleria Centre offers an exceptional opportunity to own upscale strata office spaces at the epicenter between Richmond City Centre and Vancouver. Providing services to the highest concentration of 16,000 new residents within a walkable radius.

This premier commercial hub will truly be a place designed for forward-thinking professionals.

Residential Units
(Picasso Collection)

**Community
Arts Space**

Neighbourhood Park

Residential Units
(Da Vinci Collection)

Strata Office

**Ground Floor
Retail**

Capstan Canada Line Station

Substantial completion is
expected in 2023.

NO. 3 ROAD





AIRY & CALMING

A PARKSIDE SETTING FOR YOU AND
YOUR PATIENTS OR CLIENTS

The illustration reflects examples of possible office space design only. Interior decor and finishes are not included. All features, finishes and other specifications related to the office space are governed by the applicable offer to purchase and agreement for sale, and information package.

FUNCTIONAL & INVITING

THE QUINTESSENTIAL DEMONSTRATION
OF A CONTEMPORARY WORKSPACE



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PROFESSIONAL & PURPOSEFUL

A PERFECT OPPORTUNITY TO INCORPORATE
STATE-OF-THE-ART EQUIPMENT

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**THE PERFECT
LOCATION
FOR YOUR
BLOOMING
BUSINESS**

RICHMOND

Home to Canada's largest immigration population, with over 60% immigrant residents. Over the past 5 years, Richmond City Centre accounted for more than 75% annual population growth. Yet, the city's population is expected to grow 40% more in the next 20 years.

Galleria, set in this vibrant Richmond City Centre neighborhood, providing services to the fast growing family oriented community.



209,937
POPULATION IN 2021



43
MEDIAN AGE



\$4,164
CANADIAN AVERAGE HOUSEHOLD HEALTH
& PERSONAL CARE SPEND PER YEAR

Source: City of Richmond, 2021 Census, Statistic Canada 2019.



Capstan Canada Line Station Plaza



SCHOOLS

- 1 Kwantlen Polytechnic University
- 2 BCIT Aerospace Campus
- 3 R.C. Talmey Elementary School
- 4 Tomsett Elementary School
- 5 Richmond Secondary School
- 6 A.R. MacNeill Secondary School

SHOPPING

- 7 McArthurGlen Designer Outlet
- 8 Continental Shopping Centre
- 9 Union Square Shopping Centre
- 10 T&T Supermarket
- 11 Costco
- 12 Canadian Tire
- 13 Walmart Supercentre
- 14 Superstore

RESTAURANTS

- 15 Kyabia Japanese
- 16 Grandma Liu Hot Pot
- 17 Blackball Taiwanese Dessert
- 18 The Captain's Boil
- 19 SURA Korean BBQ
- 20 Chef Tony Seafood
- 21 Earls Kitchen & Bar
- 22 The Dolar Shop
- 23 BRUNO Restaurant & Bar
- 24 Italian Tomato
- 25 Moxie's Grill Bar

MEDICAL & HEALTH

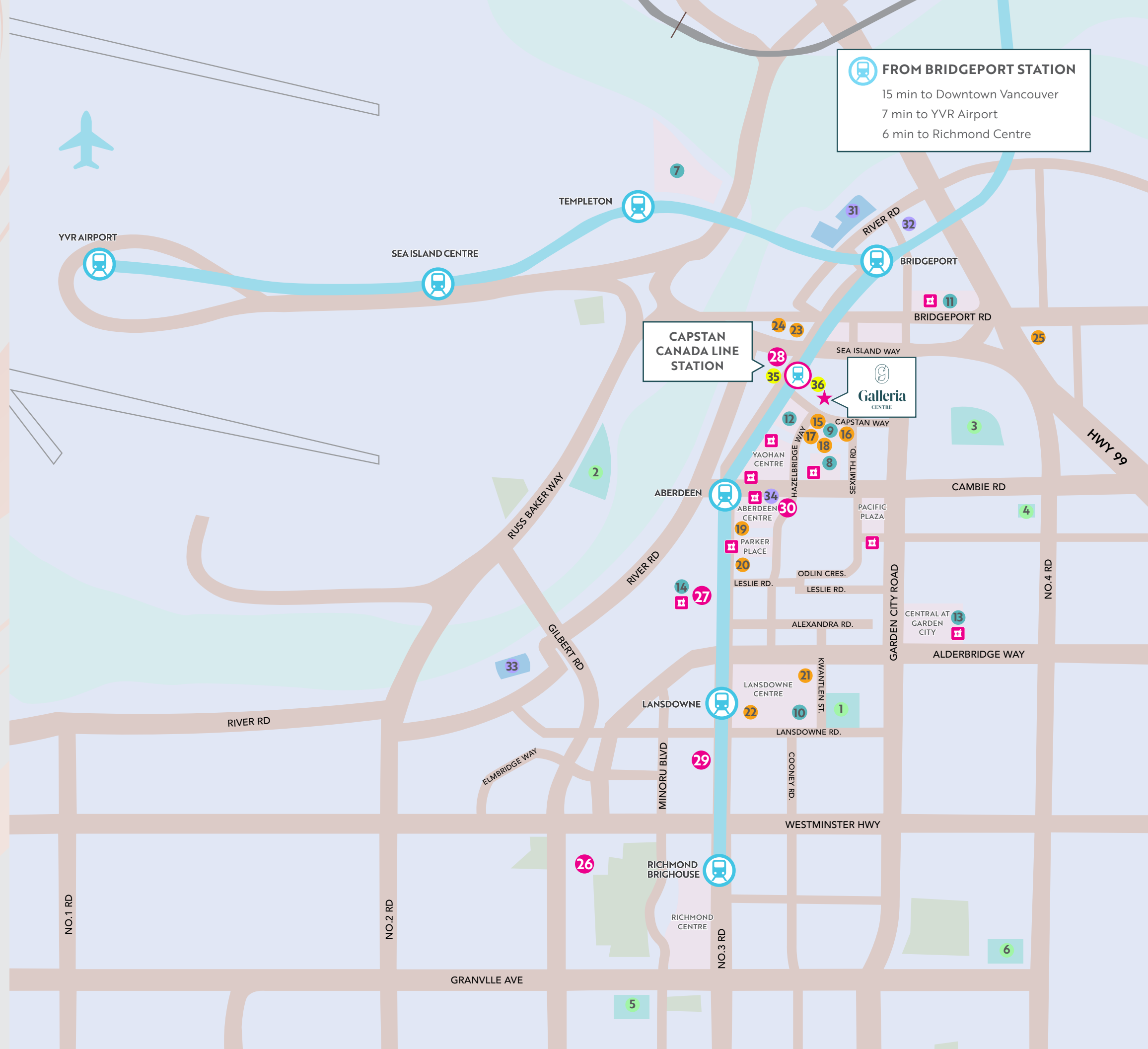
- 26 Richmond Hospital
- 27 Richmond City Centre Urgent & Primary Care Centre
- 28 LifeLabs Medical
- 29 Brooke Radiology
- 30 Pharmsave Aberdeen Centre
- Pharmacy

RECREATION

- 31 River Rock Casino Resort
- 32 Ace Badminton
- 33 Olympic Oval
- 34 Anytime Fitness

NEW DEVELOPMENT

- 35 Capstan Community Centre (Estimate Opening 2024)
- 36 Arts Space at Galleria





**WORK
IN STYLE**

ART GALLERY INSPIRED LOBBY

Easily accessible on the ground floor from No. 3 Road, the welcoming entrance at Galleria invokes the feeling of a contemporary art gallery with clean lines, quality details and tech-savvy installations.



Commercial Lobby



Office Corridor



Common Washroom



Common Shared Facility: Staff Lounge

SMART, STYLISH & FUNCTIONAL

Shared interior spaces are designed by award-winning firm, LIV Interiors, to deliver a refined, professional feel with stylish-yet-timeless details, including an inviting central corridor, double opaque glass doors to every unit, a cozy staff lounge as well as an upscale common washroom.

SMART MEETING ROOMS

Galleria generously includes access to on-site executive boardroom equipped with state-of-the-art, wide-screen 4K video conference facilities, an online scheduling app to manage booking with ease, and smart privacy glass for confidential meetings. The space is perfect for professional training, peer discussions, team meetings, telemedicine consultations and more.



Common Shared Facility: Boardroom



SMART, SAFE & SECURED

The ground-level lobby, communal spaces, and many shared facilities have free WIFI access for staff and clients. Galleria also includes a Smart Thermostat to reduce energy consumption, and an NFC Entry system to provide an optimal level of security access.





LIVING YOUR BEST LIFE SHOULD INCLUDE WHERE YOU WORK

Cycle to your office and store your bike away knowing it is secure in an on-site bike storage space that even includes shared shower facilities - the ultimate in healthy West Coast living.

Rejuvenate at the cozy staff lounge, a place for conversations between colleagues while they sip their first cup of morning coffee or enjoy a moment of down time during lunch to unwind and relax.

100+ COMMERCIAL PARKING

With over 100 commercial paid parking spaces on site and a limited number of owners' parking with EV capability available for purchase or rental, Galleria provides adequate parking to meet the community's needs.

Loading space and dedicated garbage & recycling room are both conveniently located on the ground floor and easily accessible.





GROUND LEVEL

COMMON BUILDING FACILITIES

- 1 Commercial Lobby
- 2 Office & Retail Loading Zone
- 3 Office Garbage & Recycling Room
- 4 Bike Lockers
- 5 Change Room & Shower
End-of-trip Facility for Commercial



Parking Entrance
(Ground Level)

Rentable area is calculated using BOMA method. Refer to information package for state measurements. All illustrations reflect the artist's interpretations and may not be accurate. The developer reserves the right to make modifications and substitutions, and to change brands, sizes, areas, locations, colours, layouts, materials, ceiling heights, window size, features and other specifications, all without prior notification. Furniture, furnishings and other design features may not be included. All matters will be governed by the applicable purchase and sale, information statements, proposed state plan and the final state plan. Concord Calterra limited partnership E&OE.

**LEVEL 2
STRATA OFFICES**

- 1** Storage Lockers
- 2** Common Washroom
- 3** Boardroom
- 4** Staff Lounge

Office	Approx. Ceiling Height	Strata Area	Rentable Area (BOMA Standard)
201	15'0"	1,395 SF	1,812 SF
202	15'0"	783 SF	1,020 SF
203	15'0"	783 SF	1,020 SF
204	15'0"	588 SF	764 SF
205	15'0"	1,701 SF	2,244 SF
206	15'0"	1,155 SF	1,522 SF
207	15'0"	1,115 SF	1,469 SF
208	13'2"	1,240 SF	1,631 SF
209	13'2"	949 SF	1,248 SF
210	9'0"	682 SF	896 SF
211	9'0"	771 SF	1,008 SF
212	9'0"	873 SF	1,142 SF
213	8'0"	717 SF	945 SF
214	8'0"	1,335 SF	1,749 SF
215	14'6"	1,196 SF	1,575 SF
216	14'6"	1,196 SF	1,575 SF
217	14'6"	1,196 SF	1,575 SF
218	14'6"	1,196 SF	1,575 SF
219	14'6"	1,196 SF	1,575 SF
220	14'6"	1,373 SF	1,758 SF



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Urban Fresh, Toronto



TV Towers, Vancouver



The Carlyle, Vancouver

CANADA'S LARGEST COMMUNITY BUILDER

Concord Pacific Developments Inc. was formed in 1987 to develop Concord Pacific Place on the former Expo Lands in downtown Vancouver.

The Concord Group of Companies success has continued with Canada's largest skyline defining communities, Concord Pacific Place in Vancouver and Concord CityPlace in Toronto. Concord has further expanded with numerous large scale master-planned communities across the Canada and is now developing

in London, UK and Seattle, USA. Concord has completed over 130 residential and mixed use buildings with more than 50 in various stages of planning and development.

Over the past 25 years, the Concord Group of companies has also grown into other industry sectors including software and information technology, telecommunications, as well as green energy projects in solar, wind and hydroelectric power generation.

A DIVERSE COMMERCIAL & RETAIL PORTFOLIO

Concord communities are anchored by a deep portfolio of services, financial institutions, restaurants and some of the world's most recognizable brands from HSBC to Starbucks. We are home to Canada's first Urban Fare market and Canada's first urban Costco. Our portfolio also includes Sobeys and renowned international brands such as Prada, De Beers, Hublot, Saint Laurent, Tory Burch, Moncler and Off-White.



Park Place, Toronto



Marinaside, Vancouver





CULTIVATE YOUR FUTURE

Actual suite, amenity and building interiors, exteriors and views may be noticeably different than what is depicted in photographs and renderings. The developer reserves the right to make modifications and changes to features and finishes, brands, materials, building design, specifications, amenities, features, ceiling heights, flooring patterns and floor plans, development layout and number of suites without notification. All illustrations and development layouts reflect the artist's interpretation of the project and are subject to change without notice. These matters will be governed entirely by the terms of the applicable information package and purchaser contract in each case. This is not an offering for sale. Any such offering can only be made with the applicable disclosure statement. Concord Galleria Limited Partnership. E&OE

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CONCORD
PACIFIC