



**CAPITAL
POINT**
METROTOWN

A WHOLE NEW
STRATA OF
OFFICE SPACE



magnum
projects Ltd.



**LOCALLY
CONNECTED.
GLOBALLY
SIGNIFICANT.**



A DOWNTOWN CORE OF WORLD-CLASS CALIBRE

BUSINESS IN METROTOWN IS ON THE MOVE AGAIN, WITH ALL EYES ON ITS PROVEN BUSINESS HUB AND COMPELLING VALUE

Second largest downtown core

A significant and growing business district; the region's second largest

A booming population

Set to double in the next 20 years

A major transportation hub

SkyTrain, bus routes, and key transportation arteries

A key retail destination

The largest mall in BC, with inspired future plans

18 minutes to downtown Vancouver

Connected and convenient

2nd
50,000

LARGEST DOWNTOWN CORE

TRIPS PER DAY THROUGH METROTOWN STATION

2x

POPULATION GROWTH IN THE NEXT 20 YEARS

28

MILLION CUSTOMER VISITS AT METROPOLIS AT METROTOWN

18

MINUTES TO DOWNTOWN VANCOUVER



A VIBRANT AND SOPHISTICATED COMMERCIAL CORE

BUSINESS DISTRICT INCLUDING

- Burnaby Board of Trade
- Crius Financial Services Head Office
- Hemmera Engineering
- HLB Cinnamon Jang Willoughby Chartered Accountants
- Infoblox Canada
- Interfor
- KPMG Management Services
- London Life
- Rogers Communications
- Stantec Engineering
- Sun Life Financial
- Taiga Building Products
- Telus Corporate Office
- WeWork

RESTAURANT DISTRICT INCLUDING

- Trattoria
- Cactus Club
- Earls
- Saffron Indian Cuisine
- Marutama Ramen
- Jinya Ramen Bar
- Sushi Garden
- La Forêt

HOTEL DISTRICT INCLUDING

- Element Vancouver Metrotown
- Hilton Vancouver Metrotown
- Holiday Inn Metrotown

FUTURE PROJECTS INCLUDING

- Wilson x Kingsway
- Sears Redevelopment
- M Residence and Spa
- Telford on the Walk

RETAIL DISTRICT INCLUDING

- Metropolis at Metrotown
- 1.7 million sf of retail
- 450 shops & services
- Crystal Mall
- 250 shops & services

- Train line
- BC parkway
- Mixed-use paths



RARE
AAA OFFICE
OWNERSHIP IN
METROTOWN'S
CORE BUSINESS
DISTRICT

The image features a dark grey background with a decorative graphic on the right side consisting of two thick, parallel gold diagonal lines that intersect to form an 'X' shape. The text is positioned on the left side of the image.



THE MOST SOUGHT-AFTER ASSET CLASS IN THE WORLD

Ownership has its privileges
AAA office ownership offers cost control, financial stability, and the security of a long-term asset

A blue chip investment
The smartest money in the world owns AAA office real estate

Business is booming
Commercial lease rates show significant growth in the Metrotown area

Demand is higher than ever
Historically low vacancy rates on SkyTrain routes put quality office space in high demand

Value is rising rapidly
Metrotown office ownership has increased in value by 74% in the last three years, and projected future demand shows no signs of slowing down



AN ICONIC LANDMARK TRANSFORMED

A STUNNING
TRANSFORMATION OF
AN ICONIC METROTOWN
LANDMARK CHANGES
THE CITY SKYLINE

Capital Point at a Glance:

- Unobstructed views across Burnaby and to the North Shore mountains
- Iconic and timeless architecture by DIALOG
- Developed by Slate Asset Management – a world-class team of innovative global real estate experts
- Over 25,000 sf of unparalleled indoor and outdoor amenities in the Capital Club and the Business Hub
- Burnaby's first office complex built to Tier 3 BC Step Code requirements, offering highly efficient, industry-leading sustainability
- Advanced technology Targeting WiredScore certification





**A PRESTIGIOUS
KINGSWAY
ADDRESS**

**THE HEIGHT OF
SOPHISTICATION FOR
METROTOWN'S FIRST
PURELY STRATA
OFFICE TOWER**



ELEVATE YOUR ENTRANCE

A GRAND WELCOME AWAITS WITH EXPANSIVE DOUBLE-HEIGHT LOBBY AND CONCIERGE SERVICES OFFERING A REFINED LEVEL OF SERVICE TO A WHOLE NEW STRATA OF OFFICE SPACE





RESET YOUR EXPECTATIONS

EXCEPTIONAL BUILDING AMENITIES INDOORS AND OUT TAKE ADVANTAGE OF PANORAMIC VIEWS AND RESET OUR EXPECTATIONS OF WHAT OFFICE SPACE CAN BE





**WHERE
WORK HAS
REMARKABLE
LIFE**

AT THE CAPITAL CLUB,
A LARGE OUTDOOR
COURTYARD BRINGS
LIFESTYLE BALANCE
WITH ACTIVE AREAS
FOR SOCIAL GATHERING
AND QUIET SPACES FOR
CONTEMPLATION AND
RELAXATION



DESIGNED FOR THE BUSINESS OF PEOPLE

AT THE CAPITAL CLUB,
A SIGNIFICANT EXTENSION
OF OFFICE SPACE FOR AN
ELEVATED PROFESSIONAL
EXPERIENCE





**FIT FOR
A NEW ERA**

**WHERE HEALTH, WELLNESS,
AND SOCIAL INTERACTION
ARE INTEGRAL TO OUR
SUCCESS**





**MAKE A
STATEMENT TO
YOUR CLIENTS -
AND THE WORLD**

AT THE BUSINESS HUB, SOPHISTICATED INTERIORS BY DIALOG WELCOME CLIENTS AND EMPLOYEES TO A NEW LEVEL OF REFINEMENT IN DOWNTOWN METROTOWN, WITH BUSINESS SPACES THAT EXTEND YOUR OFFICE ENVIRONMENT FOR AN ELEGANT BOARDROOM EXPERIENCE



PRESENT A NEW PARADIGM

SOPHISTICATED SPACE TO CONNECT, COLLABORATE, AND INSPIRE NEW IDEAS

Features Include:

- 80-person seating capacity with divisible space to allow for two concurrent meetings
- In-ceiling screens
- Attached lounge with kitchen, soft seating and private work pods
- Views to the North Shore mountains
- Dedicated WiFi





PREMIUM AAA OFFICE SPACE

EFFICIENT, WELL-EQUIPPED,
FLEXIBLE OFFICE SPACES
FILLED WITH LIGHT

Features Include:

- Spacious offices with clear ceiling heights up to 11'
- Floor-to-ceiling glazing to maximize natural light
- Roller blinds for sunlight control
- Optional Fit-Out Upgrade packages



THE FUTURE OF METROTOWN

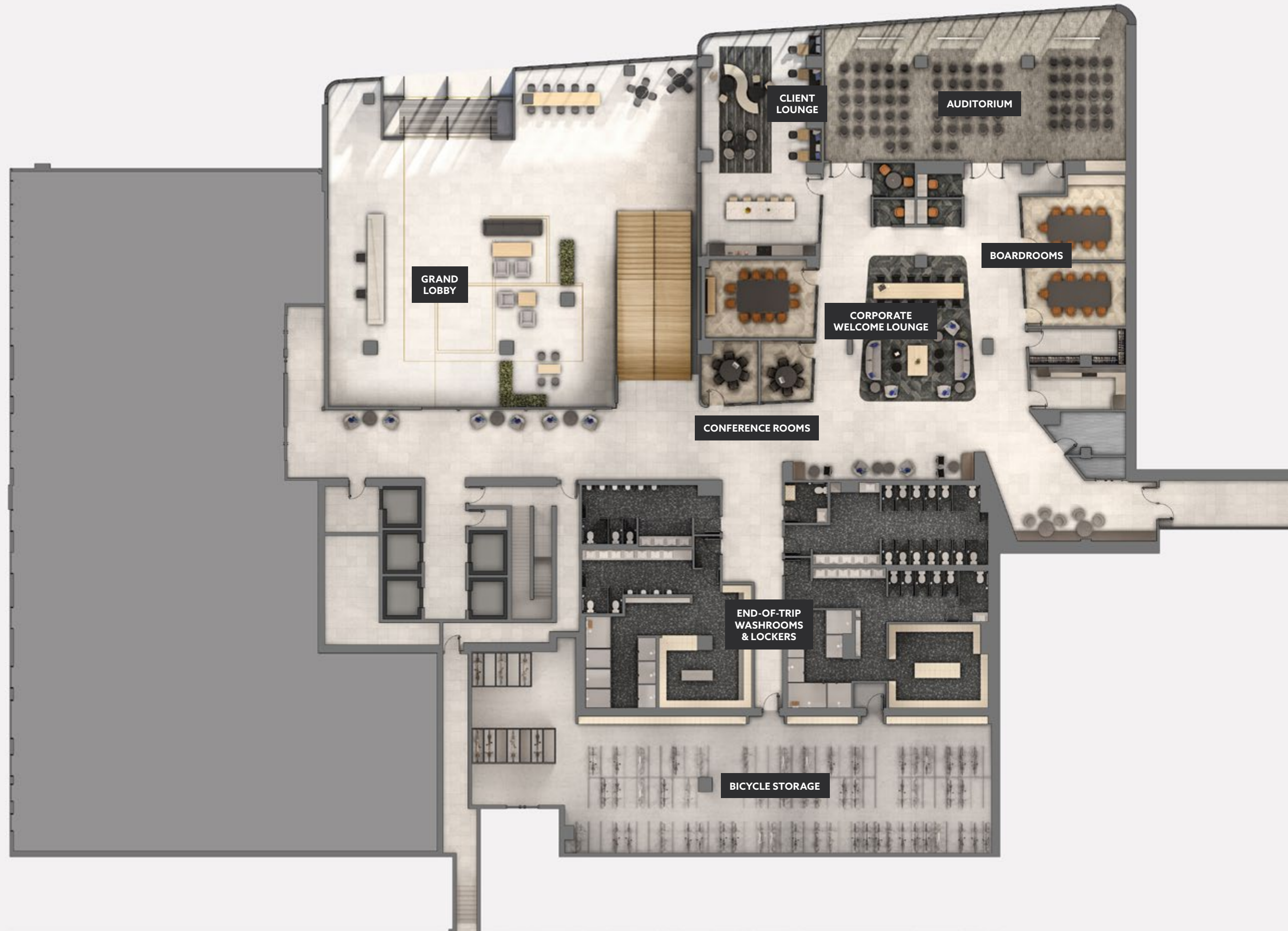
HIGH CEILINGS, OPEN SPACES, AND A NEW WAY TO WORK IN METROTOWN





THE BUSINESS HUB

- BOARDROOMS WITH STATE-OF-THE-ART AV AND SERVERY
- CORPORATE WELCOME LOUNGES
- CLIENT LOUNGE AND BREAK-OUT ROOM
- PRIVATE CONFERENCE ROOMS
- PRESENTATION AUDITORIUM, 80-PERSON CAPACITY





THE CAPITAL CLUB

- FITNESS ROOM
- EMPLOYEE LOUNGE AND CAFETERIA
- PRIVATE COURTYARD WITH OUTDOOR KITCHEN AND LOUNGE
- END-OF-TRIP FACILITIES WITH PRIVATE SHOWERS AND LOCKERS
- QUIET SPACES FOR PERSONAL REFLECTION



**A WORLD-
CLASS TEAM
OF REAL ESTATE
EXPERTS**



SLATE HAS EXPANDED ITS FOOTPRINT ACROSS NORTH AMERICA & EUROPE, IDENTIFYING METROTOWN AS A KEY BUSINESS DISTRICT POISED FOR RAPID GROWTH.

Slate Asset Management is a leading real estate focused alternative investment platform with over \$6.5 billion in assets under management. Slate is a value-oriented manager and a significant sponsor of all of its private and publicly traded investment vehicles, which are tailored to the unique goals and objectives of its investors.

The firm's careful and selective investment approach creates long-term value with an emphasis on capital preservation and outsized returns. Slate is supported by exceptional people, flexible capital and a demonstrated ability to originate and execute on a wide range of compelling investment opportunities.

DIALOG®

DIALOG is a multi-disciplinary collaborative that includes architects, urban planners, interior designers; structural, mechanical and electrical engineers; and landscape architects. This collaborative approach brings diverse perspectives and expertise to the increasingly complex challenges facing our communities. DIALOG practices across Canada and the U.S. from studios in San Francisco, Vancouver, Edmonton, Calgary, and Toronto.

magnum projects Ltd.

George Wong and the Magnum team have launched more than 300 projects since 1991. Using unmatched market insight and awareness of current design trends, Magnum works with developers, architects and interior designers to refine every element of a project. Magnum's market-driven approach puts the focus on the buyer and helps developers deliver product offerings that fulfill the buyers' needs.

URBAN ONE builders

Setting new global standards with innovative projects that are studied and emulated around the world, Urban One Builders have established themselves as next-generation construction professionals. A team of exceptional people bring their individual talents and insights to work as a collective, building upon the principles of innovation and collaboration.



CAPITAL POINT

A Whole New Strata of Office Space

- A new office landmark located at the gateway to Metrotown – a prestigious Kingsway address
- Iconic and timeless architecture that makes a statement to Metrotown – and the world
- A stunning transformation that changes the city skyline and resets our expectation of what office space can be
- Sophisticated architecture and interiors by DIALOG, a multi-disciplinary team of architects, urban planners, interior designers, engineers, and landscape architects with award-winning projects across North America
- Developed by Slate Asset Management – a world-class team of innovative global real estate experts
- An amenity-rich and socially activated commercial environment that encourages interaction and builds community among tenants

METROTOWN

Locally Connected. Globally Significant.

- In the heart of Metrotown – a business district of world-class calibre
- The second largest downtown core in BC
- A booming population – set to double in the next 20 years
- A major transportation hub
 - SkyTrain, bus routes, and key transportation arteries
 - Walk to the SkyTrain in 5 minutes
 - 18 minutes to Downtown Vancouver
 - A key retail destination – the largest mall in BC, with inspired future plans

- Many upcoming project nearby, including:

- Wilson x Kingsway
- Sears Redevelopment
- M Residence and Spa
- Telford on the Walk

AN ICONIC LANDMARK Building Features

- Expansive double-height lobby with concierge services offering a refined level of service
- Elegantly designed, luxurious elevator lobby and common area corridor finishes
- Full elevator upgrades with new controls and modernized finishes for efficient passenger transport
- 4 dedicated passenger elevators in West Tower, and one designated parking elevator
- 2 dedicated passenger elevators in East Tower, and one designated parking elevator
- Secure men's and women's washrooms on each floor with touchless controls and sensors
- Ample secure parking available for purchase
- Abundant secure bike parking, with premium bike lockers connected to end-of-trip facilities
- Dedicated ground-level parking stalls and loading area for deliveries
- Electric vehicle charging stations
- Publicly accessible parking for visitors and clients

AT YOUR SERVICE

Concierge and Building Services

- 24/7 concierge and security services provide ongoing support and security to office users
- Personnel provide amenity services for office users such as booking/organizing/coordinating events within the conference room facility to fully maximize amenities
- Common Area and amenity janitorial services with towel and supply services at end-of-trip facility
- Tenant improvement support with staffing to assist with coordination of trades and deliveries during fixturing
- Dedicated building engineering team
- Dock master to coordinate shipping and receiving
- On-site Transportation Demand Management (TDM) coordinator offering support and consultation to occupants regarding sustainable travel options

THE CAPITAL CLUB

Where Work Has Remarkable Life

- Elevated amenities at the Capital Club create a distinguished business life, with a discerning lifestyle balance
- Inviting employee lounge and cafe-style seating
- Large outdoor courtyard with food prep, sun loungers, active areas for social gathering, and quiet spaces for contemplation and relaxation
- Generous fitness room with tranquil stretch/yoga area
- Extensive end-of-trip facilities with private washrooms, showers, change rooms and lockers

THE BUSINESS HUB

A Better Way to Do Business

- Sophisticated business spaces act as an extension of your office environment, welcoming clients and employees to a new level of refinement in Downtown Metrotown
- 5 bookable boardrooms with state-of-the-art AV and servery
- Corporate welcome lounges
- Client lounge and break-out rooms
- Private conference rooms
- Presentation auditorium with 80-person capacity
- Semi-private meeting booths

EXCEPTIONAL DESIGN Interior Finishes

- Efficient, well-equipped, flexible office space filled with light
- Exposed open ceiling up to 11' in office units
- Exposed concrete floor
- Over-height entry door
- Paint-ready steel stud drywall demising walls
- Floor-to-ceiling glazing to maximize incoming natural light
- Roller blinds for sunlight control
- Opportunity for automatic entry doors

LEADING SUSTAINABILITY DESIGN

Heating/Cooling/Plumbing

- Burnaby's first office complex built to Tier 3 BC Step Code requirements, offering highly efficient building envelope and mechanical systems equivalent to LEED Gold or greater energy performance
- Water-air heat pump heating and cooling units with thermostat control for unit-by-unit control, ready for distribution by occupant
- Rough-in for plumbing: domestic cold water line feeding CRU provided
- Fresh air/exhaust air: duct feeding CRU with fresh air and separate duct for air exhaust provided

Electrical & Lighting

- Each unit comes with an individual dedicated electrical panel (60A, 120/208V, 3P, 4W)
- Two conduits from base building riser room for communications and telephone services
- High-speed fibre internet options from Telus or Rogers

Safety & Security

- Fire Protection Sprinkler system
- Comprehensive 1-year warranty protection
- Carbon fibre core wrapping to ensure compliance with the strictest current seismic code requirements

All features, finishes, services and sizes are approximate and subject to change without notice. All renderings are artist concept only. This is not an offering for sale, no such offer can be made without an Information Statement. E.&O.E.

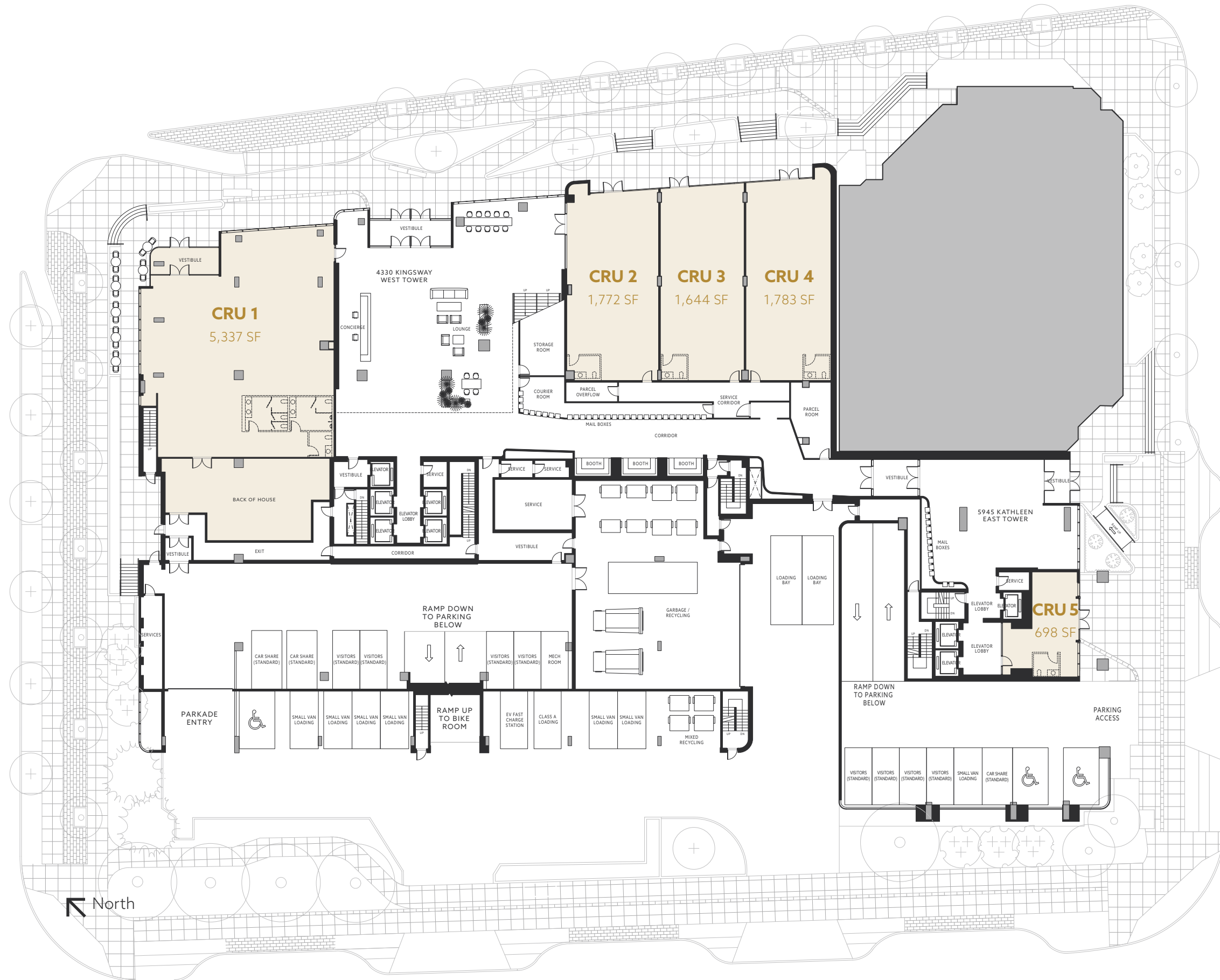
FLOORPLATES





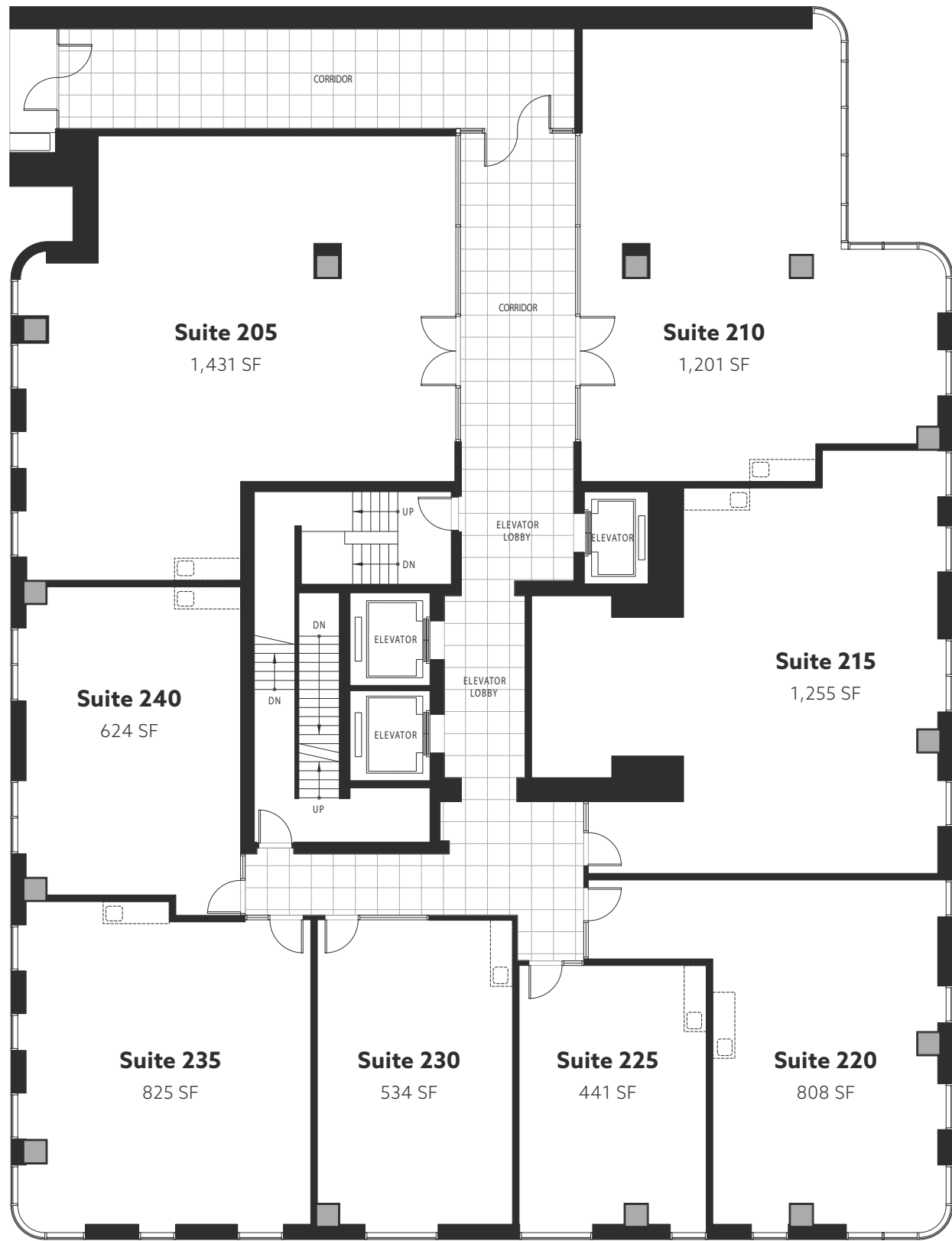
East & West Tower
LEVEL 1
ALL SUITES

	SALEABLE AREA
CRU 1:	5,337 SF
CRU 2:	1,772 SF
CRU 3:	1,644 SF
CRU 4:	1,783 SF
CRU 5:	698 SF
TOTAL:	11,233 SF



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East Tower
LEVEL 2
ALL SUITES

	SALEABLE AREA	LEASABLE AREA
SUITE 205:	1,431 SF	1,717 SF
SUITE 210:	1,201 SF	1,442 SF
SUITE 215:	1,255 SF	1,506 SF
SUITE 220:	808 SF	970 SF
SUITE 225:	441 SF	530 SF
SUITE 230:	534 SF	641 SF
SUITE 235:	825 SF	989 SF
SUITE 240:	624 SF	749 SF
TOTAL:	7,119 SF	8,544 SF



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East Tower
LEVELS 3-10
ALL SUITES

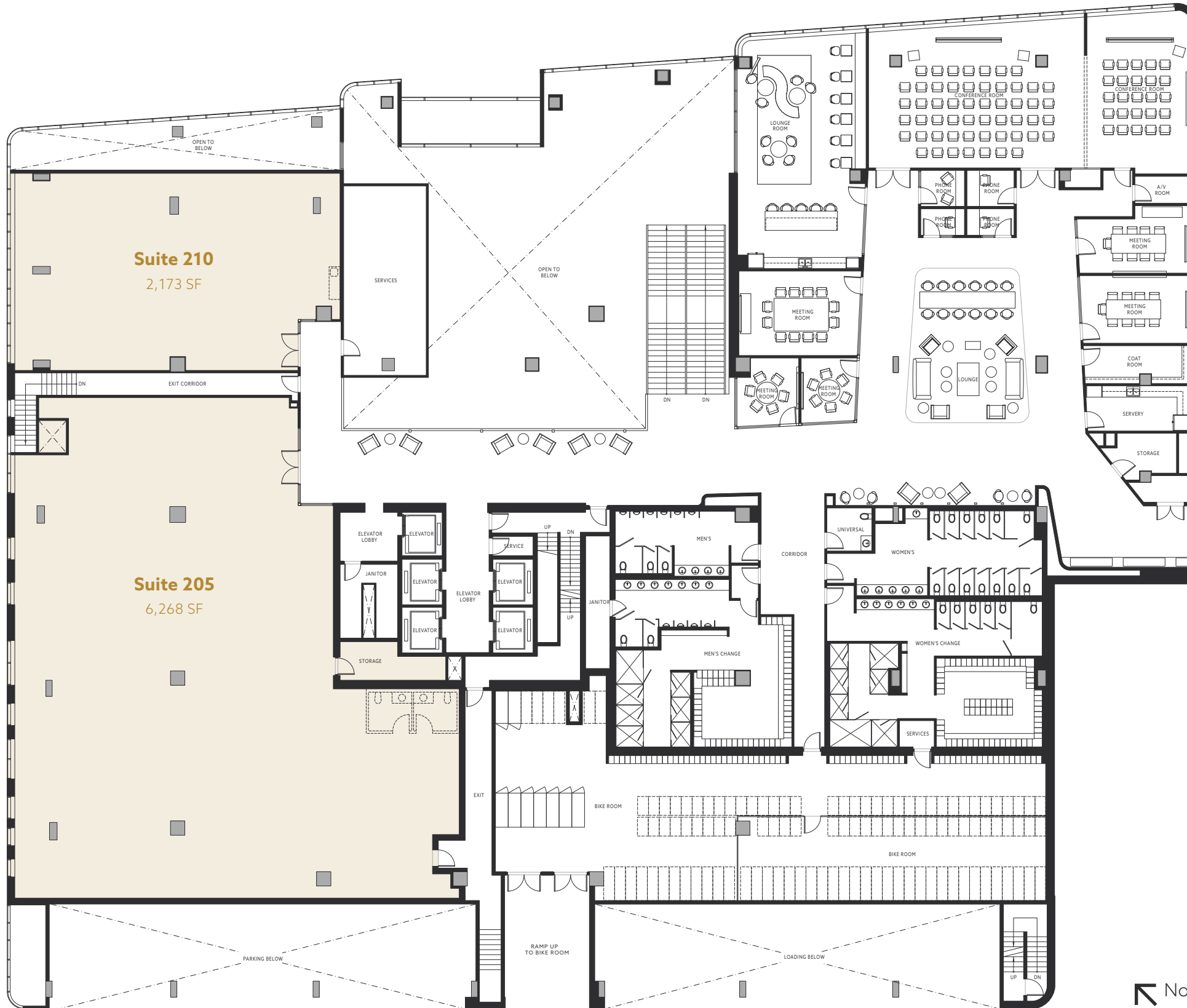
	SALEABLE AREA	LEASABLE AREA
SUITE 05:	833 SF	1000 SF
SUITE 10:	687 SF	824 SF
SUITE 15:	701 SF	841 SF
SUITE 20:	597 SF	717 SF
SUITE 25:	725 SF	871 SF
SUITE 30:	510 SF	612 SF
SUITE 35:	527 SF	633 SF
SUITE 40:	790 SF	948 SF
SUITE 45:	658 SF	789 SF
TOTAL:	6,029 SF	6,235 SF

LEVEL 3	SALEABLE AREA	LEASABLE AREA
SUITE 310:	686 SF	823 SF
SUITE 315:	702 SF	842 SF
SUITE 320:	596 SF	716 SF
L3 TOTAL:	6,028 SF	6,234 SF



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West Tower
LEVEL 2
ALL SUITES

	SALEABLE AREA	LEASABLE AREA
SUITE 205:	6,268 SF	7,521 SF
SUITE 210:	2,173 SF	2,608 SF
TOTAL:	8,441 SF	10,129 SF

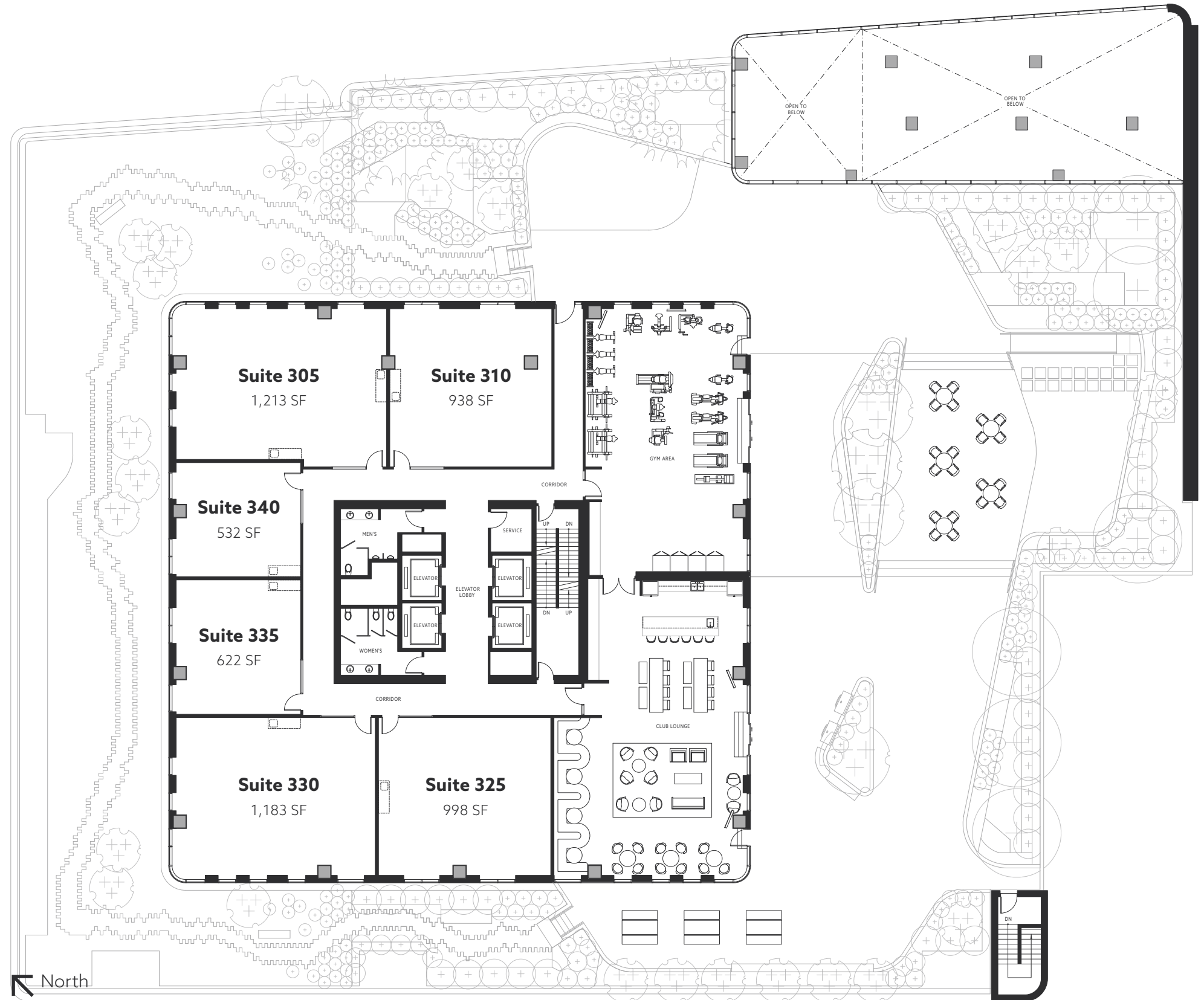
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West Tower
LEVEL 3
ALL SUITES

	SALEABLE AREA	LEASABLE AREA
SUITE 305:	1,213 SF	1,456 SF
SUITE 310:	938 SF	1,125 SF
SUITE 325:	998 SF	1,197 SF
SUITE 330:	1,183 SF	1,420 SF
SUITE 335:	622 SF	747 SF
SUITE 340:	532 SF	638 SF
TOTAL:	5,485 SF	6,583 SF



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West Tower
LEVELS 4-18
ALL SUITES

	SALEABLE AREA	LEASABLE AREA
SUITE 05:	1,206 SF	1,447 SF
SUITE 10:	813 SF	975 SF
SUITE 15:	1,237 SF	1,484 SF
SUITE 20:	555 SF	667 SF
SUITE 25:	465 SF	558 SF
SUITE 30:	816 SF	979 SF
SUITE 35:	660 SF	792 SF
SUITE 40:	657 SF	788 SF
SUITE 45:	661 SF	793 SF
SUITE 50:	819 SF	983 SF
SUITE 55:	405 SF	486 SF
SUITE 60:	561 SF	673 SF
TOTAL:	8,853 SF	10,625 SF

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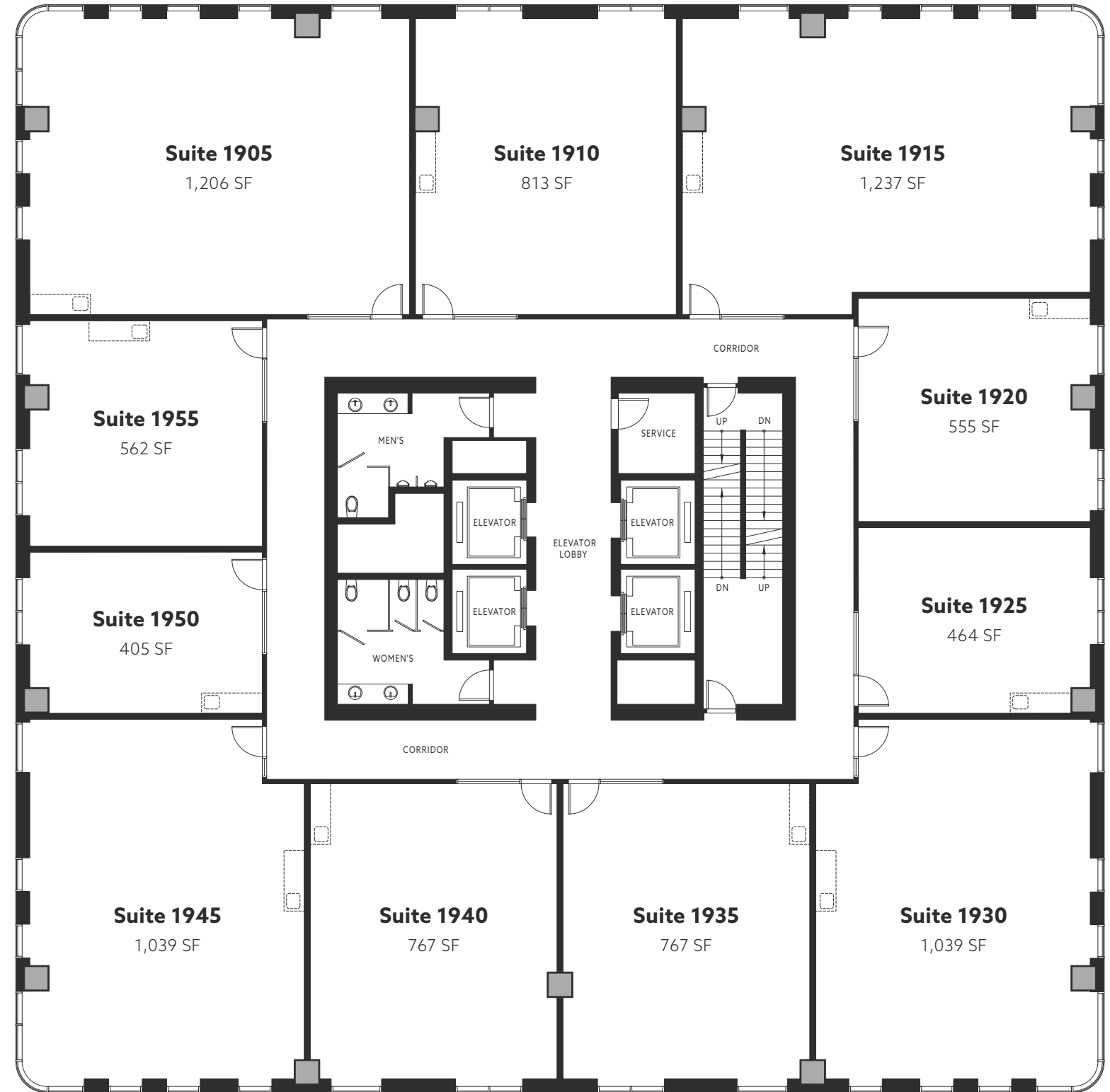
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West Tower
LEVEL 19
ALL SUITES

	SALEABLE AREA	LEASABLE AREA
SUITE 1905:	1,206 SF	1,447 SF
SUITE 1910:	813 SF	975 SF
SUITE 1915:	1,237 SF	1,484 SF
SUITE 1920:	555 SF	667 SF
SUITE 1925:	464 SF	557 SF
SUITE 1930:	1,039 SF	1,246 SF
SUITE 1935:	767 SF	921 SF
SUITE 1940:	767 SF	921 SF
SUITE 1945:	1,039 SF	1,246 SF
SUITE 1950:	405 SF	486 SF
SUITE 1955:	562 SF	674 SF
TOTAL:	8,853 SF	10,624 SF



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PURSUING WIREDSCORE CERTIFICATION

Capital Point is targeting Wired Certified status, a global rating scheme by WiredScore that awards technologically advanced buildings that meet the highest standards of digital infrastructure, connectivity, and technological superiority.

WiredScore Certification champions cutting-edge technology in commercial real estate by providing the only certification program to assess building technologies based on an official set of international standards designed to improve global connectivity.



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