

# KASLO

AT RENFREW DISTRICT

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# SMART DESIGN FOR BRIGHT IDEAS

Kaslo is 218,350 square feet of smart and modern office space over two seven-storey buildings in a rising city hub for culture and commerce – a new anchor at Renfrew Station, right beside the Central Valley Greenway.





# A NEW ANGLE ON WORK AND CULTURE

Kaslo is a sophisticated, future-forward office destination for full-floor operations, or the full building – right at the heart of the new Renfrew District.

## **Designed to inspire top talent**

Kaslo brings a critical mass of sophisticated office space to the new district at Renfrew Station. The building's design is clear, modern, and minimalist, but responds organically to the neighbourhood. Lush urban landscaping – from sidewalk forests to roof decks and patios – bring green life to the cityscape. Meanwhile, onsite amenities like topflight fitness and club-calibre end-of-trip facilities round out your work day. Big ideas will unfold here.

## **On track for big ideas – the story of Renfrew District**

Renfrew District is a rising city hub of office, residential, dining, culture, and campus culture that's changing the neighbourhood surrounding Renfrew Station.

Connections by train, bike (a major east/west greenway cuts across the site), and surface roads in every direction make this a major office node on the periphery – attracting top professionals from across the metro area.

# DESIGNED FOR CLEAR THINKING FROM SIDEWALK TO ROOF DECK

Kaslo exudes a worldly and sophisticated design aesthetic. Clean architectural lines, clear forms, and airy floorplans – from big office to small studios – make productivity easy.

The building's arresting cubic forms are accented by bold angles and shifting planes, for dramatic outlooks. Laminated glass fins, arranged in a staggered pattern on the facade, create a sense of light and movement. Still, the building maintains a monumental presence – suggesting the open and highly flexible floorplates inside.

A soaring lobby with 23-foot ceilings welcomes employees and clients. Floor-to-ceiling windows and lofty ceilings allow for plenty of natural light. High-end amenities from fitness to flex space support inspired work. And other lush indoor/outdoor spaces – from rain gardens to the 3rd-floor patio – lead to lasting natural freshness in the city environment.



# FLEXIBLE OFFICE USES AT ANY SCALE

Kaslo is seven storeys of inspired workspaces in big, flexible, demisable floorplans – from street to sky.

Large enterprises will find the extensive scale they need, and full-floor operations can score the ideal focused office space. Unencumbered new office product like this is rare in the city.

#### **A natural ease in urban design**

It begins with an urban forest that sprouts around the approach to the building, providing lush green shade.

It curls around to the rain garden on the northwest corner of the building – a dynamic composition of concrete glazing, local plantings, and flowing water. And it rises to a dramatic 3rd floor landscaped patio – the perfect place for the exchange of new ideas. Meanwhile, balconies on upper floors offer a breath of fresh air, and a view on the neighbourhood. This is a bright new angle on urban office, with plenty of life.

# METRICS/ AVAILABILITY

**TOTAL PROJECT AREA: 218,350 sf**

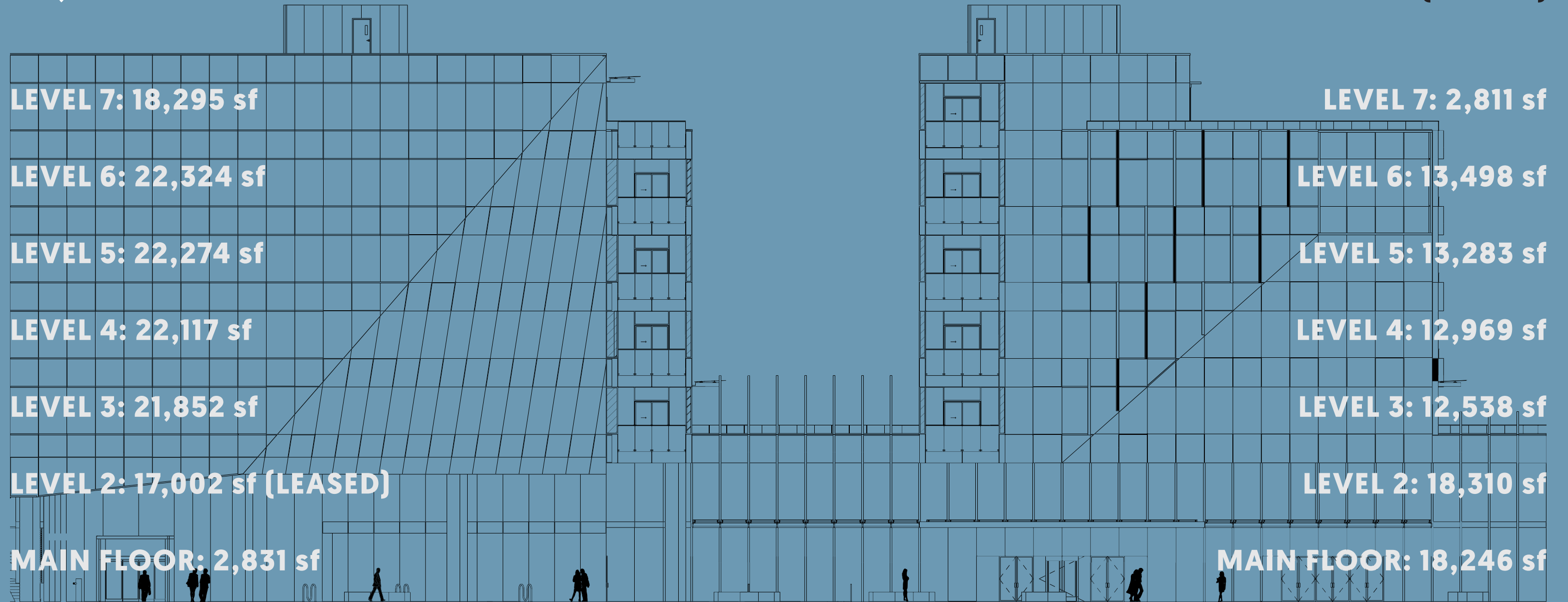
With 190 parking stalls (1 per 667 sf), car sharing spaces, EV charging stations, ample bike storage and end-of-trip cycling facilities

Floor plates are open and efficient, with high ceilings and views to downtown and the north shore

Concrete construction with 23' ground floor and 12' office ceiling heights with full glazing to maximize natural light

## WEST TOWER 109,963 sf Available

## EAST TOWER (LEASED)





## SPECIFICATIONS

AAA Class architectural design creates highly identifiable building

218,350 sf over two seven-storey buildings

Large open floor plates

23' lobby height

12' office ceiling height

Abundance of glazing provides maximum natural light

Exceptional downtown and north shore mountain views from upper floors

Exclusive patio space on every floor with the 3rd floor featuring the largest patio spanning the entire length of the building

Extensive green roof

190 parking stalls (1 per 667 sf)

60 EV charging stations (double the city requirement)

Top-tier end-of-trip facilities – shower rooms, lockers, secure bike storage

State-of-the-art building systems for providing premium fresh air delivery

Built to harmonize with the Renfrew District offering direct access to Renfrew Skytrain Station

Ample loading and dedicated freight elevator

Full building branding opportunities available



# GREEN FEATURES FOR A CLEANER FUTURE

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Landscaped roofs and urban grove decrease heat island effect and mitigate stormwater runoff

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Shading elements on south, east, and west elevations to mitigate heat from the sun

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Increased spandrel glass on the interior and north-facing elevations for better opacity (and privacy)

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60 EV charging stations

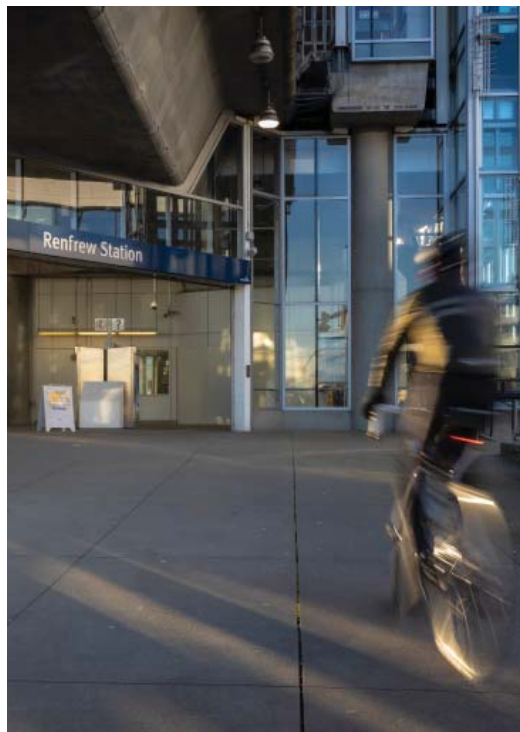
- Double the city requirement
  - 22 are Level 2 Universal Chargers
  - 22 are Tesla Level 2 charging stations
  - 16 are Tesla Level 3 superchargers
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# UNRIVALED AMENITIES FOR THE MODERN ERA

- Outdoor piazza and bosque of trees to provide green life and shade to the approach to the building
- Rain garden at the northwest corner of the building, animating the streetscape
- Dramatic lobby entrance with 23' ceilings and clean, sophisticated design
- State of the art fitness facility with layouts and gear set for today's modern movement styles
- Coffee shop and restaurant connected to Lasalle's culinary arts school, with outdoor eating area
- End-of-trip facilities with capacity for 46 bikes, including two club-calibre changerooms (with three showers and 32 lockers in each), for secure bike commuting and a fresh start to the day
- 3rd floor landscaped patio of 5,000 square feet at the podium level – perfect for outdoor meetings or breakout moments between tasks
- Bustling tech-forward Lasalle College campus adds life and culture to the node



## On track for city life

Renfrew District boasts local faves like Crème de la Crumb Bakery and everyday staples like Starbucks and Tim Hortons, with an ever growing roster of options. Meanwhile, the bustling cafe & culinary culture of Commercial Drive is 2 minutes west by train – and Brentwood's booming retail and dining are 4 minutes east.

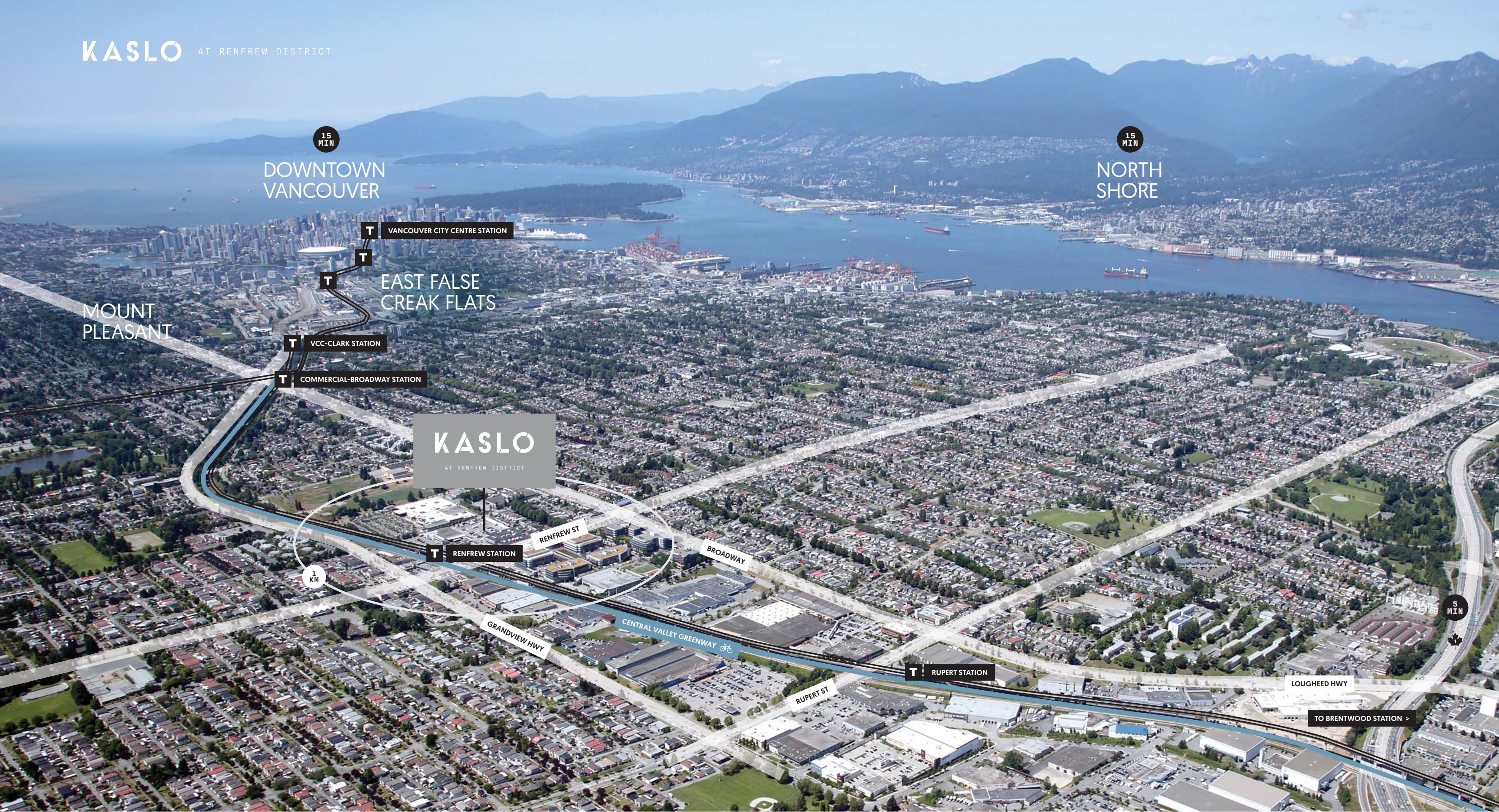
# RENFREW DISTRICT RISING

Renfrew District is in a booming commercial hub on the periphery. Broadway Tech Centre, across the road, brought critical mass to the area. Dining, shopping, campus culture, and services provide a strong local fabric of amenities. Kaslo brings a new height of sophistication to this accelerating location.

Renfrew Station is a rising hotspot on the chain of transit-oriented nodes along the Millennium Line, minutes from downtown. It's uniquely well-connected by car, bike, and transit, which makes it that much easier for the best professionals in the city to find their way to work at Kaslo.



T RENFREW STATION



SKYTRAIN  
MILLENIUM LINE



KASLO  
NEIGHBOURHOOD AMENITIES  
(1KM RADIUS)

**12** RESTAURANTS

**3** PARKS

**3** CAFES

**4** GROCERY STORES

**5** FITNESS CENTRES

**3** DAYCARES

**Molnar Group**

The Molnar Group was established in 1969 and now with over 50 years of experience, the family-run company has built shopping malls, other commercial properties and close to 6,000 homes across Western Canada and the Pacific Northwest. The company's singular focus is to develop and deliver high quality, appealing and much-needed commercial and residential projects in Greater Vancouver and on Vancouver Island. Their expertise in all aspects of project management assures tenants that their office buildings and homes are the very best.

**IBI Group**

IBI Group is a technology-driven design firm, providing architecture, engineering, planning, systems, and technology services to our clients for nearly 50 years. With more than 2,700 professionals located in over 60 offices around the world, we create responsive, resilient spaces and smart urban environments by bringing the established capabilities from our Intelligence practice into our core Buildings and Infrastructure businesses. From high-rises to hospitals, and transit systems to schools, we shape the way people live, work, move, learn, and heal in the cities of tomorrow.

**Cushman & Wakefield**

Cushman & Wakefield is a Global commercial real estate services company with approximately 400 offices in 70 countries, and a total of over 51,000 employees. C&W provides value-added, client focused sales, leasing, advisory, management, and financial services to owners and occupiers of office retail, industrial, and multi-residential properties around the globe.

A VISIONARY  
ALLIANCE  
FOR A NEW  
CITY HUB

STEP INTO A BRIGHT  
FUTURE AT KASLO

It's the perfect headquarters, in a rising and connected location – for operations of any scale.

**Roger Leggatt\***

Executive Vice President  
604-640-5882  
roger.leggatt@cushwake.com

**Matthew Maclean\***

Senior Vice President  
604-640-5855  
matthew.maclean@cushwake.com

\*Personal Real Estate Corporation

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