

T3



**MOUNT
PLEASANT**

TECHNOLOGY · TIMBER · TRANSIT



CALLING — ALL — INNOVATORS —

THE T3
DIFFERENCE

06

ATTRACTING
TOP TALENT

10

THE CITY'S BEST
NEIGHBOURHOOD

28

A BEST-IN-CLASS
BUILDING

38

T3 AROUND
THE WORLD

44

COMING TO MOUNT PLEASANT

196,000 SF OF
AAA MASS TIMBER
CREATIVE OFFICE





TIMBER TRANSIT TECHNOLOGY = TALENT

MASS TIMBER AS THE BUILDING'S STRUCTURE

Exposed wood throughout – warm and authentic, exuding real character. Rapidly renewable, sustainably sourced, and cleaner to construct, timber also sequesters carbon from the atmosphere. For sustainability, for biophilia, and for health – in the workplace, for our people, for our planet.

CHOSEN FOR CONNECTIVITY

The Olympic Village and Main Street SkyTrain stations are minutes away on foot, and the new Mount Pleasant SkyTrain station will be at your doorstep. Dedicated bike routes and bike lanes feed this area and extend to downtown, the Seawall, and across the city. For all those who walk, there is nowhere more walkable. And for those who drive, it's the ultimate central location, with feeder routes in every direction.

STATE-OF-THE-ART TECH INFRASTRUCTURE BUILT FOR A PROGRESSIVE FUTURE

With WiredScore and SmartScore certifications and advanced building systems, T3 Mount Pleasant is designed to support tomorrow's technology needs. High filtration HVAC, energy-efficient floor-to-ceiling low-e glass windows, and built-in redundancies create a technically superior working environment – for better comfort and health, and greater productivity.

SPECIFICALLY CREATED TO ATTRACT AND RETAIN THE CITY'S THINKERS, LEADERS, AND CHANGE AGENTS

T3 Mount Pleasant is where Vancouver's top talent wants to be. A vibrant creative neighbourhood, pulsing with energy and connected by rapid transit. A high-tech building beautifully designed for human and planetary wellness, where industry leaders can imagine where we go next.



THE BOLD NEW FUTURE OF CREATIVE OFFICE SPACE

The employee-centric design of future-forward office space. The advanced tech efficiencies that streamline each day and are ready for tomorrow. Exposed mass timber beams with an expansive open floorplate, ideal for creative exploration. At T3 Mount Pleasant, the marriage of technology and industrial-inspired open, modern spaces with the beauty of exposed wood and plentiful amenities creates an exhilarating new paradigm of office space — in Vancouver's most exciting neighbourhood, where the city's top innovators want to be.

BEST SPACE. BEST PLACE. BEST PEOPLE.

It's what office life should be: a place where creativity, lifestyle, wellness, and professionalism meet — located in the dynamic innovation centre of Mount Pleasant, where top talent wants to be. A building designed to foster collaboration, productivity, energy, and health. Offering the very best to its people – and creating a powerful magnet to attract and retain the very best people in your industry.





WELCOME TO A NEW WAY TO WORK

You'll feel the difference right away. A soaring double-height ceiling and walls filled with artwork greet you upon entry, with comfortable seating inviting you to take it all in. Concierge services provide 24/7 convenience and security. A feature staircase leads up to the energetic buzz of thought-provoking conversation and activity on the amenity floor above. Connected to the city's most dynamic community at street level, filled with the energy of inspiration – this is something new.



SPACE TO CONNECT, CREATE, COLLABORATE

Open spaces filled with natural light with soaring views of city, mountains, and sky foster open thought and free-flowing creativity. Spaces designed for reflection and inspiration, where ideation takes flight and collaboration comes naturally, and brilliant minds energize one another with their very presence.

INSPIRED HOSPITALITY

An open, inviting, and fluidly flexible extension of your office space, where innovation is our collective purpose, and where creative ideas take hold.

Host your clients, have a team huddle, chat one-on-one, meet and make connections, or catch up on emails – this employee-centric space is designed for all to use regularly, comfortably, and well.





FRESH AIR, FRESH IDEAS

Poised on the hillside in the heart of Mount Pleasant, the rooftop deck gives everyone in the building the best view in town. Host after-work events as the sun glints over downtown and incredible views of the North Shore mountains are set aglow. Settle in for lunch with colleagues and friends, or just escape into the fresh air for a moment of quiet in this rare and uniquely beautiful space.

Private tenant terraces create indoor-outdoor work and collaboration spaces, connecting employees to the urban energy and inspiration of Mount Pleasant, and to the stunning natural beauty of Vancouver.

FIT FOR EVERYONE

Bike to work and wash off your commute in club-calibre changerooms offering towel service and striking design. Store your ride safely in dedicated secure bike lockers, and tune it up at the fully stocked repair station. Pop into the bright, beautiful gym offering a full range of premium fitness equipment with separate changerooms and lockers. Get in a good stretch or a healthy sweat in the flex studio for yoga, spin, stretching, or group fitness. Or just relax in comfortable spaces indoors or out and take in the views. A wellness experience designed to keep top talent happy and well.



THE MEANINGFUL IMPACT OF MASS TIMBER

SUSTAINABLY SOURCED

TREES ARE **PURPOSE-GROWN** AND HARVESTED WITH AS LITTLE IMPACT ON THE ENVIRONMENT AS POSSIBLE.



RAPIDLY RENEWABLE

USING **YOUNG TREES**, NOT OLD GROWTH. FASTER TO REGROW AND EASIER TO HARVEST, PROTECTING OUR OLD GROWTH FORESTS.

REMOVES CO₂ FROM THE ATMOSPHERE

OVER **2,700 METRIC TONNES OF CO₂** ARE STORED IN THE STRUCTURE OF EACH T3 BUILDING, AS TIMBER SEQUESTERS CARBON FOR THE LIFE OF THE BUILDING.

CLEANER CONSTRUCTION

WOOD CONSTRUCTION AVOIDS **4,600 METRIC TONNES** OF CO₂ EMISSIONS FOR EACH T3 BUILDING, EQUIVALENT TO TAKING 1,900 CARS OFF THE ROAD.



THE HUMAN STORY OF T3

T3 is a story of wellness. Wellness for workers – with fitness, relaxation, connection, and good health literally built into your workday. Wellness for the environment – with the significant advantages of mass timber construction.

But wellness is more than what the building is, or what it does. It's how it affects the people within it.

Exposed wood design has a proven impact on wellness at work – from less stress and lower blood pressure to improved mood and a greater ability to concentrate, resulting in reduced absenteeism, increased retention, and better job performance.

Floor-to-ceiling windows illuminate each moment of the day with natural clarity. Outdoor terraces invite deep, cool lungfuls of fresh air, while exceptional Indoor Air Quality (IAQ) keeps the environment inside the building just as fresh.

With natural wood all around, warm daylight pouring in, and fresh air terraces, the considerable impact of biophilia makes every day more pleasant – healthier, happier, and more productive. Studies show that the effects of biophilia in the workplace are fundamental to a positive work experience.



POSITIVE IMPACTS OF BIOPHILIA

Biophilia in the workplace supports the important connection between people and nature, promoting cognitive function, physical health, and psychological wellbeing, with measurable results.

- 8% HIGHER PRODUCTIVITY
- 15% LESS ABSENTEEISM
- 15% MORE CREATIVITY
- 15% INCREASED HAPPINESS & WELLBEING



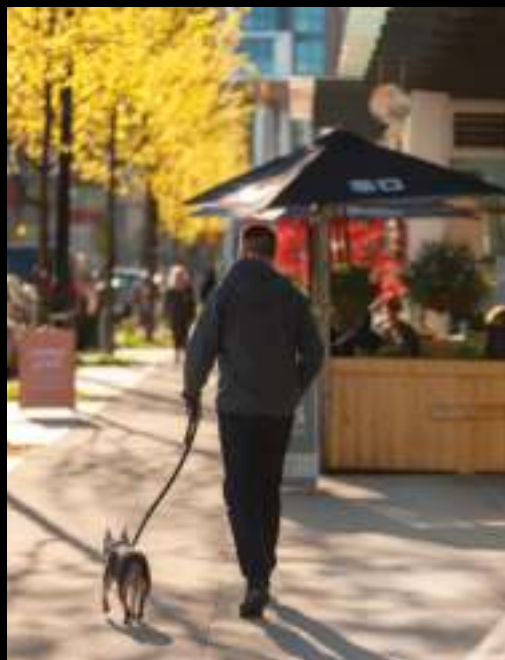
WELL LIVING LAB

Hines is a founding alliance member of the Well Living Lab – the first research institution dedicated solely to understanding how indoor environments shape our health. Built for wellness, T3 Mount Pleasant proudly reflects the findings of this important work.

A PLEASANT PERSPECTIVE

Welcome to Mount Pleasant, Vancouver's most dynamic centre for innovation and culture, beloved by locals as one of the city's most vibrant, connected, and coveted neighbourhoods.





WHERE VANCOUVER WANTS TO BE

In the heart of one of the most innovative and exciting neighbourhoods in North America, T3 Mount Pleasant becomes an integral part of the local story. From street art to breweries to high-tech household names, this is where creativity is born and change happens. T3 Mount Pleasant embodies the professional stance of this imaginative landscape.

Long-known as the lifeblood of the city, this historical centre of industry continues to redefine where Vancouver is going. The preservation of a heritage building adjacent to T3 Mount Pleasant becomes a centralized focal point for the importance of the arts in this inspired community, offering public programming to enrich the region.

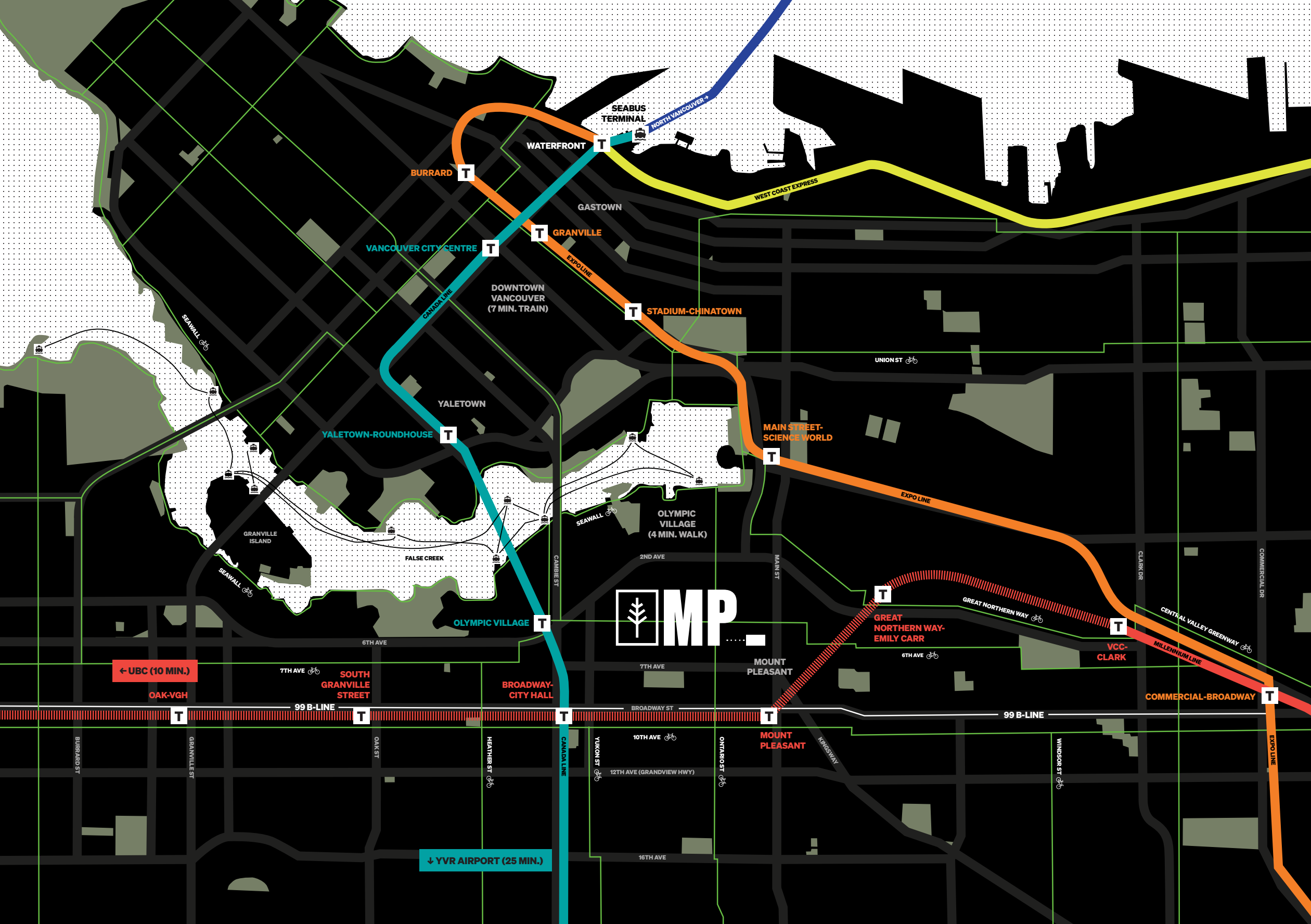
With the new St. Paul's Hospital development down the road and a continuing influx of new people, new homes, new businesses, and new interest, it's only getting better to be here.















MOUNT PLEASANT MOMENTUM

Innovation centres around the world bring together art, technology, food and beverage, lifestyle and commerce to create neighbourhoods filled with energy and vision. Mount Pleasant is firmly established as Vancouver's creative hub, with independent cafés and restaurants, soaring hand-painted murals, and innovative businesses defining the area. It is the city's most compelling locus of contemporary office culture – for the way we want to work today.





 **WALK SCORE** 95
 **TRANSIT SCORE** 91
 **BIKE SCORE** 87

-  MILLENNIUM TRAIN LINE
-  MILLENNIUM TRAIN LINE EXTENSION (2025)
-  CANADA TRAIN LINE
-  EXPO TRAIN LINE
-  WEST COAST EXPRESS TRAIN LINE
-  SEABUS (TO NORTH VANCOUVER)
-  BIKE PATHS
-  99 B-LINE BUS
-  AQUABUS

WELL CONNECTED

Olympic Village for lunch? It's a four-minute walk. Meetings downtown? Seven minutes by train. By bike, SkyTrain, bus or SeaBus, on foot or by scooter, zip to work and around the city with ease. With multiple trainline options, no neighbourhood is not connected.

PROUDLY INDEPENDENT

Walk two minutes in any direction to explore the local flavours of Mount Pleasant's best independently owned cafés, shops and restaurants — whether you're craving a great lunch at Tacofino or a cold beer after work at 33 Acres; a mid-afternoon pick-me-up at Cartems Donuts, or meeting clients for dinner at Ophelia.

COFFEE

1. ELYSIAN COFFEE
2. MILANO COFFEE ROASTERS
3. GENE COFFEE BAR
4. KRANKY CAFÉ
5. WHISK MATCHA CAFE
6. OUR TOWN CAFE
7. BEAN AROUND THE WORLD
8. STARBUCKS
9. APERTURE COFFEE BAR

RESTAURANTS

10. TACOFINO OCHO
11. NUBA
12. COMO TAPERIA
13. FIELD & SOCIAL
14. NOOK
15. THE FLYING PIG
16. OPHELIA
17. FOOD HALL BY ZUBU
18. TRACTOR
19. SOLL'S BAGELRY
20. SUPERBABA
21. LA TAQUERIA PINCHE TACO SHOP
22. MANGIA CUCINA & BAR
23. HON'S WONTON HOUSE
24. GLORY JUICE
25. THE JUICE TRUCK
26. BODY ENERGY CLUB
27. PÜR & SIMPLE

BAKED GOODS & SWEETS

28. CARTEMS DONUTS
29. PUREBREAD
30. EARNEST ICE CREAM
31. SWISS BAKERY
32. FIFE BAKERY
33. TERRA BREADS
34. MELO PATISserie

BREWERIES & BARS

35. 33 ACRES BREWING COMPANY
36. LA FABRIQUE ST-GEORGE WINERY
37. BRASSNECK BREWERY
38. MAIN STREET BREWING CO.
39. R&B ALE & PIZZA HOUSE
40. ELECTRIC BICYCLE BREWING
41. BREWHALL
42. KEY PARTY
43. FACULTY BREWING CO
44. TAP & BARREL
45. THE NARROW LOUNGE
46. BIG ROCK BREWERY
47. FOX CABARET
48. THE ANZA CLUB

ARTS & CULTURE

49. VANCOUVER MURAL FESTIVAL MAIN ALLEY
50. MARTHA STURDY GALLERY
51. THE B1 GALLERY
52. GOH BALLET ACADEMY
53. GALLERY JONES FINE ARTS LTD
54. ELAN FINE ART LIMITED
55. EMILY CARR UNIVERSITY OF ART + DESIGN
56. CENTRE FOR DIGITAL MEDIA
57. ARTS CLUB THEATRE COMPANY

HEALTH & WELLNESS

58. FORMATION STUDIO
59. CMMN GRND FITNESS AND SOCIAL
60. WELLNESS COLLECTIVE
61. RUMBLE BOXING
62. F45 TRAINING
63. MOUNT PLEASANT COMMUNITY CENTRE
64. CREEKSIDE COMMUNITY RECREATION CENTRE
65. ANYTIME FITNESS
66. WESTSIDE TRAINING
67. CROSSFIT BC
68. FOUNDATION BODY LAB
69. PHYSIOLAB

DAYCARE GROUPS

70. PICCOLA CASA FAMILY CHILDCARE
71. EVERYDAY SUNSHINE FAMILY CHILDCARE
72. CREEKSIDE CHILD DEVELOPMENT CENTRE
73. SANDY'S FAMILY CHILD CARE
74. WEST VILLAGE CHILDREN'S CENTRE

GROCERY & DEPARTMENT STORES

75. WHOLE FOODS MARKET
76. URBAN FARE
77. NESTERS MARKET
78. SAVE-ON-FOODS
79. LONDON DRUGS
80. BEST BUY
81. CANADIAN TIRE
82. WINNERS & HOMESense
83. MOUNTAIN EQUIPMENT COMPANY
84. PETSMART



-  15 COFFEE SHOPS
-  10 BAKED GOODS & SWEETS
-  20 BREWERIES & BARS
-  35 RESTAURANTS
-  10 ARTS & CULTURE
-  15 HEALTH & WELLNESS
-  15 GROCERY & RETAIL
-  10 DAYCARE GROUPS

A BEST-IN-CLASS BUILDING

Net rentable area of 196,000 sf includes 166,000 sf office and 30,000 sf creative industrial space

Floorplates of 16,000-20,000 sf

12' office floor-to-floor heights

Secure underground parking with EV charging stations

Flexible zoning allows for general office, digital entertainment, information communication technology, and light industrial uses

DRIVEN BY WELLNESS AND SUSTAINABILITY

Sustainably built targeting WELL and LEED certification

Mass timber construction with exposed timber design

Extensive wellness programming throughout the building

Best-in-class Indoor Air Quality (IAQ), driven by high-filtration HVAC systems

Floor-to-ceiling low-e windows for plentiful natural light

Access to outdoor lounge spaces from tenant terraces and rooftop deck

Market-leading end-of-trip facility to promote a sustainable commute

INDUSTRY-LEADING AMENITIES

12,000 sf of amenity area

Landscaped rooftop terrace with seating and views of downtown and mountains

Flexible social workplace lounge with modular furniture and multi-use spaces

Adaptable conference room with prefunction area

Breakout meeting rooms

State-of-the-art fitness centre with wellness rooms and yoga studio

Club locker rooms with shower facilities and towel service

Secure bike storage lockers

Fully equipped bike repair station

ADVANCED TECHNOLOGY SYSTEMS

Leading-edge technology targeting WiredScore and SmartScore Certification

Physically diverse, protected telecom entrances for redundant connections to mitigate outages

Fibre backbone cabling system

Can accommodate tenant backup generator in addition to base building generator

190,000 SQUARE FEET OF SPACE TO MAKE THINGS HAPPEN

HEALTH AND SUSTAINABILITY, MEET HIGH TECH



LEED

Targeting LEED Gold certification with the highest standards of green building design, construction, operations, and performance – from highly efficient power and heating systems to clean building materials. Good health for our people, and our planet.



WELL

The Well Building Standard ensures the highest quality of air and water to improve the health, wellness, and productivity of people within the building. This cutting-edge initiative is a partnership between the Mayo Clinic and the International Well Building Institute (subsidiary of Delos).



WIREDSCORE

Targeting WiredScore Platinum status by WiredScore, the leading international system of standards for awarding technologically advanced buildings with the highest levels of digital infrastructure and connectivity.



SMARTSCORE

Providing a global standard, SmartScore identifies best in class smart buildings that deliver an exceptional user experience, drive cost efficiency, meet high standards of sustainability and are fully future-proof.



INDUSTRY LEADING PROPERTY MANAGEMENT

Hines is known and respected as a global leader in property management, with 269 million square feet and 4,600 tenants under management, including some of the largest, highest-profile firms in the world.

A UNIQUELY TAILORED EXPERIENCE

Hines delivers unparalleled service and a tailored workplace experience to each of our tenants, supporting and enhancing each tenant's unique corporate culture, strengthening their ability to attract and retain top talent.

NEAR PERFECT TENANT SATISFACTION

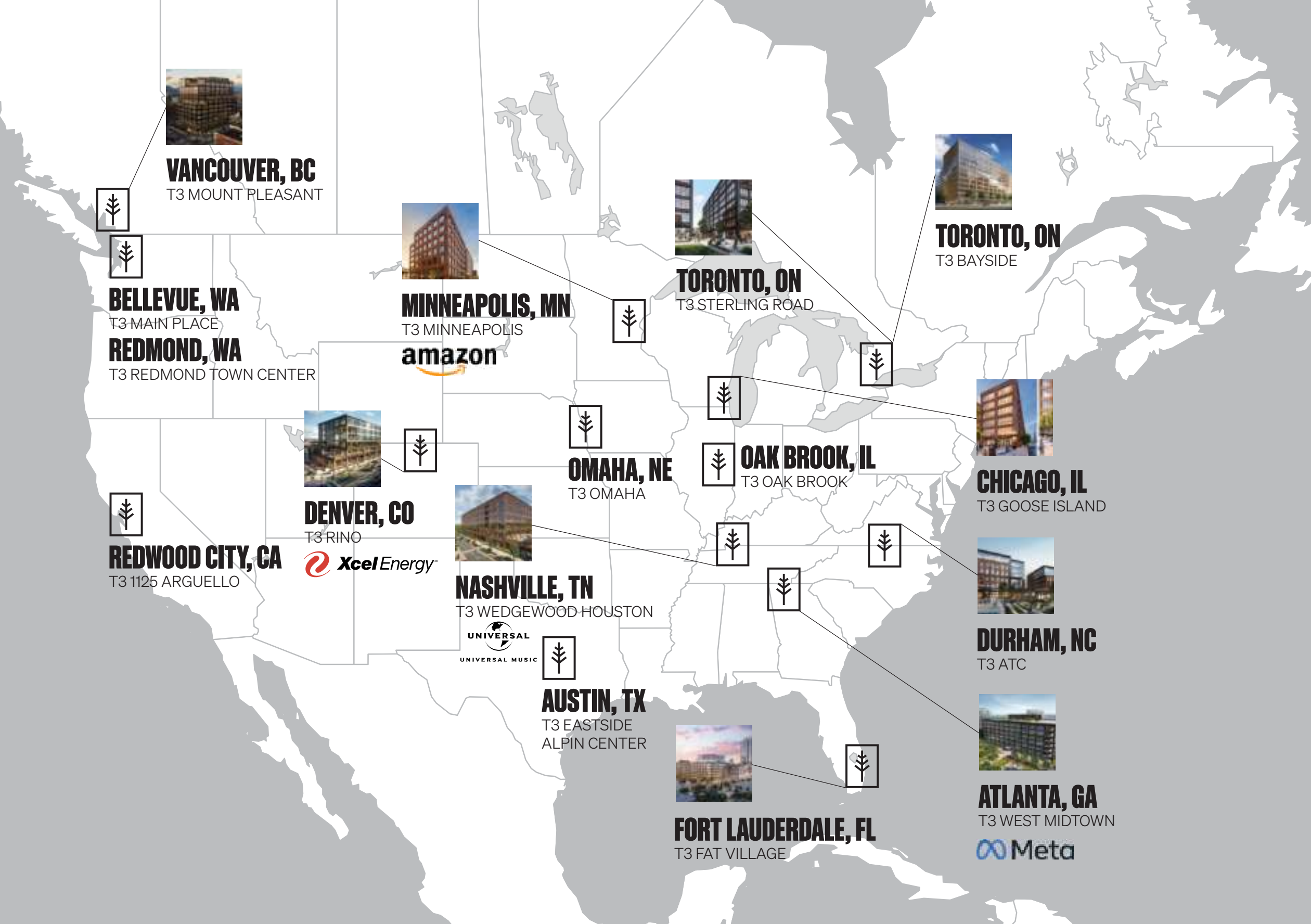
Hines consistently outperforms our competition in delivering best-in-class tenant satisfaction scores, with an impressive 96% satisfaction rate across our global property management portfolio.

SUSTAINABILITY FIRST

Our active and ongoing sustainability initiatives balance responsible corporate stewardship with measurable programs including Hines Green Office (HinesGO), ENERGY STAR, and LEED.

WORKING ON YOUR BEHALF

Hines works to minimize additional rent burdens while still delivering unmatched service levels to all our tenants – ensuring a strong and supportive ongoing relationship.



VANCOUVER, BC
T3 MOUNT PLEASANT

BELLEVUE, WA
T3 MAIN PLACE
REDMOND, WA
T3 REDMOND TOWN CENTER

REDWOOD CITY, CA
T3 1125 ARGUELLO

DENVER, CO
T3 RINO
Xcel Energy

MINNEAPOLIS, MN
T3 MINNEAPOLIS
amazon

NASHVILLE, TN
T3 WEDGEWOOD HOUSTON
UNIVERSAL MUSIC

AUSTIN, TX
T3 EASTSIDE ALPIN CENTER

FORT LAUDERDALE, FL
T3 FAT VILLAGE

TORONTO, ON
T3 STERLING ROAD

OAK BROOK, IL
T3 OAK BROOK

TORONTO, ON
T3 BAYSIDE

CHICAGO, IL
T3 GOOSE ISLAND

DURHAM, NC
T3 ATC

ATLANTA, GA
T3 WEST MIDTOWN
Meta

EUROPE

BARCELONA, SPAIN
T3 DIAGONAL MAR

LONDON, ENGLAND
T3 SOHO

MILAN, ITALY
T3 ITALY BOVISA

AMSTERDAM, NETHERLANDS
T3 NETHERLANDS

PARIS, FRANCE
T3 STREAM

Munich, Germany
Aer, Media Works, Furstensteid

AUSTRALIA

MELBOURNE, AUSTRALIA
T3 9 STEWART STREET
T3 WELLINGTON STREET

A GLOBAL NETWORK

T3 is an interconnected network of innovative workspace located in key tech cities around the globe. With consistent operations and employee experience and streamlined professional management by Hines, T3 brings a reliable system of wellness-oriented mass timber creative office space with leading tech efficiency to tenants such as Meta and Amazon, plus a wide array of vibrant local businesses of all sizes.

Hines

THE HINES EXPERIENCE

Hines is a privately owned global real estate investment firm founded in 1957 with a presence in 383 cities in 30 countries and \$94.6 billion in assets under management and more than 114.2 million square feet of assets for which Hines provides third-party property-level services.

Hines has 197 developments currently underway around the world, and historically, has developed, redeveloped or acquired 1,639 properties, totalling over 578 million square feet. With extensive experience in investments across the risk spectrum and all property types, and a foundational commitment to ESG, Hines is one of the largest and most respected real estate organizations in the world. Hines has been active in Canada for over 15 years.



pcurban.

THE PC URBAN ADVANTAGE

Founded in 2010, PC Urban Properties is a Vancouver-based real estate development company. The PC Urban team is a multidisciplinary group of dedicated individuals focused on maximizing unrealized potential for our clients, for our communities and for the properties we re-imagine.

We have successfully developed and launched real estate projects across all asset classes – retail, office, industrial and multi-family. Our passion is to build spaces for people to live and spaces for people to work. PC Urban is active throughout Metro Vancouver, the Central Okanagan, and Southern Vancouver Island. PC Urban has developed over \$3.5 billion of projects across all asset classes.

LET THE INNOVATIONS BEGIN

MATTHEW MACLEAN
PERSONAL REAL ESTATE CORPORATION
SENIOR VICE PRESIDENT,
COMMERCIAL LEASING & SALES

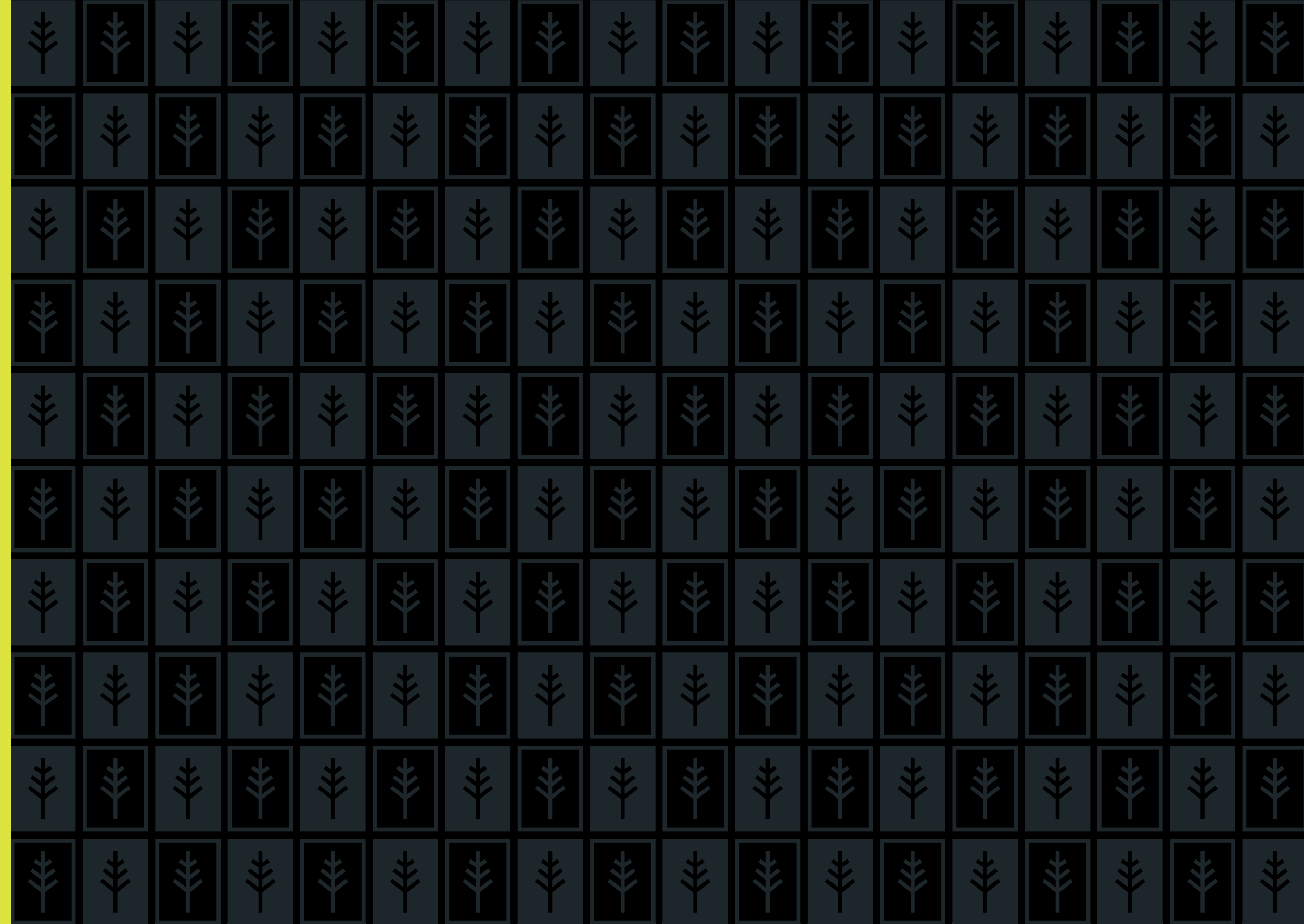
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T3MOUNTPLEASANT.COM