



P I N N A C L E C E N T R E

3200 NO 3 ROAD, RICHMOND, BC

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PINNACLE CENTRE

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WHERE WORK AND LIFE COME TOGETHER

Pinnacle Centre is a new dynamic workplace experience at a high profile corner in the growing and well-connected Capstan Village area of Richmond City Centre. Pinnacle Centre's clean architectural design offers a progressive vision to reconsider how and where we work, now and in the future. This is a rare opportunity to lease office space in a new, AAA class building in Richmond City Centre, which offers ease of access to Vancouver (25 minutes to downtown via transit or driving) and Vancouver International Airport.

Whether hybrid work, return to office or work from home, Pinnacle Centre's strategic on-SkyTrain location near Vancouver's International Airport, seaplanes, and ease of access from Tsawwassen's Ferry Terminal. This multi-model access will mean going to the office from Metro Vancouver, Vancouver Island and even across BC a very real possibility.

AREA

- Office: 198,000 sf
- Ground Floor Retail: 6,000 sf

DELIVERY TIMELINE

Q3 2025

PARKING

1 stall per 550 sf leased

HIGHLIGHTS

- Floor to ceiling window glazing allowing for abundant natural light
- Excellent views of Vancouver, the North shore Mountains, and the Salish Sea
- AAA office space above high exposure ground floor retail
- Direct SkyTrain access
- Tremendous branding exposure along No. 3 Road
- Market leading amenities
- 25,000 sf daycare onsite operated by YMCA
- Rooftop garden located on second floor
- Adjacent to an urban 1 acre park

BUILDING AMENITIES

PINNACLE CENTRE AMENITIES

- Common area sky garden
- End-of-trip facilities including bike storage, showers, and lockers
- Profile lobby

ACCESS TO HOTEL AMENITIES**

- Fitness facility
- Roof top pool & hot tub
- Sauna
- Steam room
- Conference rooms
- Catering
- Restaurants

**At discounted rates

TRANSIT ACCESS

On transit - 30 meter walk to new Capstan Village Station

ZONING

ZMU-25 Zoning allowing a wide range of uses including general office, retail, government service and education.

SUSTAINABILITY





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RICHMOND: MAJOR TECH HUB

With so many cities across Metro Vancouver to be located in, why should tech firms choose Richmond?

CURRENT TECH HUB

As one of Metro Vancouver's major tech hubs, the City of Richmond offers tech tenants synergies of being located within proximity to some of Metro Vancouver's major tech firms:



FOUR OF BC'S 10 BIGGEST SOFTWARE COMPANIES ARE IN RICHMOND

FUTURE TECH HUB

Looking towards the future, we can expect tech firms to join the City of Richmond's tech scene as Vancouver International Airport ('YVR') looks to "expand our role and connect our community and economy to data, ideas, and new technology" as part of their "Gateway to the New Economy" initiative outlined in their 2022 strategic plan.

EASE OF ACCESS TO GLOBAL TECH HUBS

Pinnacle Centre's prime location within 5 minutes drive or via transit to YVR means easier access to tech firms in Silicon Valley, Toronto, Montreal, or Austin. Park your car in at your usual parking spot at the office in the morning, jump on the SkyTrain and be at the airport in 10 minutes to be at your meeting in Silicon Valley before lunch.





NO. 3 ROAD

CANADA LINE

SEA ISLAND WAY

SEXSMITH ROAD

T BRIDGEPORT STATION

SUBJECT PROPERTY



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PINNACLE CENTRE: COMMUTE WITH EASE

SURROUND YOURSELF WITH LOCAL AMENITIES

Pinnacle Centre's prime On-SkyTrain, location on No. 3 Road in Richmond City Centre means ease of access by walking or SkyTrain to the plethora of amenities on No. 3 Road—no car required! In addition to Pinnacle Centre's amenities, tenants will have access to the 4-star on-site hotel's amenities, including conference rooms, boardrooms, rooftop patio, and more.



YVR AIRPORT	5 MIN	10 MIN
OAKRIDGE CENTRE	15 MIN	18 MIN
DOWNTOWN VANCOUVER	29 MIN	28 MIN
METROTOWN	30 MIN	50 MIN
SURREY CITY CENTRE	20 MIN	1 HR

BC AND BEYOND

Pinnacle Centre's ideal location close to Metro Vancouver's major transportation hubs means that staff can come into the office easily: Sechelt is a short 20-minute seaplane away, Kelowna or Kamloops residents can be in the office in about an hour from plane take-off, Tsawwassen Ferry Terminal is 40 minutes away for staff that wish to live on Vancouver Island or take a 30-minute seaplane to Victoria from YVR. This ideal location opens up possibilities for BC living and hiring staff around BC and beyond.



VICTORIA	30 MIN
NANAIMO	20 MIN
KAMLOOPS	52 MIN
KELOWNA	56 MIN

NATIONAL & INTERNATIONAL POSSIBILITIES

Pinnacle Centre's close proximity to the airport makes travel to other cities in North America a possibility—even on a daytrip. Locating your office at Pinnacle Centre also means that staff flying in from anywhere in the world can stay onsite in the 4-star airport, enjoy world renowned cuisine in Richmond and Metro Vancouver, and access Downtown Vancouver in 25 minutes.



SEATTLE	58 MIN	2 HR 30 MIN
SAN FRANCISCO	2 HR 20 MIN	
TORONTO	4 HR 50 MIN	
CALGARY	1 HR 25 MIN	





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RICHMOND CITY CENTRE: SURROUNDED BY AMENITIES

The City of Richmond has grown significantly over the past decade since the Canada line opened with much of this growth focused in the city centre area. As the city centre continues to evolve and grow, the official community plan estimates that when fully built out, Richmond city centre will house 120,000 residents in 57,000 dwelling units.

Pinnacle Centre's ideal positioning at the crossroads of two major thoroughfares—Sea Island Way and No 3 Road offers occupants exceptional connectivity via Canada Line's Capstan Station (completion mid 2024) or driving across metro Vancouver.



209,937
TOTAL POPULATION
(RICHMOND)



\$105,949
AVERAGE HOUSEHOLD
INCOME
(RICHMOND)



48,000
VEHICLE TRAFFIC DAILY
(NO 3 ROAD AND
SEA ISLAND WAY)



56,900
TOTAL NUMBER OF
HOUSING UNITS
EXPECTED
(RICHMOND CITY
CENTRE)

RICHMOND IS METRO VANCOUVER'S FASTEST GROWING CITY



1
METRO VANCOUVER'S ONLY
NIGHT MARKET



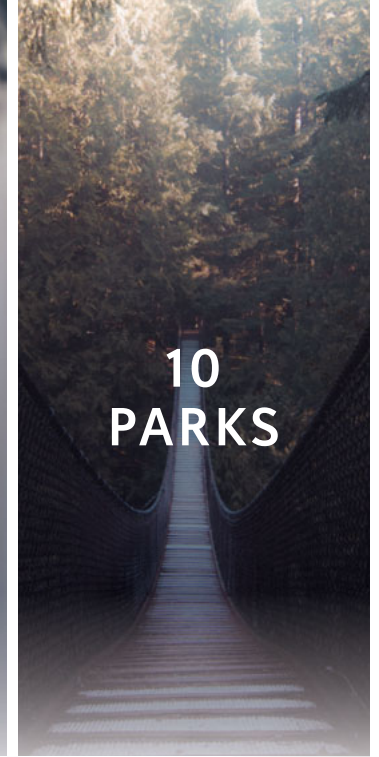
1+ ACRE PARK



4
FLAGSHIP SHOPPING
CENTRES



NUMEROUS
BOUTIQUE
SHOPS



10
PARKS



13
GROCERY
STORES

NEIGHBOURHOOD AMENITIES



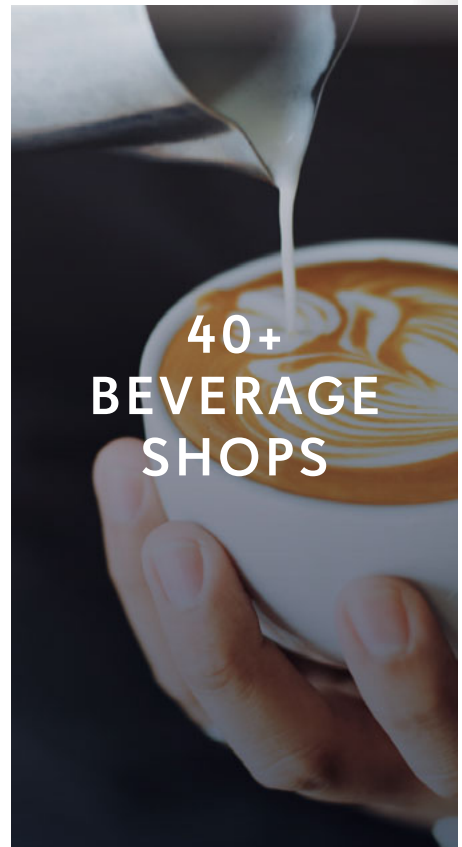
50+
RESTAURANTS



17
FITNESS
FACILITIES



5
SKYTRAIN
STATIONS



40+
BEVERAGE
SHOPS



VANCOUVER
INTERNATIONAL
AIRPORT



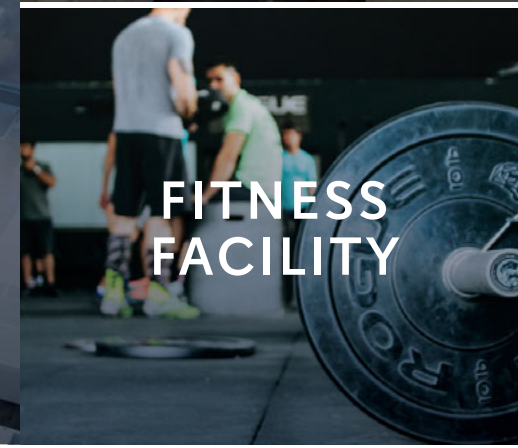
PROFILE LOBBY



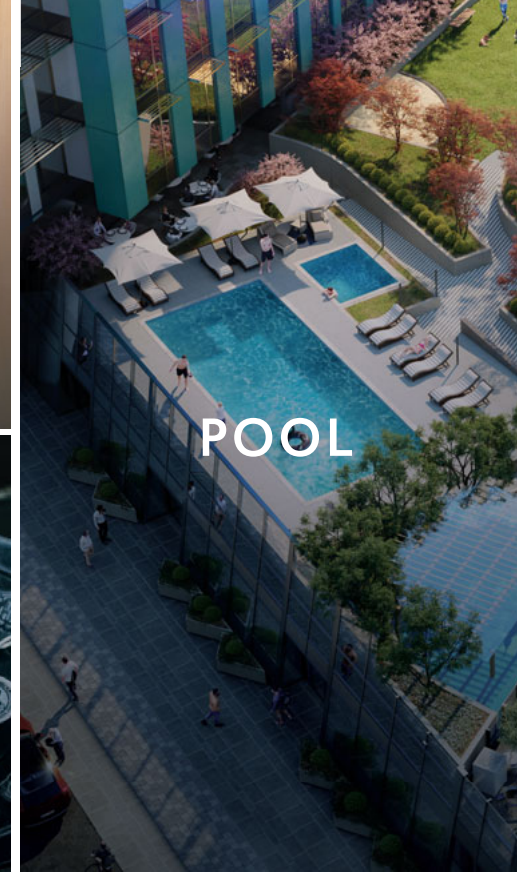
SKY GARDEN



SAUNA & STEAM ROOM



FITNESS FACILITY



POOL



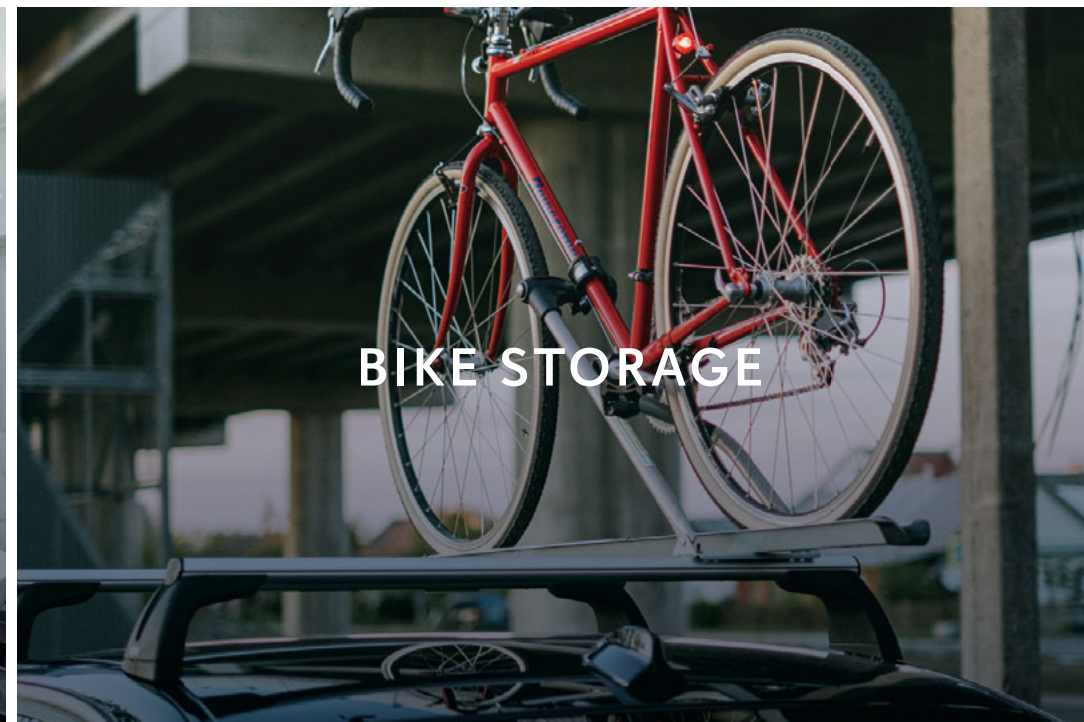
RESTAURANT



LOCKERS



SHOWERS



BIKE STORAGE



CONFERENCE ROOMS



CATERING

PINNACLE CENTRE AMENITIES

ACCESS TO HOTEL AMENITIES



BUILDING FEATURES AT A GLANCE

Pinnacle Centre, designed by Bingham + Hill Architects, is the office component of a phased development consisting of a residential, retail and hotel community. The twelve-storey office building situated on a major intersection will feature prominently within this planned community.

- AAA Class architectural design creates highly identifiable 200,000 sf building over 12 floors
- Large floor plates
- High ceiling heights ranging from 10' to 13' 5"
- Abundance of glazing provides maximum natural light
- Unrestricted downtown / mountain views
- Landscaped common area deck and recreation amenities
- Hotel onsite
- 1 stall per 550 sf
- EV charging stations
- End-of-trip facilities – shower rooms, lockers, secure bike storage
- State-of-the-art building systems for high occupancy levels
- Dedicated freight elevator
- Full building branding opportunities available
- Total rentable area: 211,000 sf
- Built to Leed Silver accreditation

OFFICE

SALIENT DETAILS

Net Rental Rate (psf pa)	\$35.00
Additional Rent (psf pa)	\$20.00 (Est.)
Floorplate Sizes (sf)	16,060 sf - 19,378 sf
Total Rentable Area (sf)	198,000 sf
Zoning	ZMU25
Parking	1 : 550 sf
Ceiling Height	10' to 13' 5"

RETAIL

SALIENT DETAILS

Net Rental Rate (psf pa)	\$80.00
Additional Rent (psf pa)	\$20.00 (Est.)
Unit Sizes (sf)	Starting from 500+ sf
Total Rentable Area (sf)	Approximately 6,000 sf
Zoning	ZMU25
Parking	1 : 550 sf
Ceiling Height	12'



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ABOUT THE TEAM



DEVELOPER

Pinnacle International is one of Canada's leading builders of luxury condominium residences, hotels, and commercial developments. Based in Vancouver, BC, Pinnacle has been involved in the development, design, construction and management of their projects for over three decades. Pinnacle's projects have contributed to the development of communities, and enriched these neighbourhoods through complementary architectural expressions.

CUSHMAN & WAKEFIELD

Cushman & Wakefield (NYSE: CWK) is a leading global real estate services firm that delivers exceptional value for real estate occupiers and owners. Cushman & Wakefield is among the largest real estate services firms with approximately 50,000 employees in 400 offices and 60 countries. In 2020, the firm had revenue of \$7.8 billion across core services of property, facilities and project management, leasing, capital markets, valuation and other services.





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*The Property is subject to change; the information provided is what is considered to be current knowledge.

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