

Where  
work  
comes  
to life

1166  
WEST  
PENDER

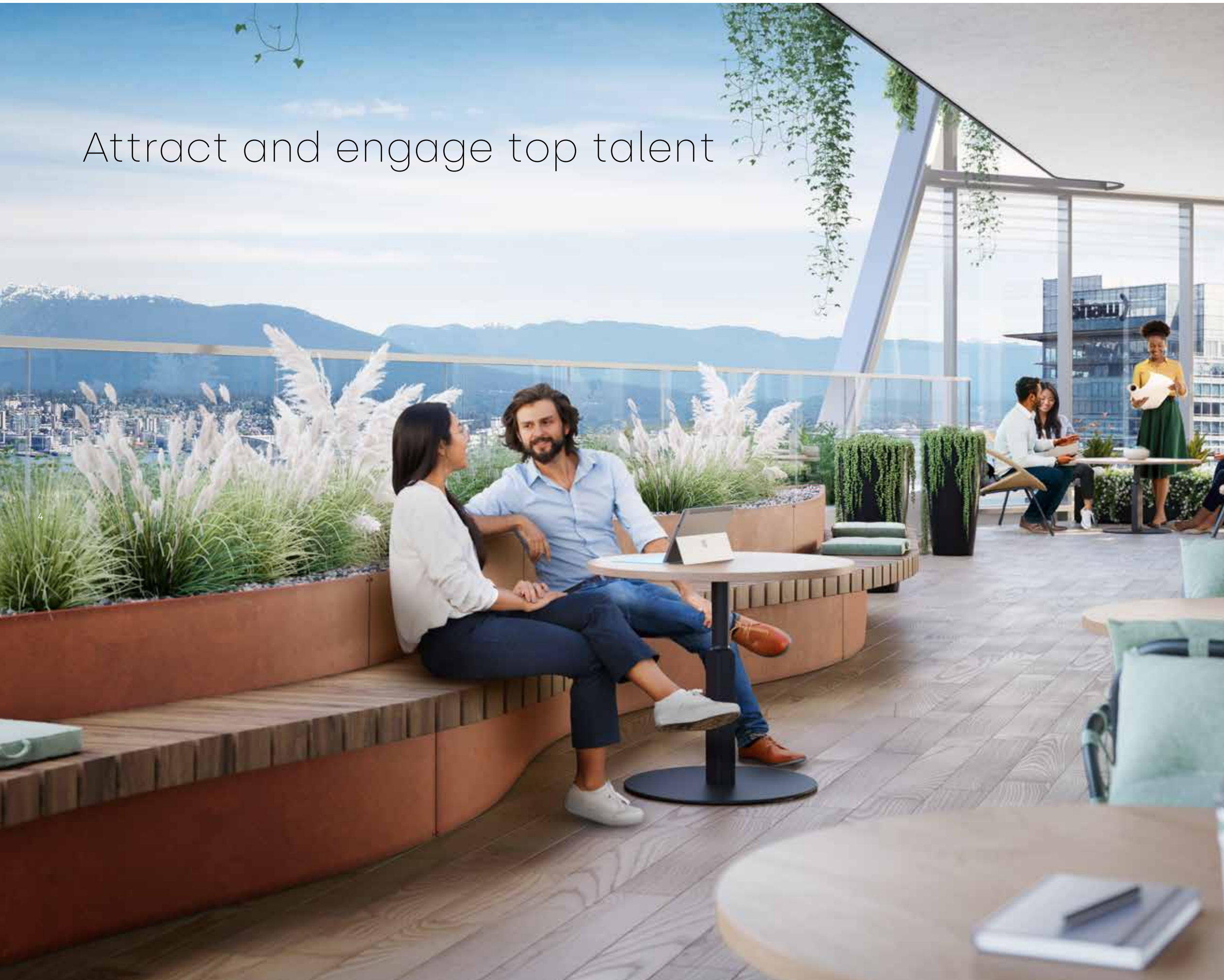


# The new nature of business

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Developed by Reliance Properties and Hines, 1166 West Pender is an employee-centric 32-storey Class AAA office building tailored to the needs of industry-leading organizations. With a highly accessible location in Downtown Vancouver's central business district, integrated with urban conveniences and connected to the city's world-renowned natural environment, everything is just steps away. From client meetings to coffee shops, retail to restaurants—it's all within reach.

# Attract and engage top talent



Top talent demands more of their work experiences. Place is as important as position. 1166 West Pender becomes a fundamental tool for leading organizations to entice the best of the best. With abundant spaces for employee interaction and wellness, it's a workplace that keeps top talent happy, healthy, and productive.

In the heart of the business district, steps from the Seawall, ten floors of Sky Garden terraces offer unobstructed views of ocean and mountains—a phenomenal setting for meetings and breaks, unrivalled in Vancouver.



# Wellness amenities

Healthy employees are happy employees. Designed to the WELL Building Standard™ and targeting accessibility certification from the Rick Hansen Foundation, 1166 West Pender supports the health and wellbeing of tenants with thoughtfully planned amenities, accessibility and inclusivity, and design details that facilitate social engagement, air quality, physical activity, and access to Vancouver's stunning natural environment.

# Sky Gardens



The building's defining architectural feature is a series of landscaped Sky Gardens on the top 10 floors of the building. These terraces offer expansive indoor-outdoor space ideal for meetings, social gatherings, and spontaneous conversations, which can help spark new ideas and strengthen relationships—essential for healthy businesses and happy employees.

The terraces offer exceptional views of the natural environment that surrounds the city, including the North Shore Mountains, Vancouver Harbour, and the emerald forest of nearby Stanley Park, one of the largest urban parks in the world. It's a great way for employees to get a change of scenery and some fresh air, to be inspired by natural beauty, spark creativity, and feel refreshed and rejuvenated.

Additional terraces connect to an employee lounge and collaboration area and a landlord-managed co-working floor, offering further opportunity for fresh air and city views.



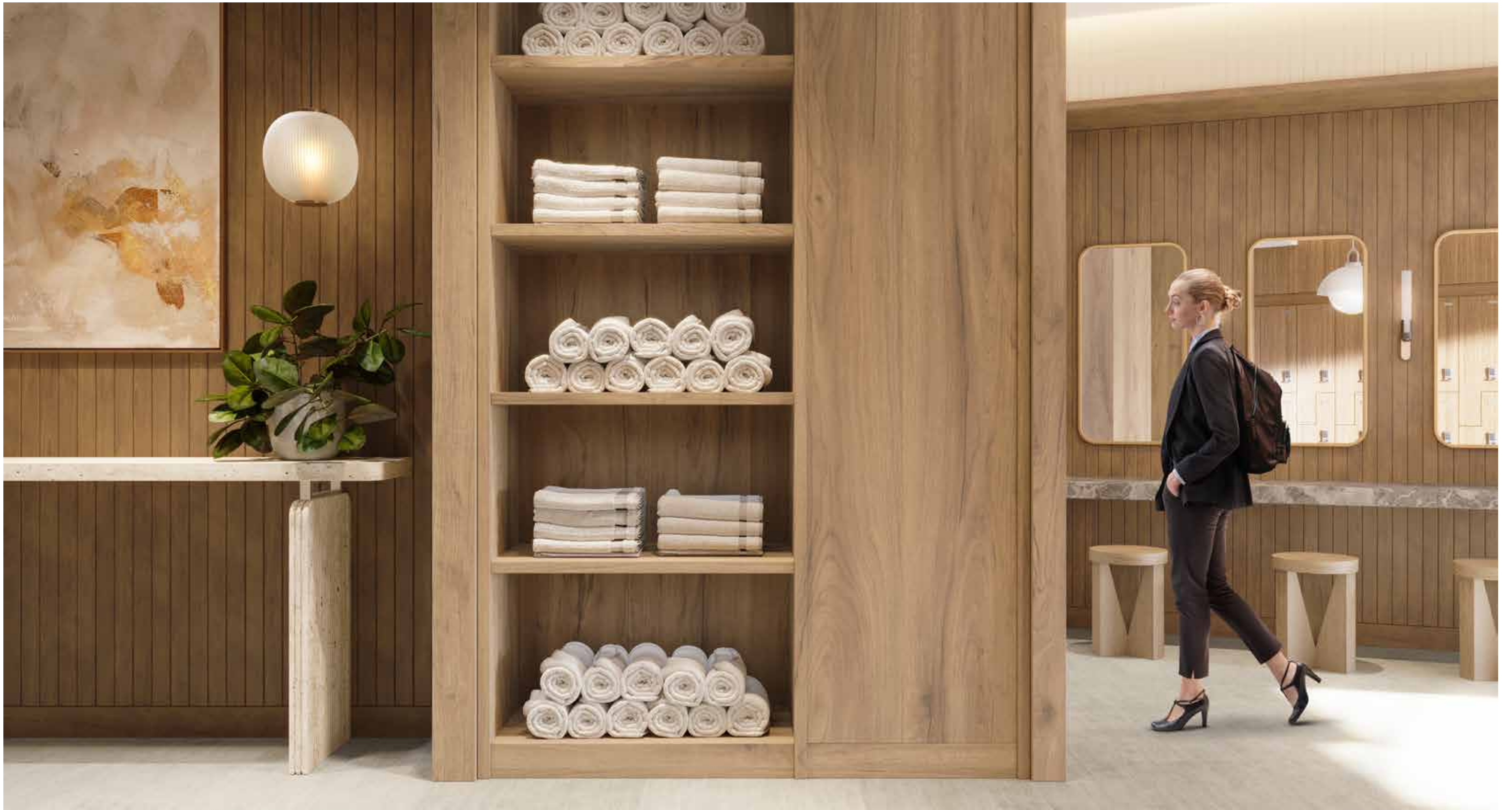


## A place to recharge

Healthy and active employees are proven\* to be happier, more engaged, and more productive in their work. At 1166 West Pender, tenants have exclusive access to a luxury fitness club, providing a convenient opportunity to recharge with a mid-day workout or an invigorating session before or after the workday.

This inclusive offering is designed to appeal to a range of fitness levels and preferences, to encourage health and wellness for employees of all ages, interests, and abilities. The flexible and highly functional 2,500-square-foot facility features top-of-the-line equipment for cardio and strength training and dedicated space for stretching, meditation, and fitness classes such as spin, yoga, and Pilates. The south-facing orientation and expansive windows ensure generous natural light for a bright and inviting environment.

\* Social Market Foundation Study, 2015



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# The comforts of a private club

Well-appointed changerooms and end-of-trip facilities for bike commuters are designed to the elevated standards of a premium spa. Employees will be invigorated to take on their workday.

A carefully considered layout pairs with rich materials and wood detailing to create an inviting yet serene atmosphere that employees will look forward to. The attention to detail is evident throughout, with industry-leading programming including bespoke grooming stations, spa-quality saunas, and fresh towel service, for optimal comfort and convenience.



# Access to nature

Research\*\* shows that exposure to the natural environment can improve productivity and cognitive performance. 1166 West Pender offers exceptional access to Vancouver's spectacular natural environment, supporting the health and wellness of tenants every single day. Nearby Harbour Green Park, at the building's doorstep, features an expansive open lawn, benches, and views north and west over Vancouver Harbour. The park leads to the Seawall, the world's longest uninterrupted waterfront path—the ideal setting for an invigorating stroll over the lunch break.

The Seawall continues north to Stanley Park just 1.5 kilometres away, with nearly 1,000 acres of forested trails, sports fields, beaches, lookout points, and more. It's the perfect place for a run or cycle during the work week.

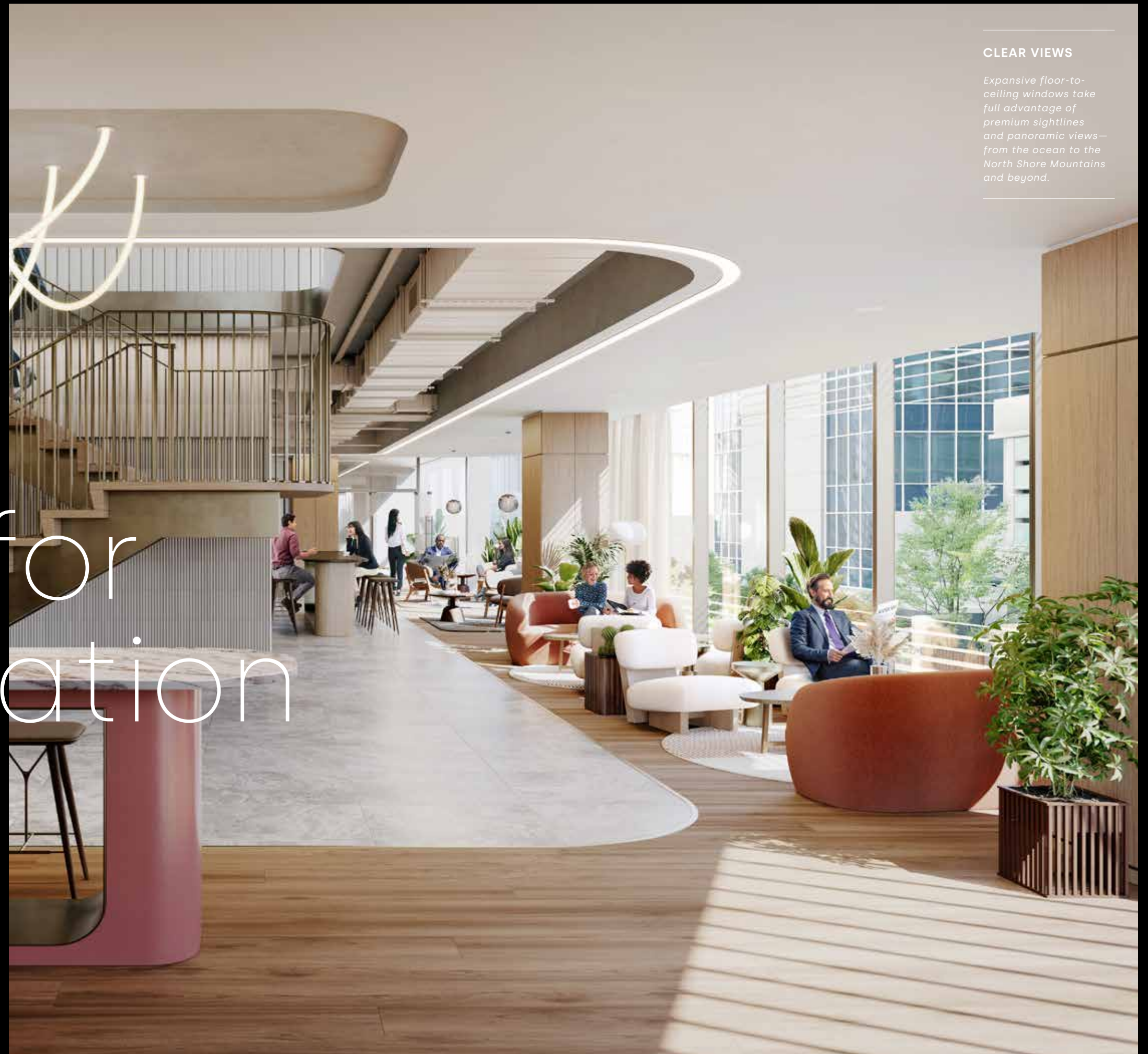
\*\* *Understanding Nature and Its Cognitive Benefits*, Shertz and Berman, 2019

# Spaces for collaboration

1166 West Pender includes over 12,000 square feet of flexible and highly functional co-working space, plus additional collaborative work areas that provide convenient spaces for teams to connect and create.

## CLEAR VIEWS

*Expansive floor-to-ceiling windows take full advantage of premium sightlines and panoramic views—from the ocean to the North Shore Mountains and beyond.*





## Employee lounge and collaboration areas

A full-floor amenity space includes an expansive lounge and collaboration area designed to facilitate a range of uses including group ideation, team building, social events, and focused work. Fully equipped modular conference facilities offer space for larger team meetings and formal presentations.

The lounge offers access to an outdoor terrace for fresh air, conversations with coworkers, or outdoor meetings, ideal for a change of setting to keep teams engaged.

A second private lounge offers an area for tenants to collaborate or work independently outside the office. No need to leave the building for a change of scenery—this warm and inviting space is designed to support breakout meetings, one-on-ones, after-hours events, and more. The space features a fireplace, soft seating, and contemporary décor for a comfortable environment tailored for connection.



Targeting WiredScore  
and SmartScore  
certification

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## The Square coworking space

An entire floor is dedicated to The Square, a Hines-managed professional co-working facility. With concierge service and space for independent and collaborative work, it's an ideal solution for tenants in need of capacity or flex space to support growth. The Square will provide a hub for innovative businesses and thinkers in the building, generating unique opportunities for collaboration and creation.

A variety of workspaces—including bookable offices, open-concept desks, conference tables, virtual meeting rooms, and café-style seating—ensure users will find a space that suits their style of work.



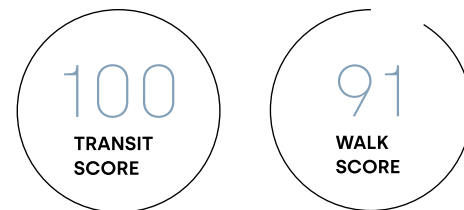
# Getting here

The building is centrally located in Downtown Vancouver, conveniently accessible by vehicle, SkyTrain, SeaBus, or bike. Wherever your employees live in Metro Vancouver, getting here and heading home is easy.



## Cycling

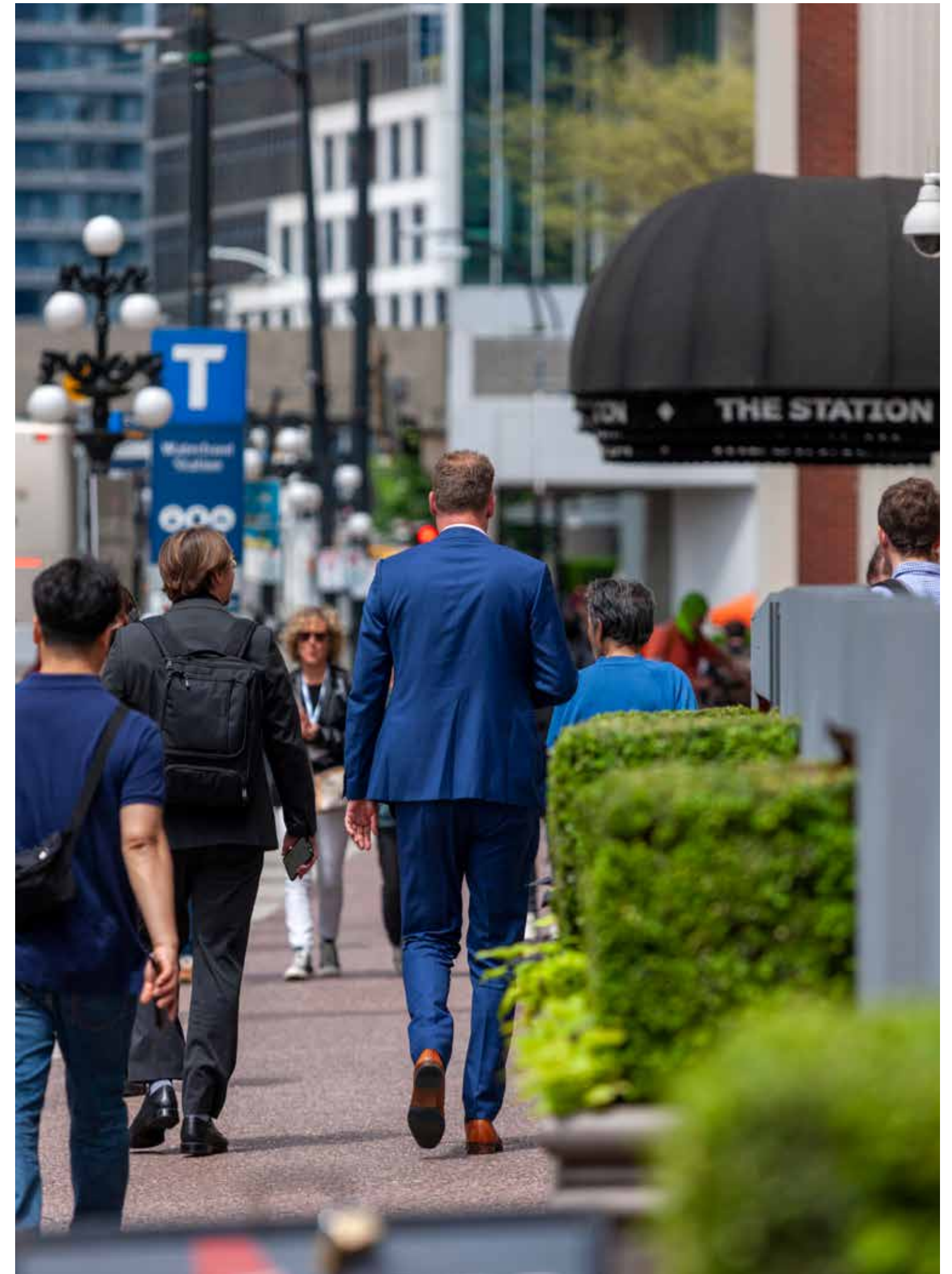
The building is connected to Vancouver's expansive network of protected bike lanes and cycle-friendly streets for easy commuting by bike. Secure underground bike storage offers convenience and peace of mind. The bike storage is connected by elevator directly to the premium end-of-trip facilities, where spacious and well-appointed changerooms provide private showers, grooming stations, saunas, and towel service.



## Public transit

1166 West Pender is just a five-minute walk to Burrard SkyTrain Station and twelve-minute walk to Granville SkyTrain Station, offering access to the Expo, Millennium, and Canada SkyTrain lines for travel throughout the region—including Vancouver International Airport.

Waterfront Station is just ten minutes away on foot, offering access to the Seabus—for easy travel to North Vancouver—and the West Coast Express, a commuter rail service that connects Vancouver to cities throughout the region, all the way to Mission, B.C.





## An inspiring arrival

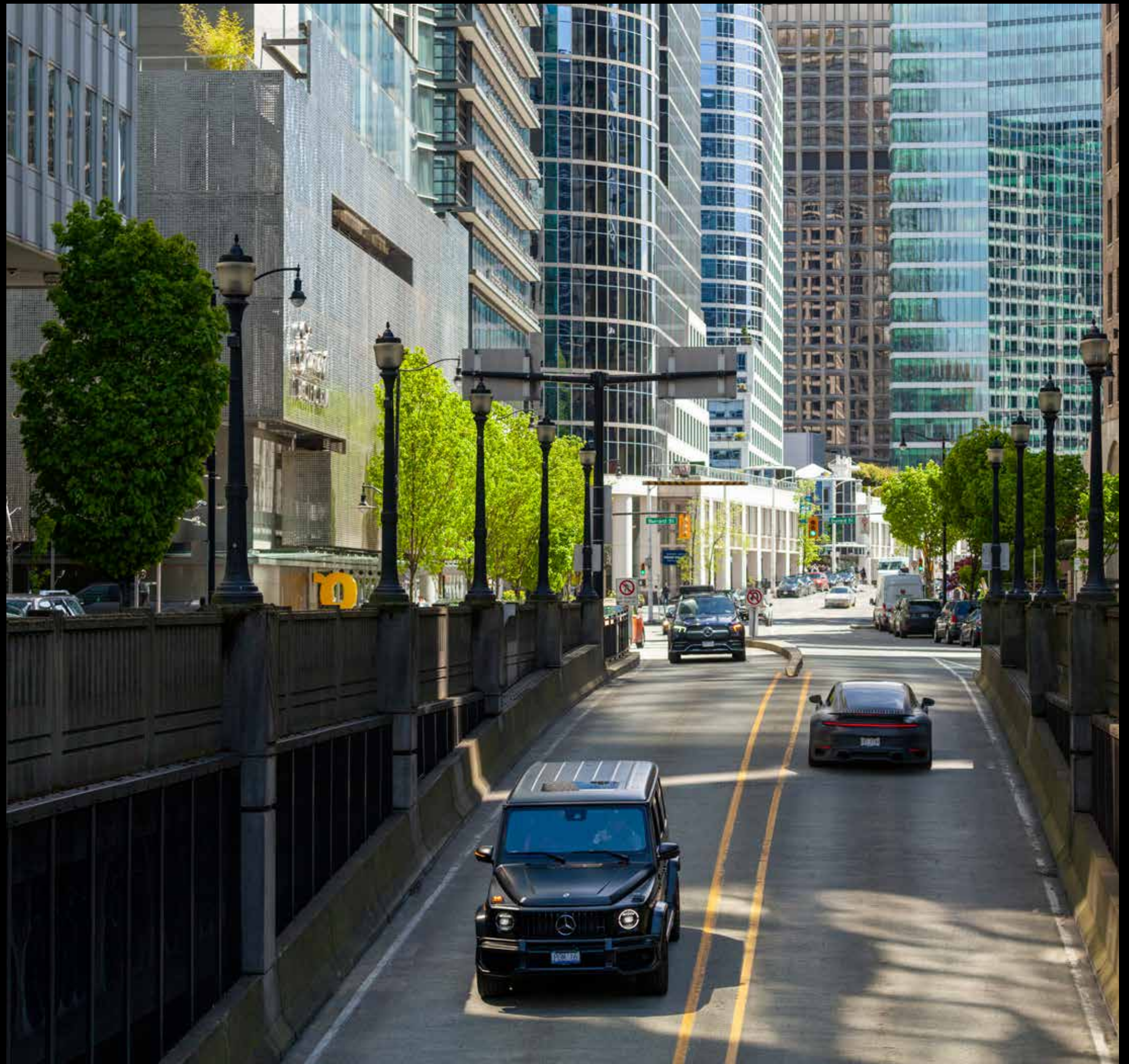
However visitors arrive, their first impression will be unforgettable. The spacious and bright main lobby is designed to impress clients and partners, and inspire employees with an experience they anticipate each day.

The elevated design features a double-height ceiling and curated finishes, including custom millwork and expressive detailing, that create an inviting contemporary West Coast aesthetic. A connecting stair offers access to an upper-level overlook with comfortable workspaces and a private lounge.

Concierge service will ensure a warm welcome and helping hand for tenants and visitors.

# An urban enclave

1166 West Pender is nestled in the city's Downtown Business District, with every essential urban amenity just steps away. From high-end boutiques to cozy cafés, celebrated restaurants to entertainment destinations—they're all within walking distance.



# In the business of balance

WELLNESS

- 1. Coal Harbour Community Centre
- 2. Equinox
- 3. Coal Harbour Marina
- 4. Vancouver Corporate Yoga
- 5. YYOGA Downtown Flow

HOTELS

- 6. Loden
- 7. Shangri – La
- 8. Fairmont Pacific Rim
- 9. Fairmont Hotel Vancouver
- 10. Marriott Pinnacle Downtown
- 11. Hyatt Regency Vancouver
- 12. Fairmont Waterfront

RESTAURANTS

- 13. Tableau Bar Bistro
- 14. Heritage Asian Eatery
- 15. Mott 32
- 16. Freshii
- 17. Showcase
- 18. The Keg Steakhouse
- 19. Urban Fare
- 20. Joe Fortes Seafood & Chophouse
- 21. Meat & Bread

RESTAURANTS CONT.

- 22. Coast
- 23. Black & Blue
- 24. Joeys Bentall 1
- 25. Cin Cin
- 26. Cactus Club (Bentall 5)
- 27. Nightingale
- 28. Cactus Club (Convention Centre)
- 29. Italian Kitchen
- 30. Hawksworth
- 31. Fairmont Pacific Rim Lounge
- 32. Cardero's
- 33. Mahony & Sons
- 34. Tractor Healthy Foods
- 35. Tap & Barrel
- 36. Kamei Royale

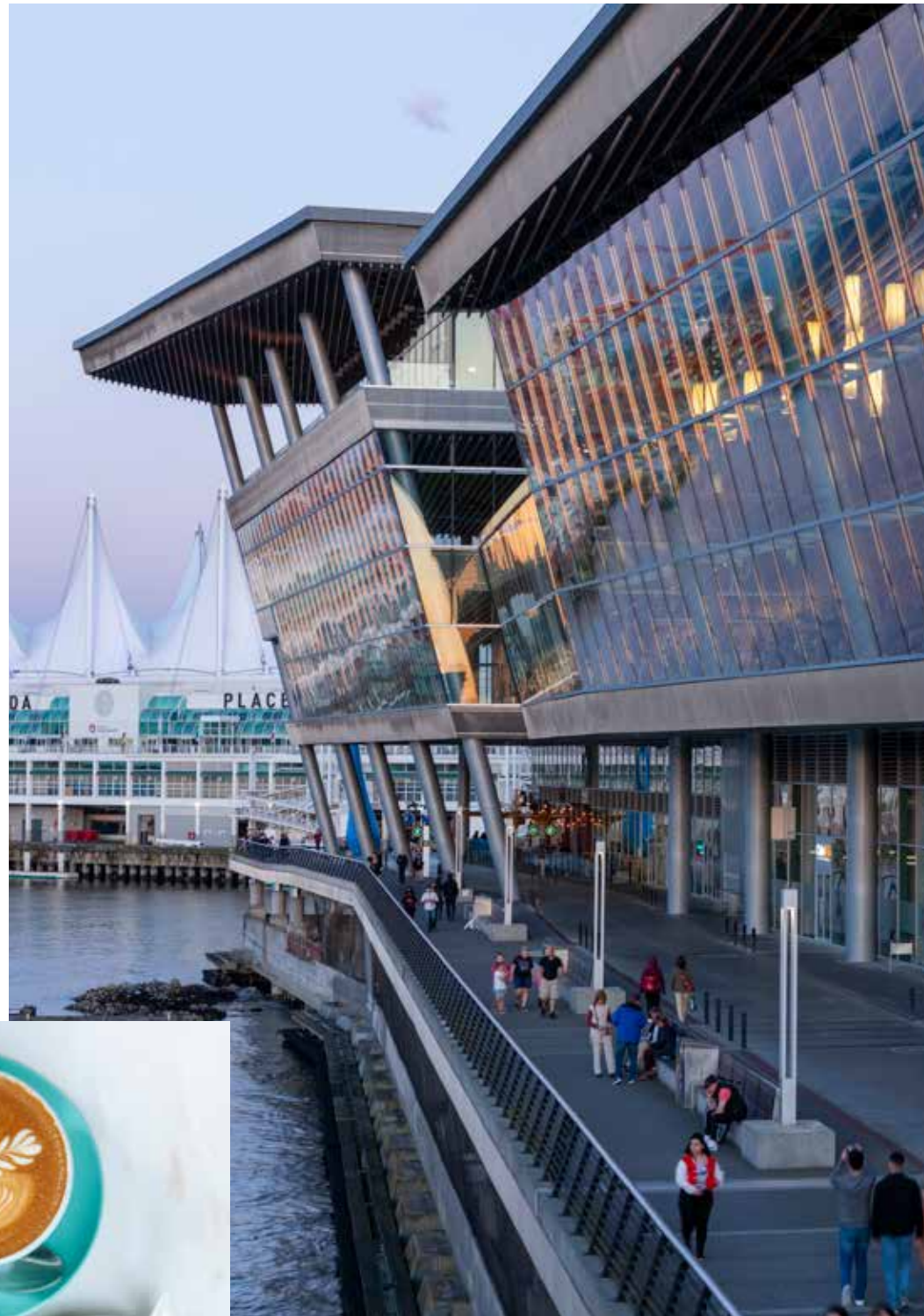
CAFÉS

- 37. Scuié Bakery Caffé (Melville)
- 38. Breka Bakery & Café
- 39. Café Artigiano (W. Pender)
- 40. Melville Café
- 41. 49th Paralell



# Where Vancouver works

The building's downtown location ensures easy access to clients, partners, and collaborators. It's just a short walk to important meetings and presentations. Vancouver Convention Centre is an eight-minute walk away, providing easy access to a range of professional engagements, industry gatherings, and social events.



## CRAFT COFFEE

*Vancouver is known as one of the top coffee cities in the world, and 1166 West Pender is close to several of the best independent cafés, including JJ Bean, Caffé Artigiano, 49th Parallel, and many more.*



# Restaurants and cafés



Downtown Vancouver features an eclectic collection of award-winning restaurants with global acclaim. From fresh seafood to authentic Japanese ramen, upscale French bistros to contemporary West Coast fare, there are dozens of options within minutes. Perfect for entertaining clients, important working lunches, or after-hours events.



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#### OUTDOOR ACCESS

*The location offers easy access to numerous prime outdoor destinations—Stanley Park, the Vancouver Seawall, Coal Harbour, Jack Poole Plaza, and several parklets and public spaces are all just steps away.*

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#### STAYING THE NIGHT

*Several premium hotels are within a few blocks of 1166 West Pender, ensuring visiting employees, clients, and partners enjoy exceptionally comfortable and convenient accommodations.*

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## Boutiques and brands

The building offers access to exceptional shopping, ranging from high-end global brands to everyday essentials. Minutes away on foot is the luxury retail district along Alberni Street, with Rolex, Brooks Brothers, Tiffany, Burberry, and many more. Just a block further is Robson Street, one of the most popular urban shopping streets in Western Canada. Ten minutes away is Pacific Centre, with over 100 stores, including Harry Rosen, Holt Renfrew, Nordstrom, and Apple.



# About the building

1166 West Pender offers adaptable floorplates to support superior Class AAA office space tailored to any organization's unique needs. Created to facilitate employee attraction and retention, the building's design details and amenity offering create an inspired and inviting environment where top talent are given the work life they deserve—and more.



# 1166 West Pender at a glance

344,000 square feet of total space over 32 floors

Distinctive contemporary architecture

Unique indoor-outdoor Sky Garden terraces provide a place for fresh air, stunning views, and social space

Market-leading amenities enhance productivity; including employee lounge, collaboration areas, modular conferencing facilities, and club-quality fitness facility

Operated by Hines, The Square is an entire floor of innovative tenant-focused co-working space, with business amenities and services that support a modern approach to work

Prominent signage and branding opportunities

Located in Vancouver's downtown business district, surrounded by shops and services and steps from the Vancouver Seawall

Perfect Transit Score of 100—a five-minute walk to the SkyTrain and ten-minute walk to the SeaBus and West Coast Express at Waterfront Station

Convenient connections to bike routes and dedicated downtown bike lanes

Innovative heating and cooling for high-quality fresh air, air circulation privacy, and comfortable interior environments all year round

Targeting LEED Gold, WELL, WiredScore, SmartScore, and Rick Hansen Accessibility (RHFAC) certifications

Spacious open floor plates from 9,000 to 12,000 square feet

190 parking stalls (1:2,000 SF) including electric vehicle charging stations

210 secure bike parking stalls with best-in-class end-of-trip facilities



## 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).



## 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.



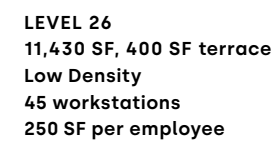
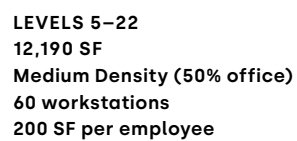
## WIREDSCORE

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.



## RHFA

Rick Hansen Foundation Accessibility Certification (RHFA) ensures universal access to safe, inclusive, and accessible public spaces where people live, work, learn and play, so that everyone is able to participate and live to their full potential.



# New levels of green

With 35 percent lower operational carbon than code standards, the project supports environmental health at every level. With a design that reduces water consumption indoors by 30 percent and outdoors by 50 percent, 1166 West Pender saves well over three million litres of potable water per year. All to facilitate sustainability and wellness—globally, locally, and personally.



Vibrant vegetation in this densely urban context rethinks greenspace in the downtown core. Lush, architecturally unique terraces connect tenants to the outdoors with native plantings to support native ecologies and mitigate heat, carried through to extensive green roofing.



| FLOOR | SIZE      | SKY GARDEN |
|-------|-----------|------------|
| 32    | 8,830 SF  | 1,150 SF   |
| 31    | 9,320 SF  | 1,240 SF   |
| 30    | 9,200 SF  | 1,090 SF   |
| 29    | 10,550 SF | 940 SF     |
| 28    | 10,390 SF | 750 SF     |
| 27    | 11,020 SF | 570 SF     |
| 26    | 11,430 SF | 410 SF     |
| 25    | 10,690 SF | 280 SF     |
| 24    | 11,920 SF | 170 SF     |
| 23    | 12,090 SF | 80 SF      |
| 22    | 12,190 SF |            |
| 21    | 12,190 SF |            |
| 20    | 11,130 SF |            |
| 19    | 12,190 SF |            |
| 18    | 12,190 SF |            |
| 17    | 12,190 SF |            |
| 16    | 12,190 SF |            |
| 15    | 11,130 SF |            |
| 14    | 12,190 SF |            |
| 13    | 12,180 SF |            |
| 12    | 12,180 SF |            |
| 11    | 12,180 SF |            |
| 10    | 11,120 SF |            |
| 09    | 12,180 SF |            |
| 08    | 12,180 SF |            |
| 07    | 12,180 SF |            |
| 06    | 12,140 SF |            |
| 05    | 11,080 SF |            |
| 04    | 12,560 SF |            |

SKYGARDEN  
LEVELS  
FLOORS 23 – 32

MID-RISE  
LEVELS  
FLOORS 13 – 22

LOW-RISE  
LEVELS  
FLOORS 4 – 12



CIBC SQUARE  
TORONTO, CANADA

# A talented team with global expertise

1166 West Pender is being delivered through a partnership between Reliance Properties and Hines, pairing proven local knowledge and service excellence with unparalleled global real estate development and management expertise.



A privately owned Vancouver company with a remarkable track record of contributing to Vancouver's iconic architectural legacy for over 50 years. Once named BC's Most Innovative Company, Reliance has an award-winning portfolio that includes commercial real estate development of the highest quality, along with sensitive heritage restorations, innovative mixed-use residential strata development and rental property development.

**RELIANCEPROPERTIES.CA**



## Hines

Hines is a privately owned global real estate investment firm founded in 1957 with a presence in 285 cities in 28 countries. Hines oversees investment assets under management totalling approximately \$90.3 billion.<sup>1</sup> In addition, Hines provides third-party property-level services to 373 properties totalling 114.2 million square feet. Historically, Hines has developed, redeveloped or acquired approximately 1,530 properties, totalling over 511 million square feet. The firm currently has more than 198 developments underway around the world. Hines is one of the largest and most-respected real estate organizations in the world and has been active in Canada for over 15 years.

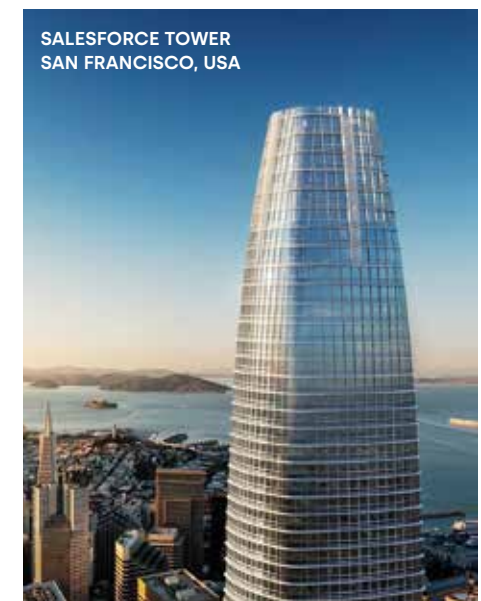
<sup>1</sup> Includes both the global Hines organization as well as RIA AUM as of December 31, 2021.

**HINES.COM**

EIGHTH AVENUE PLACE  
CALGARY, CANADA



SALESFORCE TOWER  
SAN FRANCISCO, USA



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