

DIS COVER

**AN OFFICE BUILDING
IN A CLASS OF ITS OWN**



SIX SEVEN FIVE
WEST HASTINGS

675westhastings.com

SIX SEVEN FIVE WEST HASTINGS

Modern Heritage ▶

This unique heritage office building offers an attractive blend of ultra modern business interiors, state-of-the-art building systems, highly efficient floor plans, and a superior location close to all modes of transportation. Rising 16 stories above West Hastings, the building features an art-deco exterior and a tapered building design reminiscent of many office towers built in Lower Manhattan at the time.

The Royal Bank of Canada chose the very best location for its Western Canada regional office in 1929: the corner of West Hastings and Granville in the very heart of Vancouver's bustling downtown core. While the Royal Bank outgrew the building in 1973, the key attributes that made this building so successful are still the same...the very best business location that Vancouver has to offer.

Now called Six Seven Five in reference to the building's address on West Hastings Street, the building has been completely refurbished to suit the needs of today's business community.

SPACES FOR LEASE

Each suite is filled with the kind of thoughtful features and quality finishes you would expect to find in your perfect office space. Every space has been carefully conceived with its ultimate purpose in mind—no detail overlooked.



building systems

OFFICE SPACES THAT WORK

Efficiency. Style. Location.
Six Seven Five has it all ➤

building
systems

AIR-CONDITIONING

VRF Air-conditioning:

This state-of-the-art and highly energy-efficient air-conditioning system allows energy to be captured and reused, providing the optimum temperature in all areas of each floor.

Energy Recovery Ventilations (ERV)

have been installed to enable warm exhaust air to heat up the cooler fresh supply air that is being introduced into the building, resulting in significant energy savings.

Modern **HVAC** controls regulate the business environments and allow for flexible operating hours as required by many businesses. The HVAC systems on each floor are able to provide 24x7 service independent of the building regular operating hours.

LIGHTING

Indirect lighting is provided by pendant lighting fixtures that illuminate the exposed ceilings that illuminate the exposed ceilings that illuminate the exposed ceilings. The energy-efficient light fixtures direct 70% of the light up to the ceiling above to provide a uniformly lit space, where the remaining 30% of the light is directed down to light the work surfaces.

ELEVATORS

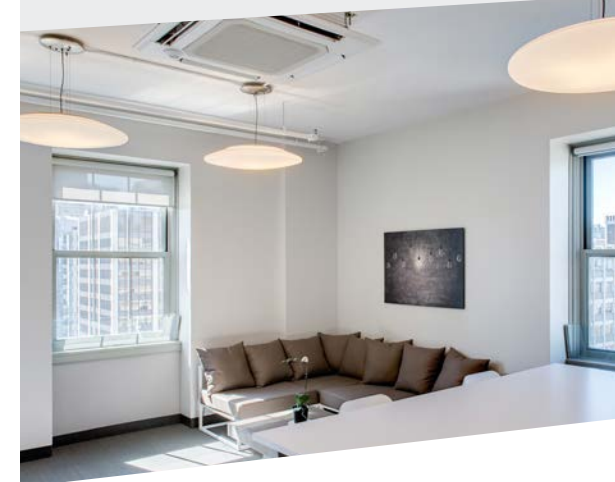
Three passenger elevators and one service elevator provide speedy service to the office floors. While the interiors of the elevators still feature the original interiors with marble floors, wood wall panels and bronze metal detailing, the controls have been upgraded to modern, solid-state elevator controls.

WASHROOMS

The modern new washrooms feature high-end fixtures and finishes. Low-flow fixtures and motion-sensored flush valves conserve water usage. Energy-efficient lighting fixtures are controlled with motion sensors. Walls are clad with floor to ceiling porcelain tile and partitions are full-height glass partitions.

SECURITY

A card access system provides electronic security to all common areas and single tenant floors. This system is complimented with a digital, high-resolution CCTV camera system providing electronic surveillance of all entry points and common areas.



office interiors

ABUNDANCE OF LIGHT

On the office floors, the dated interiors of the past have made way for **super-modern business interiors** >

MODERN WITH A HERITAGE HEART

All newly renovated office floors now feature exposed ceilings, where all suspended ceilings have been removed to expose the clean concrete structure of the floor above, providing 10-foot ceiling heights throughout. The structure has been painted white to reflect daylight and enhance a very bright office environment.

WIDE OPEN SPACES

Floors are primarily left open with minimal interior partitioning, which creates wide open spaces conducive to a collaborative work environment. Where offices or meeting rooms are required, these rooms feature glass fronts and doors to allow daylight to penetrate and maintain the sense of openness.

CONTEMPORARY & SLEEK FINISHES

Lighting is provided with very modern pendant light fixtures suspended from the exposed ceilings. Glass, stainless steel, copper, stone, and wood are used to provide customized office interiors.

OPENABLE WINDOWS

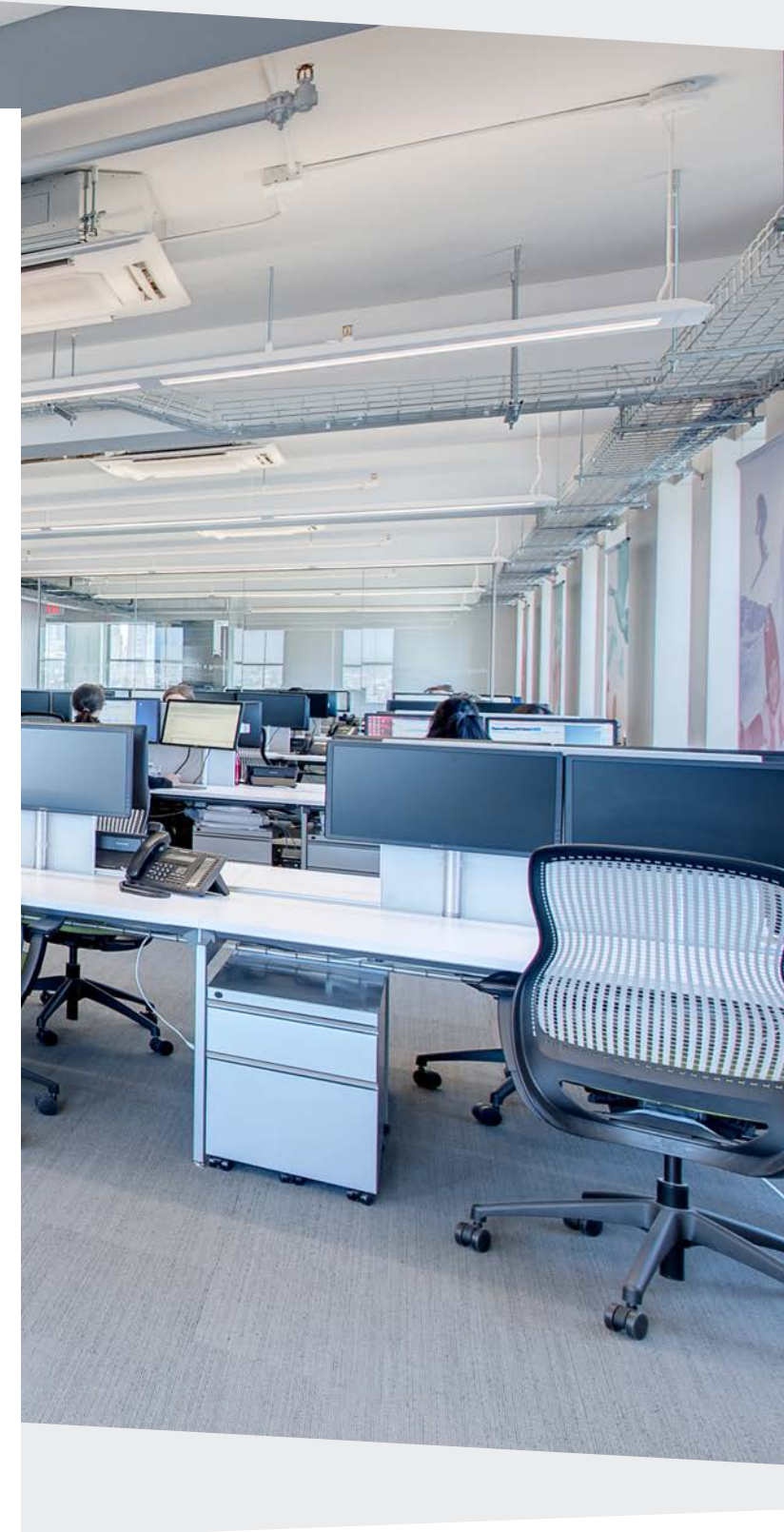
All windows are openable, allowing each occupant to compliment the abundance of daylight with fresh air from outside.

Smell the ocean, hear the birds, sense the vibe of the city.

Windows have been replaced with double pane glass in aluminum frames for energy efficiency and low maintenance.

CUSTOMIZED TO YOUR BRAND

Interior finishes are customized to reflect the corporate branding and identity of each business. The wide open space of each floor plate effectively provides a blank canvas to design customized business interiors.



floor plans

EFFICIENT FLOOR PLANS

Start with a highly efficient floor plate and you have **endless possibilities for customization** ➤

BESPOKE OFFICE SPACES

With the building's 'side core' floor plate design, with the elevator located in one corner of the floor, each of the floors are open rectangular spaces which can be freely programmed to suit any business's needs.

LIGHT-FILLED AND AIRY

Each floor has exterior windows on all four sides, allowing for an exceptionally high level of daylight to penetrate all areas of the floor. All work areas, offices and meeting rooms are in close proximity to the exterior windows.

FLEXIBLE SPACES

The floor plans of the building range from 7,000 square feet on the lower floors (floors 2-8), 5,500 square feet for floors 9 to 12, and 4,400 square feet on the upper floors (floors 14-16).

THE DEFINITION OF EFFICIENCY

With a clean rectangular-shaped space, no common corridors, and no centre elevator core to space-plan around, all floors are highly efficient office spaces, resulting in a higher density and lower per-person occupancy cost than in most office buildings in Vancouver.

floor
plans





DESIGN
TER HOLIDAYS

building amenities

MODERN ESSENTIALS

Six Seven Five has **forward-thinking amenities** equipped for the modern day business ▶

BIKE STORAGE AND END-OF-TRIP FACILITIES

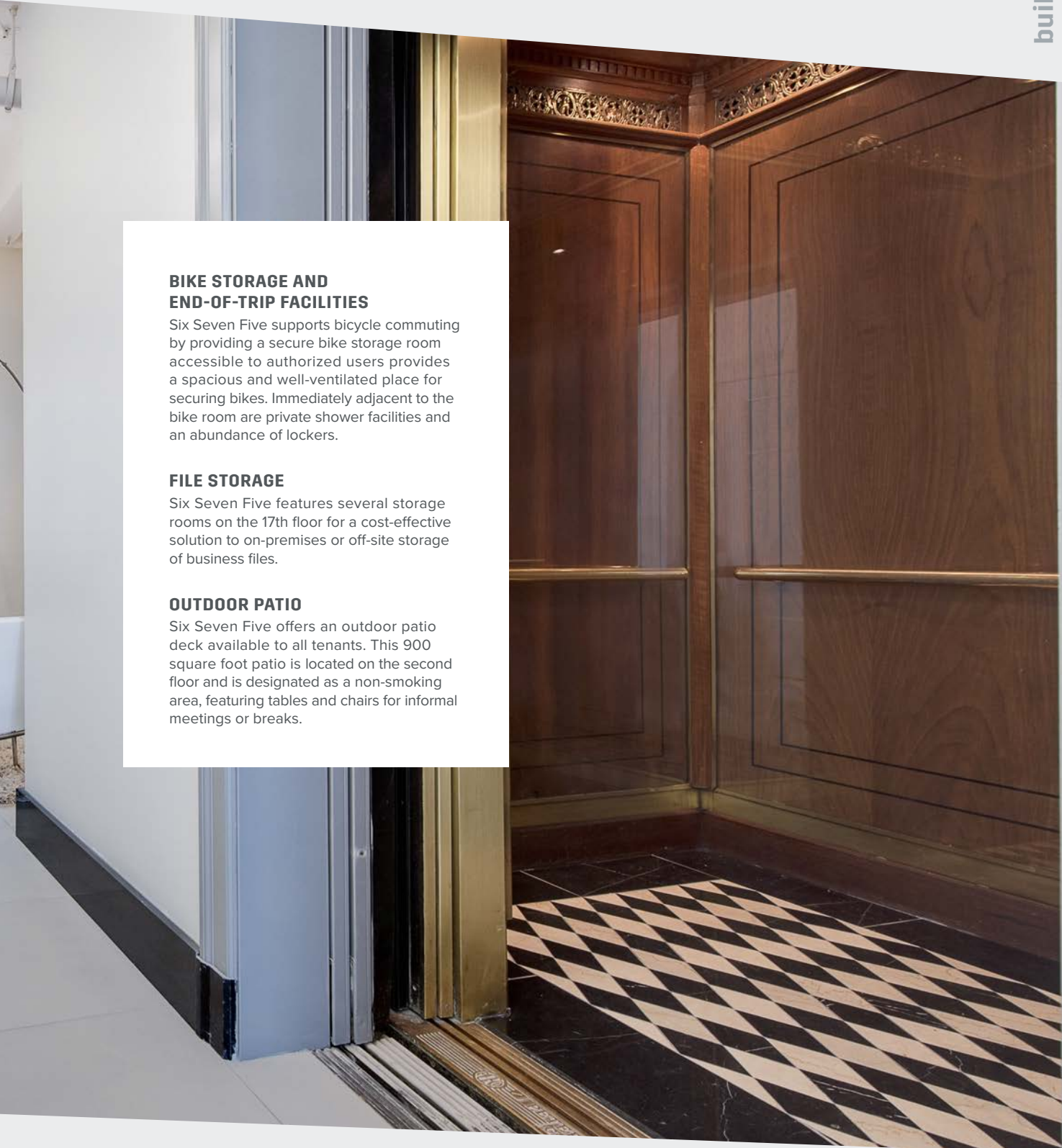
Six Seven Five supports bicycle commuting by providing a secure bike storage room accessible to authorized users provides a spacious and well-ventilated place for securing bikes. Immediately adjacent to the bike room are private shower facilities and an abundance of lockers.

FILE STORAGE

Six Seven Five features several storage rooms on the 17th floor for a cost-effective solution to on-premises or off-site storage of business files.

OUTDOOR PATIO

Six Seven Five offers an outdoor patio deck available to all tenants. This 900 square foot patio is located on the second floor and is designated as a non-smoking area, featuring tables and chairs for informal meetings or breaks.



building
amenities

location

UNBEATABLE LOCATION

LIVE. WORK. PLAY. LEARN.
It's all within easy reach from
SIX SEVEN FIVE ▶

RAPID TRANSIT

Six Seven Five is truly at the epicentre of rapid transit in Vancouver. The terminus station of the Canada Line is at the building's front door. Waterfront Station, which is located across the street, is the terminus station for both the Expo and Millennium Lines, and also houses the Seabus terminal and the West Coast Express. Local and regional rapid bus lines also travel along West Hastings and Granville Streets. Vancouver's float plane and helipad terminals are located within a few city blocks – this is centre ice.

AMENITIES

An abundance of amenities are within a short walking distance from Six Seven Five. From coffee shops to luxury retail, it is all here. The surrounding area boasts several full service hotels and state of the art fitness facilities. Vancouver's award winning waterfront convention centre is a stone's throw away.

VIEWS

Located one block from the waterfront, Six Seven Five offers superb views of Vancouver's famous harbour and North Shore mountains.

CENTRALITY

Six Seven Five is in the heart of Vancouver's business district, with all major office towers within walking distance, and in close proximity to some of Vancouver's trendiest residential neighbourhoods including Gastown, Yaletown and Coal Harbour districts.

EDUCATION

B.C.'s best universities and educational institutions, including SFU, UBC, BCIT and VCC, have located downtown campuses in close proximity to Six Seven Five.

THINGS TO DO:

coffee shops

- 1 Mink Chocolates Café
- 2 Murchies
- 3 Caffè Artigiano
- 4 Revolver
- 5 Starbucks
- 6 Trees Organic Coffee
- 7 Tim Hortons
- 8 Waves Coffee
- 9 Starbucks

restaurants

- 10 Scoozies Bar & Grill
- 11 Gyoza Bar
- 12 Goldies Pizza
- 13 Meat & Bread
- 14 Rogue
- 15 Steamworks
- 16 The Butcher & Bullock
- 17 Bella Gelateria
- 18 Cactus Club Cafe
- 19 Kyzock/House of Sushi Bowl

shops etc.

- 20 Harbour Centre
- 21 Sinclair Centre
- 22 Cartier
- 23 FedEx
- 24 Pacific Centre
- 25 Holt Renfrew
- 26 Birks
- 27 Chopra Yoga Center
- 28 Digitech Printing

sightseeing

- 29 Gastown
- 30 Canada Place
- 31 Perch at Lot 19
- 32 Seawall
- 33 Portal Park
- 34 Vancouver Lookout

location



about us

LOCALLY OWNED AND MANAGED

Six Seven Five is locally owned
and managed by Permanent Enterprises,
a division of **Uptown Property Group** ➤



UPTOWN
PROPERTY GROUP

THE OWNER IS THE MANAGER

We manage our office buildings with in-house building staff. Our clients deal directly with the building owner, not a third-party manager. We offer a superior level of customer service and a high level of accountability to our clients.

OTHER PROPERTIES:



Westminster Centre



900 West Hastings



Queen's Park West



Westminster Centre South



Uptown Centre

about us



SIX SEVEN FIVE
WEST HASTINGS

CONTACT

Office Leasing

Bart Slotman
E bart@upg.ca

T 604-688-7750

Property Management

Adria Carrillo
E adria@upg.ca

T 604-688-7960

Our Vancouver office is located at:

Suite 500
900 West Hastings Street
Vancouver, B.C.
V6C 1E5

675westhastings.com