TCC CANADA
meet. collaborate. succeed.

PACIFIC CENTRE · DOWNTOWN VANCOUVER

Floor 17 at 777 Dunsmuir

Five self-contained team suites for 25 to 45 people, or the whole floor as a branded headquarters for up to 180. **Built to your client's spec, with no capital outlay.**

777 DUNSMUIR STREET

17	Team suites · July 2027
15	Shared amenity hub
AAA	LEED Platinum tower
Now	**Pre-leasing for 2027**

$750–1,000
a desk per month, all-inclusive

25–180
desks: one suite or the full floor

$0
client capital for a custom build

July 2027
move-in, on terms of 24 to 60 months

WHY YOUR CLIENTS WILL SAY YES

A finished headquarters without the build-out.

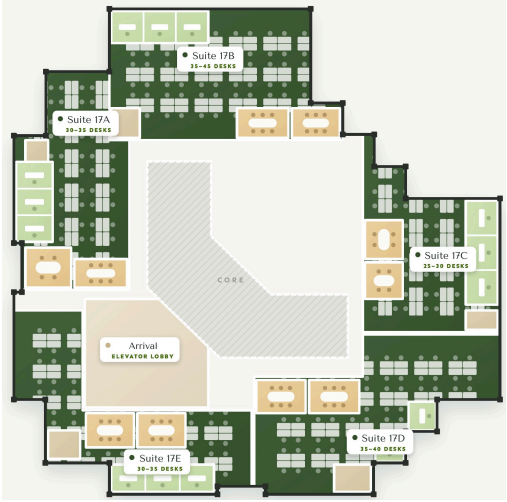
	DIRECT LEASE NEARBY	TCC FLOOR 17 AT 777 DUNSMUIR
Size	Full floors of about 16,000 sq ft	**Suites of 25 to 45 desks, or the floor**
Term	Usually 10 years	**24 to 60 months**
Move-in	12+ months of design and build	**Custom-built, ready July 2027**
Costs	Rent, TMI, build-out capital, IT	**One monthly fee, $0 capital**
Extras	Build your own	**Floor 15 hub: kitchen, town hall, meeting rooms**







FLOOR 17 · CONCEPT LAYOUT



STARTING MONTHLY PRICES

SUITE	DESKS	FROM / MONTH
17A	30–35	$30,000
17B	35–45	$35,000
17C	25–30	$25,000
17D	35–40	$35,000
17E	30–35	$30,000
Full floor	Up to 180	$135,000

Suites at $1,000 a desk; the full floor at $750 a desk. Plus GST. Exact pricing in each proposal.

Getting there: An indoor walk to the Canada Line, Granville station across the street, CF Pacific Centre downstairs.

Tim Villar Business Development Manager, Vancouver · 604-831-8513 · tim.villar@tcccanada.com BROKER PROGRAM OVERLEAF

THE TCC BROKER PROGRAM

Bring us the client. We'll make the deal easy to close.

Your client gets a furnished office in downtown Vancouver, built to spec. You get 15% commission, paid quickly, with repeat earnings as your client grows.

15%
ON 2026 SIGNINGS

15%	12%	10%
Agreements signed by Dec 31, 2026	Jan 1 to Mar 31, 2027	From April 2027

WHAT A DEAL PAYS YOU, SIGNED IN 2026

CLIENT	24-MONTH TERM	60-MONTH TERM
Suite 17C, 25–30 desks $25,000/mo	$45,000	$90,000
Suite 17B, 35–45 desks $35,000/mo	$63,000	$126,000
Full floor, up to 180 desks $135,000/mo	$243,000	$486,000
Teams of 25+ or 50+ desks on top of commission	+$2,500 / +$5,000 bonus	

You earn 15% of first-year value or 6% of total contract value, whichever is greater, so longer terms pay more.

Paid quickly
Half at signing, half at move-in

Protected
Registered clients are yours for 6 months

Expansions
10% when your client grows in year one

Renewals
2% each time your client renews

One point of contact
Tim handles the tour, proposal and agreement, and keeps you copied at every step.

HOW A DEAL WORKS

1. **Register**
Email Tim your client's name before the first tour.

2. **Tour**
Tim shows the space, in person or by video.

3. **Propose and sign**
A branded proposal, then an agreement signed online.

4. **Get paid**
Half at signing, the rest when your client moves in.

FOUNDING OFFER · SIGNED BY DEC 31, 2026

Custom build at no capital cost.

Agreements of 36 months or more signed by Dec 31, 2026 get a custom suite layout and branding at no capital cost to your client.

Each suite has its own meeting rooms, kitchen and window offices, plus the floor 15 amenity hub.

17 · Suites	15 · Hub	July 2027

ONE RELATIONSHIP, COAST TO COAST

Same program at every TCC centre.

Ottawa	Five centres, including Kanata North
Toronto	365 Bay · Bay Adelaide (333 Bay)
Markham	The Markham Centre
Vancouver	Pacific Centre · City Centre

Client moving or opening a second office in another city? Register them with us and the same program applies.

REGISTER A CLIENT OR BOOK A TOUR

Tim Villar

Business Development Manager, Vancouver · 604-831-8513 · tim.villar@tcccanada.com
The Pacific Centre · 777 Dunsmuir Street, Suite 1700, Vancouver BC V7Y 1K4

Full broker package
Scan for suite plans, photos and pricing

Commission: 15% of first-year value or 6% of total contract value, whichever is greater, on agreements signed by Dec 31, 2026; 12% Jan 1 to Mar 31, 2027; 10% from April 2027. Examples use November 2026 list prices; exact pricing is confirmed in each proposal. Volume bonus: $2,500 at 25+ desks, $5,000 at 50+. Clients must be registered before their first tour. Subject to approved credit and a signed TCC agreement. TCC may change or end the program at any time. Floor 17 suites are pre-leasing for July 2027; layout is a concept.