TCC CANADA
meet. collaborate. succeed.

PRE-LEASING · JULY 2027

ENTERPRISE BROKER PACKAGE · DOWNTOWN VANCOUVER

The Pacific Centre

A finished, branded headquarters for technology teams of 25 to 180. No capital outlay, no 10-year lease, and an indoor walk to the Canada Line.

777 DUNSMUIR STREET · FLOOR 17



About 15,900
sq ft on floor 17

25–180
desks per client, up to a full-floor HQ

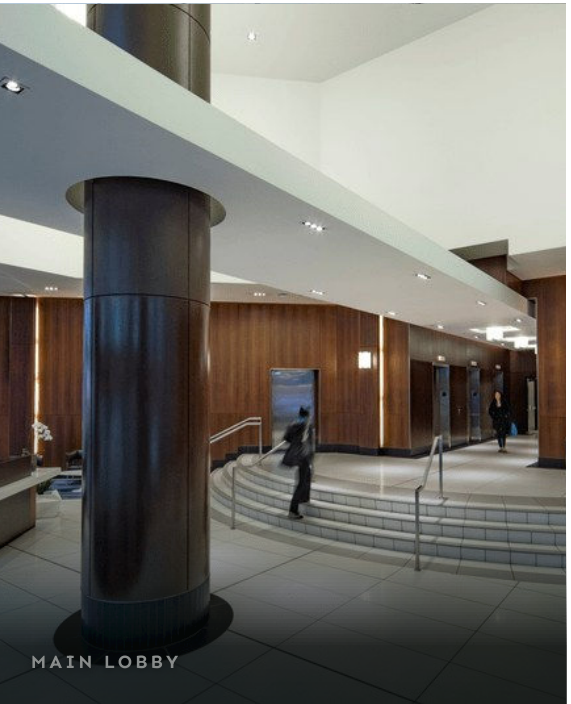
From $550
a desk per month, all-inclusive, plus GST

$0
client capital for a custom build-out

15%
broker commission on 2026 signings



777 DUNSMUIR, WITH THE NORTH SHORE MOUNTAINS AND HARBOUR BEYOND



MAIN LOBBY



ENTRANCE HALL

WHY 777 DUNSMUIR

An office worth the commute.

Companies are asking people back three or more days a week, and the building now has to earn that trip. 777 Dunsmuir is a Class AAA tower with transit, retail and amenities underneath it.

89%

of occupiers now require at least three office days a week, up from 78% a year earlier

32%

of Canadian office leasing in Q1 2026 was by tech firms, the highest share in 10 years

- **Airport by train, from inside:** the Canada Line to YVR leaves from Vancouver City Centre Station, connected indoors through CF Pacific Centre
- **Regional reach:** Expo & Millennium Lines at Granville Station, across from CF Pacific Centre, plus downtown bus routes
- **Class AAA**, LEED Platinum, BOMA BEST Platinum, Zero Carbon and WELL Health-Safety certified
- **10 Gbps fibre backbone**, a 24/7 on-site security team, 24/7 card access and six high-speed elevators
- **Easy for visiting teams:** hotels, restaurants and the waterfront within walking distance

Sources: CBRE 2026 Americas Office Occupier Sentiment Survey (U.S. occupiers); CBRE, "AI Is Impacting Office Leasing in Toronto, Vancouver and Montreal" (Oct 2026); Cadillac Fairview.

THE PACIFIC CENTRE COMPLEX

Three city blocks, connected underground.

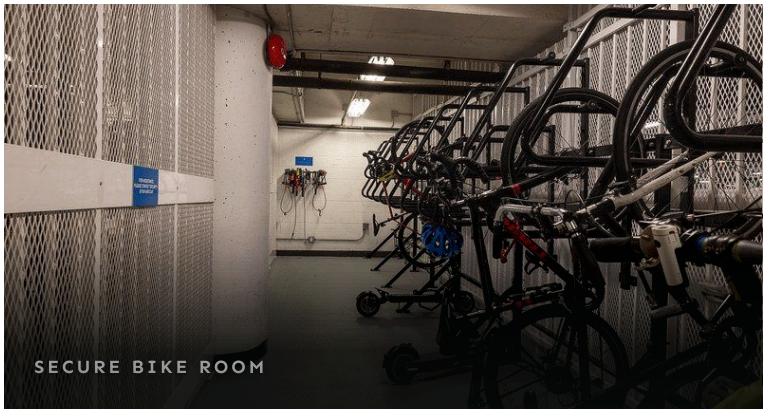
777 Dunsmuir sits above CF Pacific Centre, Cadillac Fairview's flagship complex from Pender to Robson and Granville to Howe. Clients get amenities no single company could justify building.

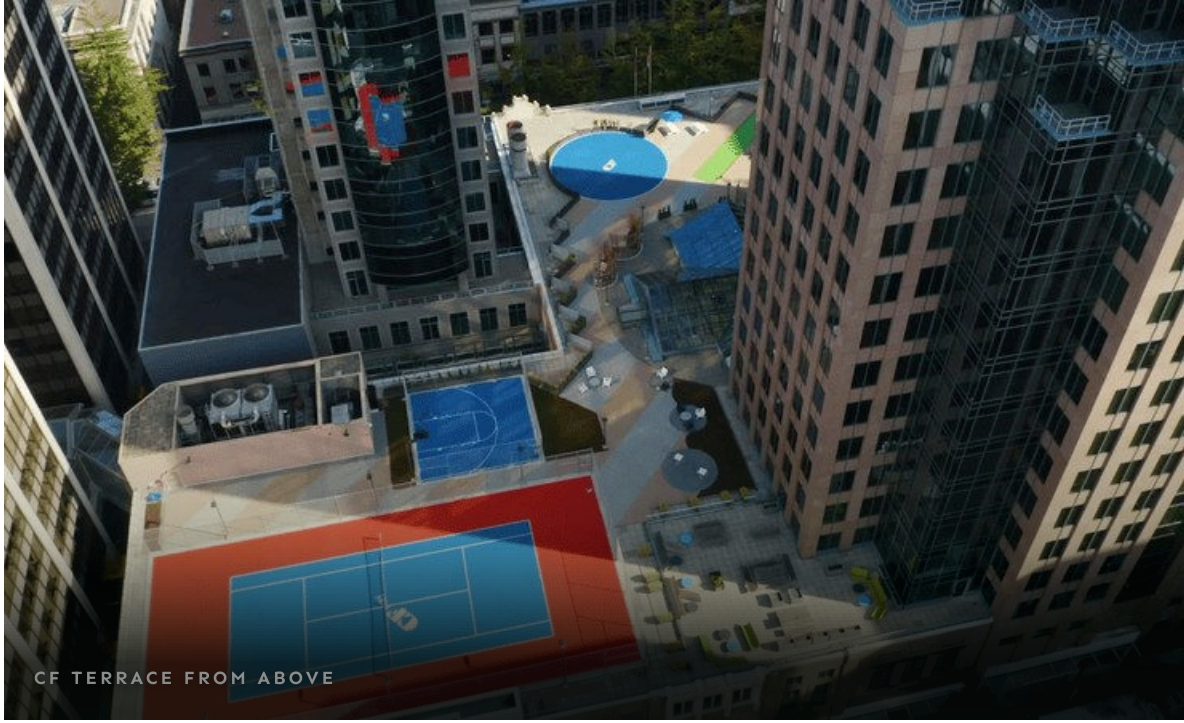
3 city blocks	8 office towers	2M+ sq ft of office space
100+ shops and restaurants	22M visitors a year	1,758 parking stalls

Canada Line, indoors
Vancouver City Centre Station connects directly into CF Pacific Centre. Direct trains to YVR airport and Richmond.

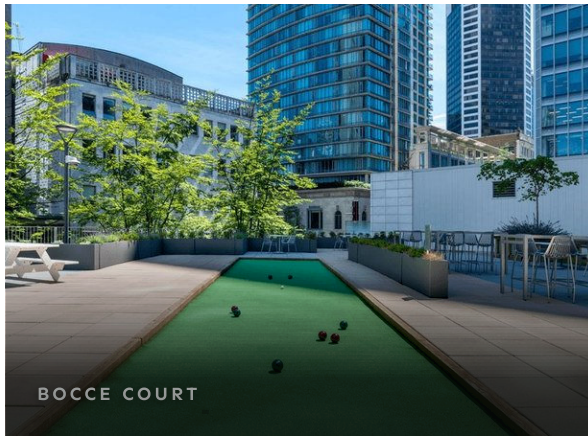
Expo & Millennium Lines
Granville Station, directly across from CF Pacific Centre.

- **CF Terrace:** 24,000 sq ft tenant-only rooftop with tennis, basketball, bocce and a yoga lawn
- **CF Fitness Centre** with showers and towel service, plus a secure bike room


SECURE BIKE ROOM


CF TERRACE FROM ABOVE


BASKETBALL COURT


BOCCE COURT


FITNESS CENTRE


TERRACE SEATING

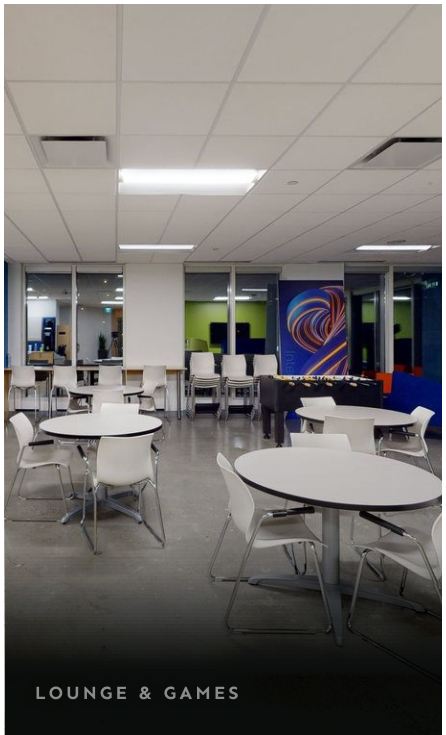
Sources: Cadillac Fairview Pacific Centre welcome guide; SustainableBiz (Sep 2026); Wikipedia.
Photos: Cadillac Fairview.



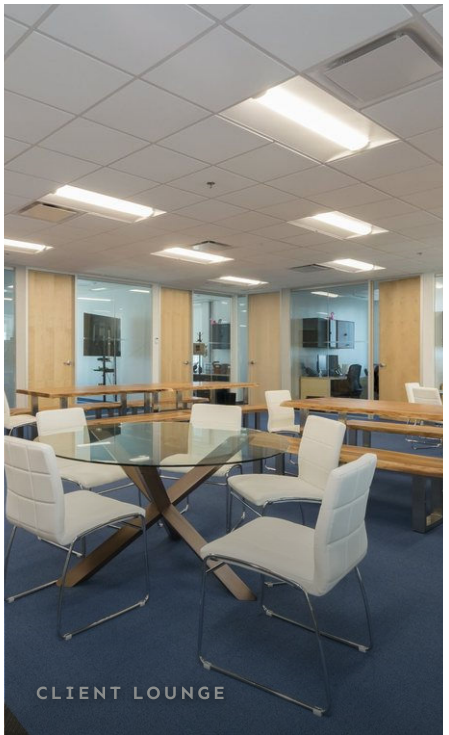
FLOOR 15 KITCHEN



TOWN HALL



LOUNGE & GAMES



CLIENT LOUNGE

FLOOR 15 · THE AMENITY HUB

Room for the days everyone comes in.

Collaboration is the main reason people come to the office. Floor 15 is built for those peak days: a staffed reception, a large open kitchen, café seating and a town hall for all-hands, launches and recruiting events. Clients book this space when they need it instead of building and paying for it year-round.

11,000+ sq ft

of shared space on floor 15 that every client uses: reception, lounges, kitchen, meeting and training rooms, the data centre and all common areas.

8,000+

sq ft of dedicated amenity rooms

11

shared, bookable meeting rooms

2

training rooms with 30–40 seats each

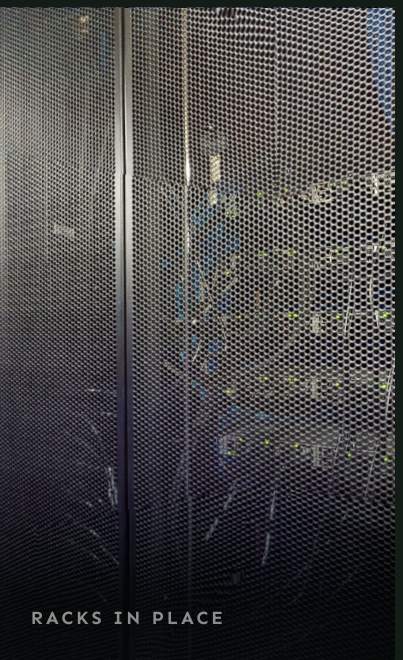
13

private meeting rooms inside suites

CBRE 2026 Global Workplace & Occupancy Insights: 68% cite collaboration as the top reason to come in. Furniture shown will change.



FLOOR 15 DATA CENTRE · CONTAINED SERVER AISLE



RACKS IN PLACE



BOARDROOM

BUILT FOR TECHNOLOGY TEAMS

Your headquarters. Our capital.

Executives now rank reliable technology infrastructure above amenities as the key to productivity. We're rebuilding these floors now, so each enterprise suite is designed around the client's layout, brand, network and security policy, and TCC funds the build-out on 36-month and longer terms.

10 Gbps fibre backbone

Enterprise fibre into the floors, Cat6a cabling throughout and Cisco network hardware across the space.

Private suite networks

Each suite runs on its own network, separate from guest Wi-Fi, with the option of a dedicated circuit from your carrier.

On-site data centre

A secured server room on floor 15 with enclosed racks and contained aisles already in place.

24/7 secured access

Card access to every suite around the clock, visitor sign-in, staffed reception and a 24/7 on-site security team for the complex.

Teknion workstations

Height-adjustable Teknion desks and ergonomic task chairs, furnished and ready on day one.

Your layout and brand

Offices, team areas and video-ready meeting rooms sized to your org chart, with your signage and finishes. Expand into adjacent suites as you grow.

BY DEC 2026
Sign
Founding terms

Q1 2027
Design workshop
Layout, IT & brand

Q2 2027
Build
Permits & fit-out

JULY 2027
Move in
Fully operational

JLL Future of Work Survey 2026: 46% of C-suite and real estate leaders cite advanced technology and 44% reliable technology infrastructure as top productivity strategies.

FOR THE PEOPLE WHO SIGN OFF

Answers for every seat at the table.

An office decision at a tech firm usually needs four sign-offs. Here is what each one asks, and how 777 Dunsmuir answers.

CFO

Protect capital and know the cost

- No build-out, furniture or IT spend up front
- One monthly fee covering rent, operating costs, energy, cleaning and maintenance
- No restoration bill at the end of the term
- Terms from 12 to 60 months instead of 10 years

CTO / CISO

Infrastructure that passes review

- 10 Gbps fibre, Cat6a and Cisco hardware throughout
- Private suite network, separate from guest Wi-Fi
- Option of a dedicated internet circuit
- On-site data centre with enclosed racks
- 24/7 card access and on-site security to support physical-security audits

COO / PEOPLE

A place people choose to come to

- Indoor link to the Canada Line, Granville Station across the street
- Kitchen, town hall, lounges and 11 shared meeting rooms
- CF Terrace, fitness centre and 100+ shops downstairs
- Move in July 2027 without running a construction project

REAL ESTATE LEAD

Flexibility without a new search

- Grow into adjacent suites
- From 25 desks up to a 180-desk full floor
- Custom layout and branding at signing
- One agreement and one operator for every space

	CONVENTIONAL LEASE	TCC AT 777 DUNSMUIR
Term	Typically 5–10 years	**12–60 months**
Up-front cost	Build-out over the allowance, furniture, IT, cabling, deposit	**None on 36-month+ terms**
Monthly cost	Base rent plus operating costs, taxes, utilities and services billed separately	**One all-inclusive fee**
Time to move in	Design, permits and construction, often 6–9 months or more	**July 2027, built to your spec**
Meeting & event space	Built and paid for by you	**Shared kitchen, town hall and 11 meeting rooms included**
End of term	Restoration and make-good costs	**Hand back the keys**

Conventional lease terms vary by building and deal. Delivery benchmark: Table Space (Oct 2026).

AVAILABILITY · JULY 2027

Floor 17. Amenities on 15.

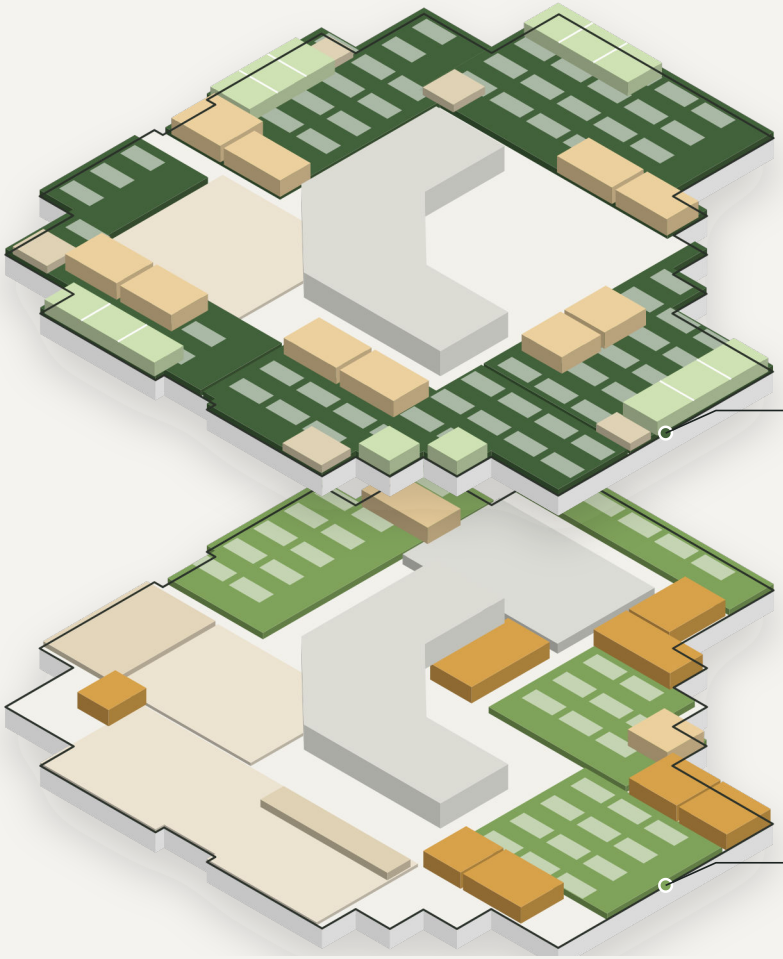
Five enterprise and team suites on 17, with the shared amenity hub on 15.

About 15,900
sq ft on floor 17

5
suites from 25 to 45 desks

11,000+
sq ft of shared space on 15

From $550
a desk per month, all-inclusive



17
5 suites · 25–45 desks each
UP TO 180 ON THE FULL FLOOR

15
Shared amenity hub
KITCHEN · TOWN HALL · MEETING ROOMS

Exploded view for illustration only. Desk counts are approximate.



AVAILABLE JULY 2027

17

Enterprise & large team suites

ABOUT 15,900 SQ FT

Five self-contained suites, each with its own meeting rooms, kitchen and window offices. Take one, combine several, or take the whole floor as a branded headquarters built to your spec.

5 suites of 25–45 desks	**10** in-suite meeting rooms
180 desks as a full-floor HQ	**2 floors** down to the amenity hub

- Enterprise & large team suites
- Private offices
- In-suite meeting rooms
- Hospitality & lounge
- Core & services

Private tours on request
Book a guided broker preview of floor 17

Concept layout for illustration only. Suites are customized for each client. Not to scale.


BOARDROOM · 777 DUNSMUIR

FOR TENANT REPRESENTATIVES

We make your recommendation easy to defend.

Your client compares options on total occupancy cost, risk and flexibility. We give you what you need for that comparison, quickly.

1 business day

Reply to every broker enquiry, with availability and a budget range

All-in proposals

Monthly fee, term options and a clear list of what's included, for each suite

Cost comparison

A side-by-side view against your client's conventional lease options

5 business days

A concept test fit of a custom suite, for your client's headcount

IT & security answers

Completed answers for your client's network and physical-security questionnaire

Private tours

Guided broker previews of floor 17 and the floor-15 amenity hub, on your schedule

Clients who fit best

- Tech firms of 25 to 180 people
- U.S. and international firms opening a Vancouver office
- Teams consolidating several small offices
- Companies avoiding capital spend while headcount is uncertain

To start a proposal, send us

- Headcount today and in 24 months
- Target move-in date and term
- Monthly budget range
- Must-haves: IT, security, branding, meeting rooms

Register a client today.

Email **tim.villar@tcccanada.com** or call **604-831-8513** with your client's name and requirement. We confirm the registration in writing, and it protects your introduction for 6 months.

2026 FOUNDING PROGRAM

TCC CANADA
meet. collaborate. succeed.

Founding terms for 2026 signings.

FOR AGREEMENTS SIGNED BY DECEMBER 31, 2026

FOR BROKERS

Pre-opening commission

15%
of first-year value, or 6% of total contract value, whichever is greater

$5,000
bonus on deals of 50 desks or more ($2,500 at 25+)

- Half paid at signing, half at move-in
- 10% on expansions in year one; 2% on renewals
- Registered introductions protected for 6 months

FOR YOUR CLIENTS

Founding member terms

2 months
free on 36-month+ agreements (1 month on 24-month)

$0
capital for a custom suite on 36-month+ terms

- Founding rate locked for the initial term, up to 36 months
- First choice of suites, including full-floor 17
- Right of first offer on adjacent suites to expand

SIGNED BY DEC 31, 2026
Full founding program

JAN 1 – MAR 31, 2027
1 month free · 12% commission

FROM APRIL 2027
Standard terms · 10% commission

Applies to new agreements at 777 Dunsmuir starting July–September 2027. Subject to approved credit and a signed TCC agreement. Custom build-out scope agreed in writing at signing. TCC may change or end this program at any time.

Tim Villar · Business Development Manager, Vancouver

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Pacific Centre web page