
**COMMERCIAL
COLLECTION**

THE
PARAMOUNT

THE INTERNATIONAL HUB OF DOWNTOWN RICHMOND

INTERNATIONAL DOWNTOWN

THE PARAMOUNT
CONNECTS RICHMOND
TO THE WORLD.

At the heart of North America's gateway to Asia, and only minutes from Vancouver International Airport, this is a place where business takes a global perspective and the world is at your doorstep.

PRESTIGE OWNERSHIP ON A GLOBAL SCALE

IN AN AREA RECOGNIZED FOR GLOBAL REACH AND INFLUENCE, THE PARAMOUNT IS THE NEW CENTRE FOR INTERNATIONAL BUSINESS CONNECTIONS IN GREATER VANCOUVER.

With unmatched business and lifestyle amenities, The Paramount is Richmond's premier community for Strata Office, Residential and Retail opportunities.

THE BEST DOWNTOWN RICHMOND LOCATION

THE GATEWAY
TO THE WORLD

THE BEST PROXIMITY
TO YVR

THE MOST CENTRAL LOCATION
IN RICHMOND

THE NEW CENTRAL
BUSINESS DISTRICT

THE BEST
ACCESSIBILITY TO
TRANSIT IN METRO
VANCOUVER

HOME TO THE
EARLY CHILDHOOD
DEVELOPMENT
HUB



ICONIC ARCHITECTURE

ARCHITECTURE SHAPES THE
WAY WE DO BUSINESS.

Successful international businesses offer a look and feeling that presents a global personality and a sense of international scope and scale. The Paramount is an international icon in every way.

AMENITIES + SERVICES

THE PARAMOUNT TURNS
BUSINESS INTO PLEASURE.

Greet your clients in the prestigious double-height lobby. Make your meetings matter in the 14 person boardroom. Bike commuters and international guests can enjoy the spa-like private shower and changing facilities to prepare for their day. For employers and employees alike, the Paramount makes perfect business sense.

WHERE RICHMOND MEETS THE WORLD

MORE THAN A DEVELOPMENT, THE PARAMOUNT IS A DESTINATION.

Changing the face of Downtown Richmond, The Offices at The Paramount are part of a complete community. The Paramount is where Richmond connects with the world.

AMENITIES + SERVICES



PARAMOUNT

FEATURES + FINISHES

EXTRAVAGANT STYLE AND ARCHITECTURE

- / Richmond's most exceptional downtown community, bringing a new level of sophistication to Metro Vancouver
- / The international hub of downtown Richmond
- / A comprehensive community of extravagant homes, premium strata office and retail space
- / An architectural marvel by award winning by GBL Architects at the Brighthouse Canada Line Station

THE BEST PLACE FOR BUSINESS

- / Where Richmond meets the world
- / Fly, drive, bike or Skytrain to the best downtown location
- / Uniquely connected to Canada Line, Vancouver Downtown and YVR Airport. All urban conveniences available at your doorstep, including:
 - > Up to 25 prestigious retail shops in your immediate vicinity
 - > Steps from Canada Line - Brighthouse Station

- > Steps from Translink Mass Ground Transit Hub
- > Steps from over 400,000 square feet of luxury retail at Richmond Centre
- > Home to the 13,000 square foot City of Richmond Early Childhood Development Hub

BUILDING FEATURES

- / 3 dedicated passenger elevators
- / Secure Mens and Womens washrooms on each floor
- / High-end finishes and features for the elevator lobby and corridors on each floor
- / Bicycle Storage Rooms

AMENITIES

- / Expansive double height Office Lobby with Concierge Services offering a refined level of assistance
- / Private bookable 14 person boardroom for use by the Office Building Owners and Tenants with state of the art AV capabilities.

- / End of trip facilities include:
 - > Toilets and Vanities
 - > Private Showers
 - > Lockers
 - > Change Rooms
- / IT Concierge
 - > IT Specialist available for building technology
 - > Available pay per use for technical consulting for your business
- / Bicycle Storage Rooms with Bicycle Workshop and Repair Room

INTERIOR FINISHES

- / Exposed open ceilings up to 10'-6"
- / Exposed concrete floor
- / Over-height wood suite entry door
- / Paint-ready steel stud drywall demising walls

HEATING / COOLING / PLUMBING

- / Heating and Cooling provided, along with thermostat control for unit by unit control
- / Rough in for plumbing
- / Private washroom facilities on each floor

ELECTRICAL / LIGHTING

- / Each unit comes with individual electrical panel, minimum 100amp 3 phase
- / Conduit for cable and telephone

SAFETY AND SECURITY

- / Fire Protection Sprinkler system
- / Targeting LEED Silver equivalent certification upon completion
- / Comprehensive 1 year warranty protection

PARAMOUNT THE DEVELOPER



THE DEVELOPER

DEVELOPER

Keltic Canada Development acquires, develops and constructs residential, commercial and mixed-use projects with nearly \$1 billion of residential communities under development in Metro Vancouver. With recent landmark developments Coco and Park West, Keltic is building a legacy of quality and customer service.



PARAMOUNT

THE TEAM



ARCHITECT

GBL Architects is a cohesive and progressive Vancouver based firm providing a full range of architectural services to the public and private sector.



CRISTINA OBERTI INTERIOR DESIGN INC.

INTERIOR DESIGNER

Cristina Oberti Interior Design Inc. is an interior design firm that specializes in multi-unit residential developments.



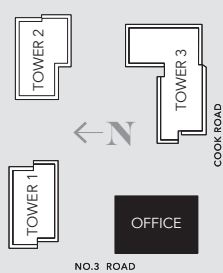
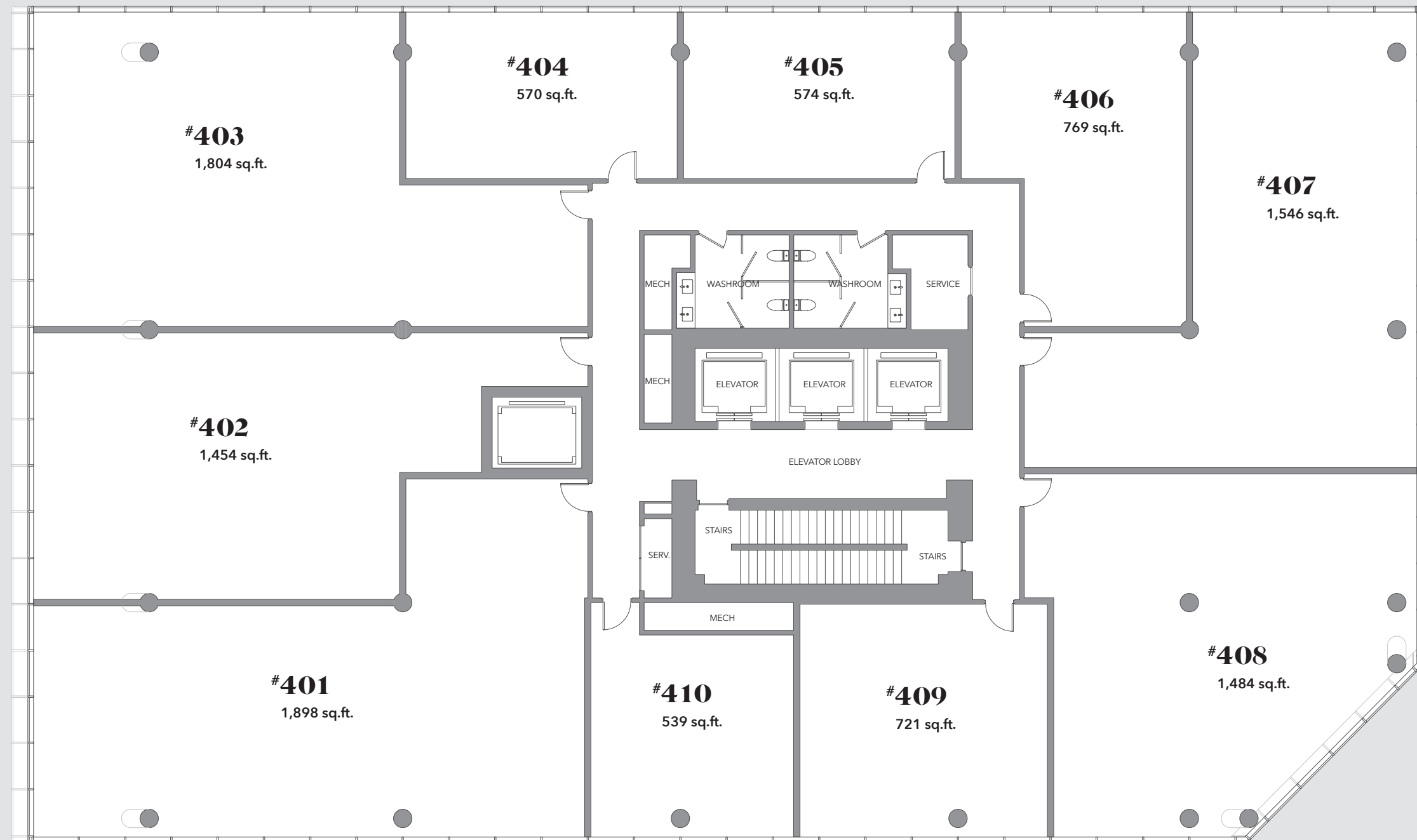
MARKETING BY
magnum
projects Ltd.

SALES AND MARKETING

The Magnum Projects team has established an impeccable track record since 1991. Across the Lower Mainland, Magnum Projects consistently delivers impressive results for both Developers and Purchasers.

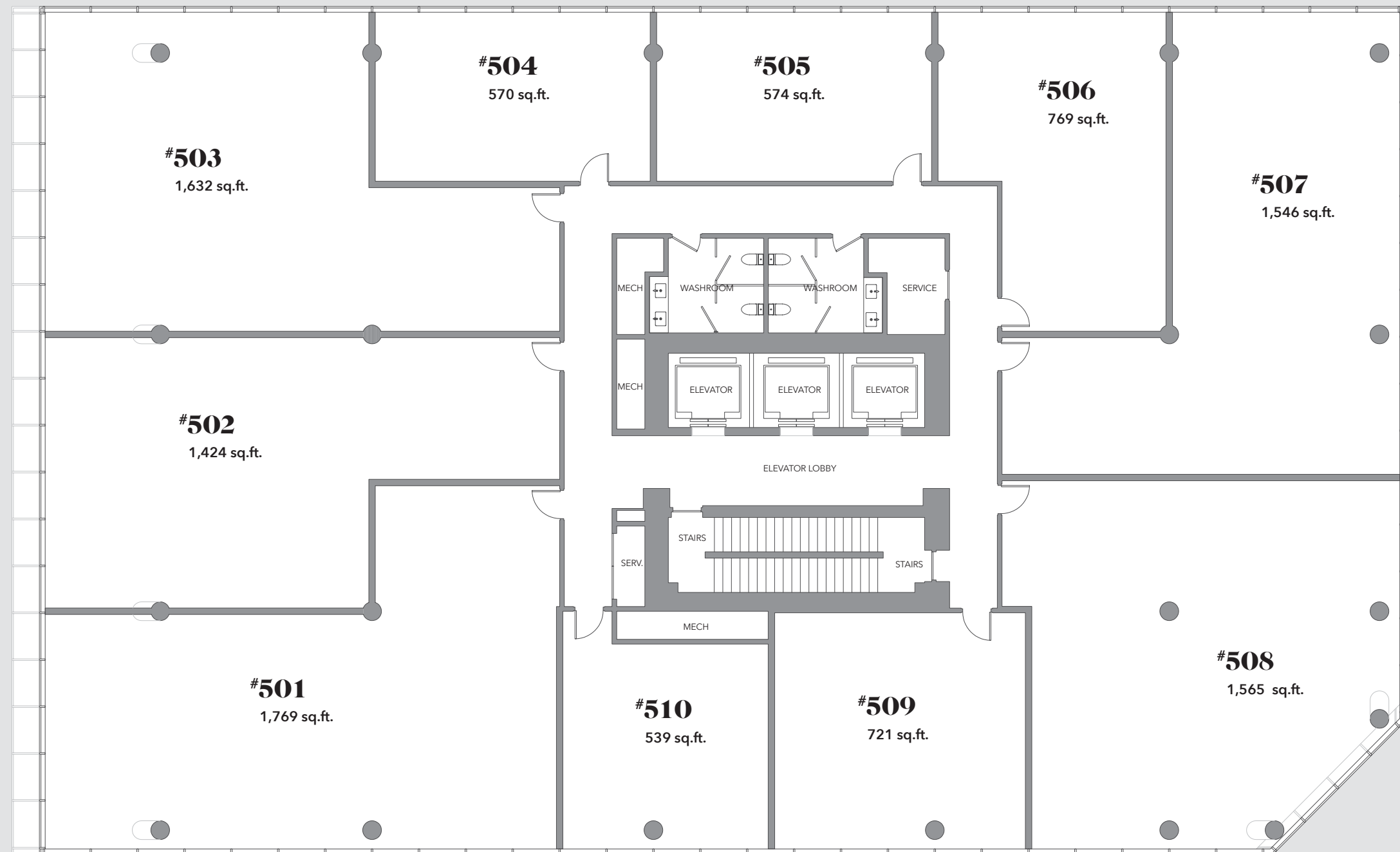
PARAMOUNT
COMMERCIAL
COLLECTION

OFFICE LEVEL 4

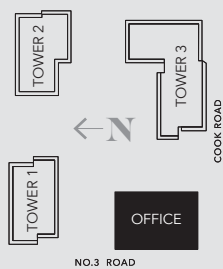


No. 3 Road

OFFICE LEVEL 5

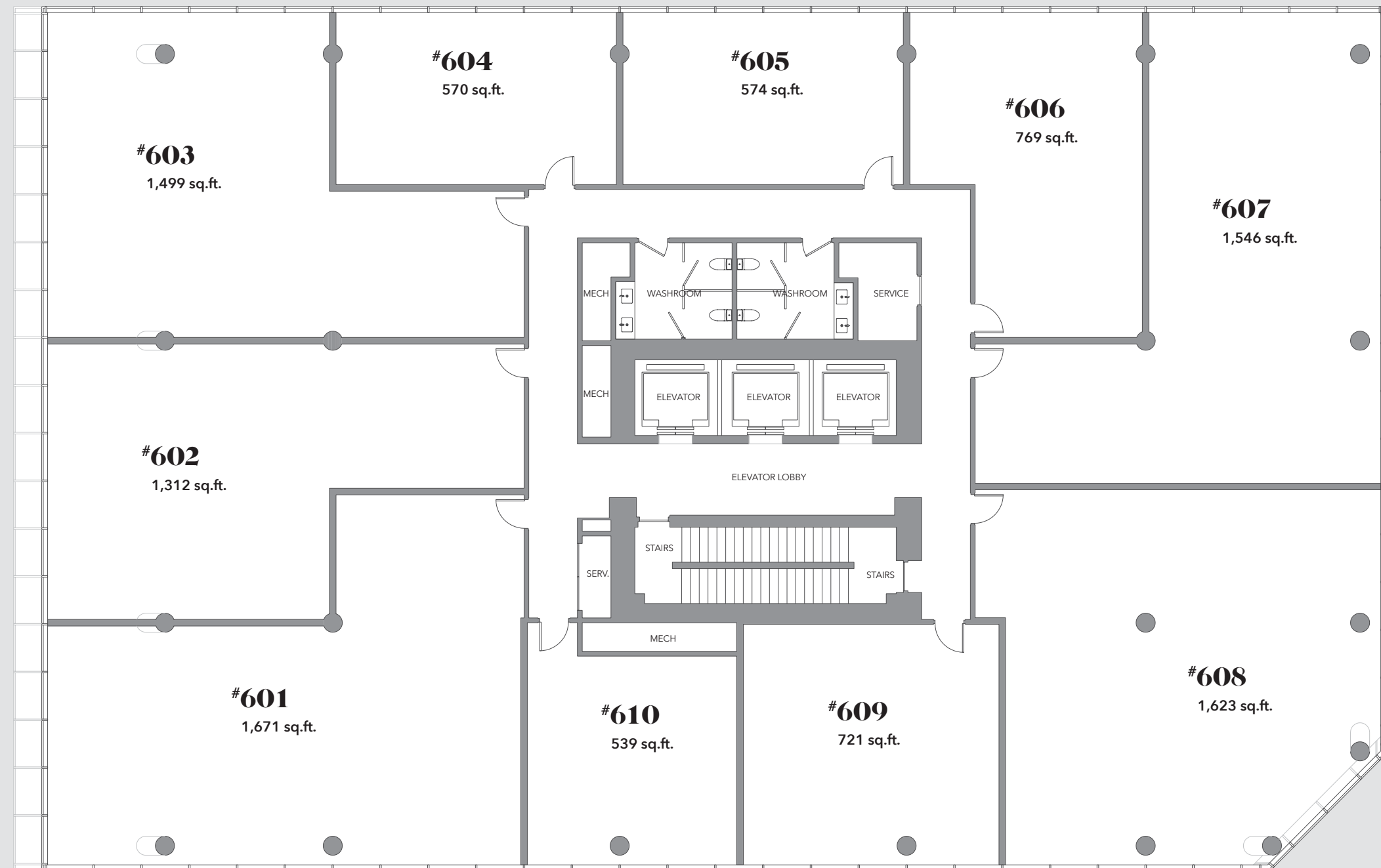


OFFICE PLATE

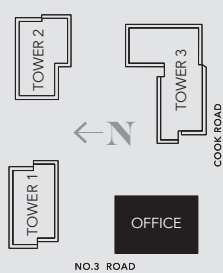


No. 3 Road

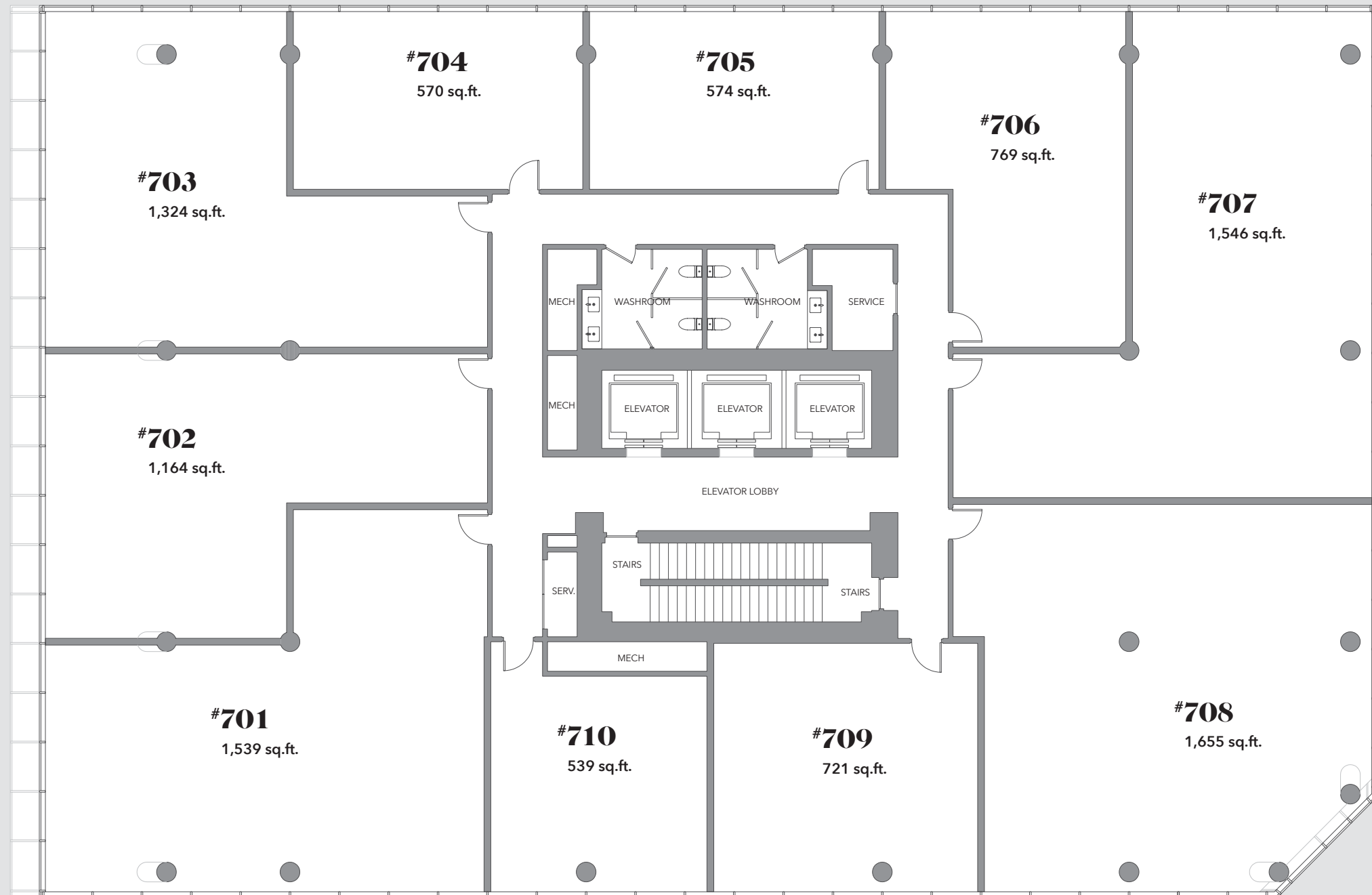
OFFICE LEVEL 6



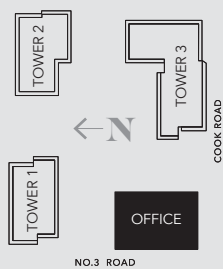
No. 3 Road



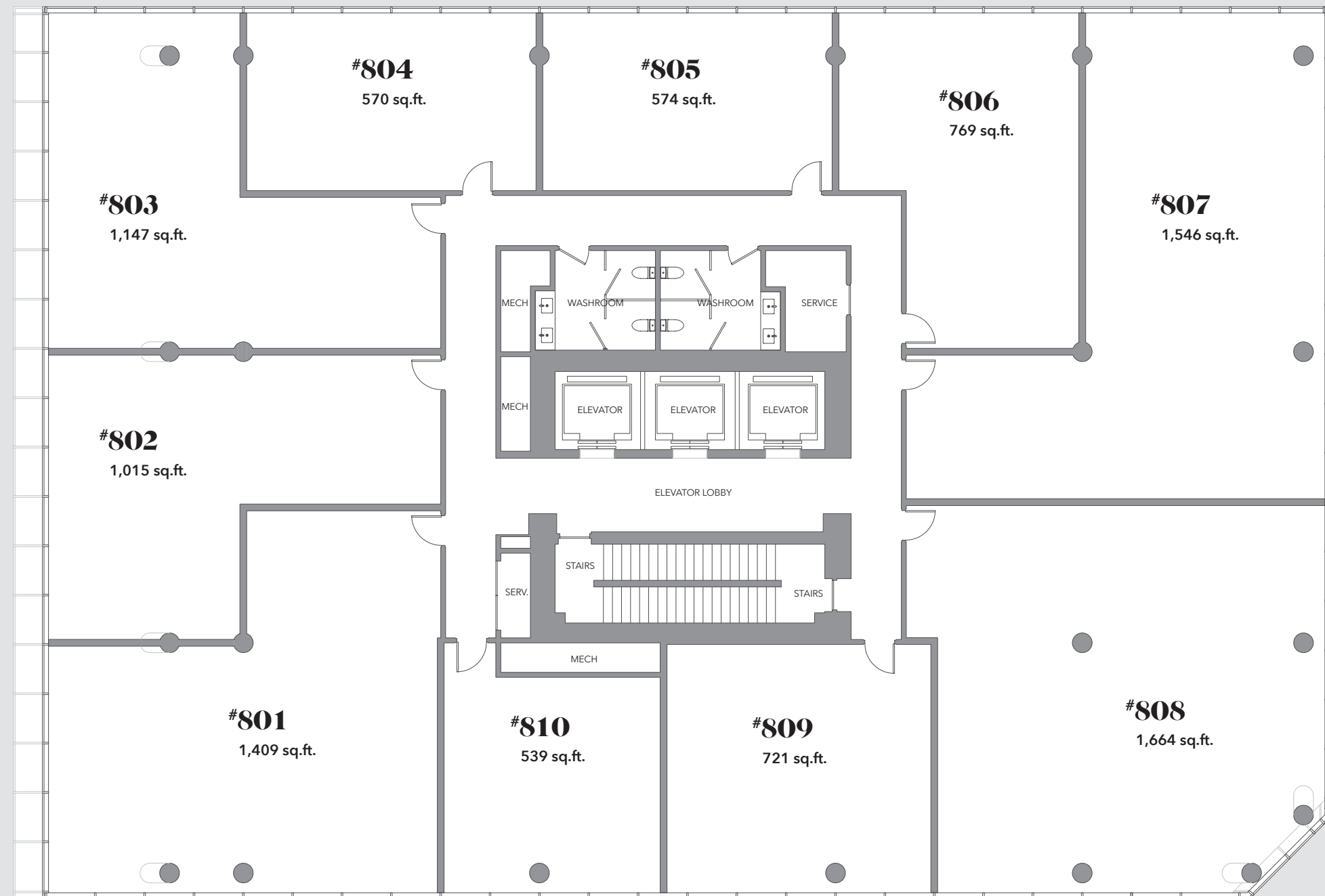
OFFICE LEVEL 7



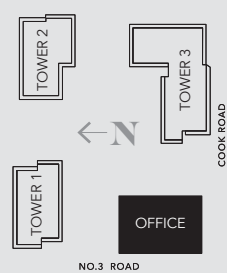
No. 3 Road



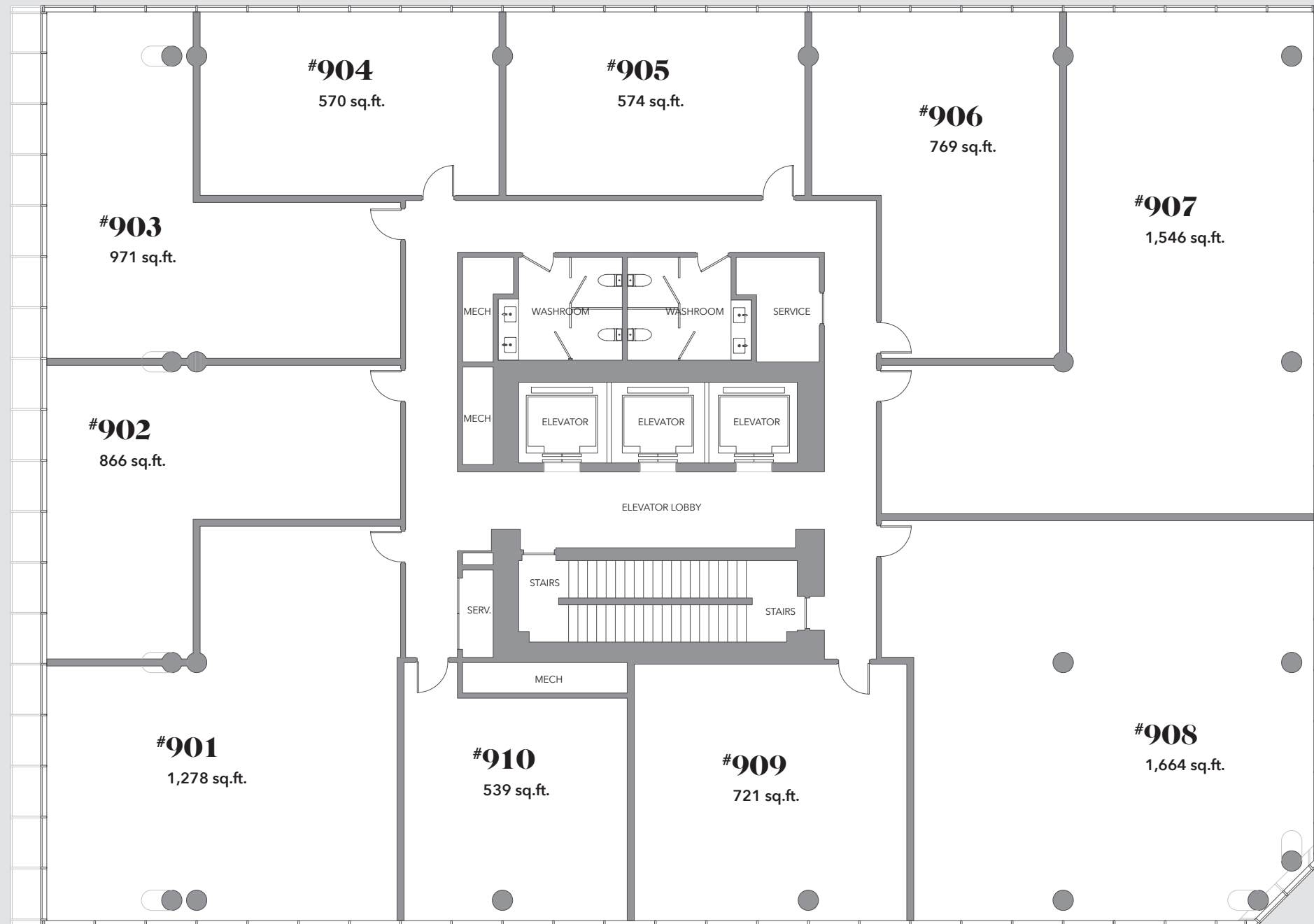
OFFICE LEVEL 8



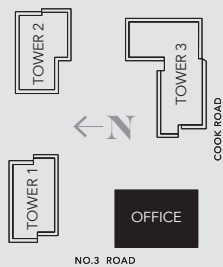
No. 3 Road



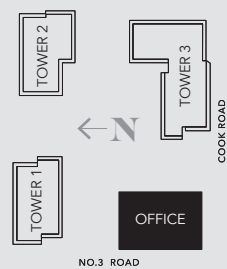
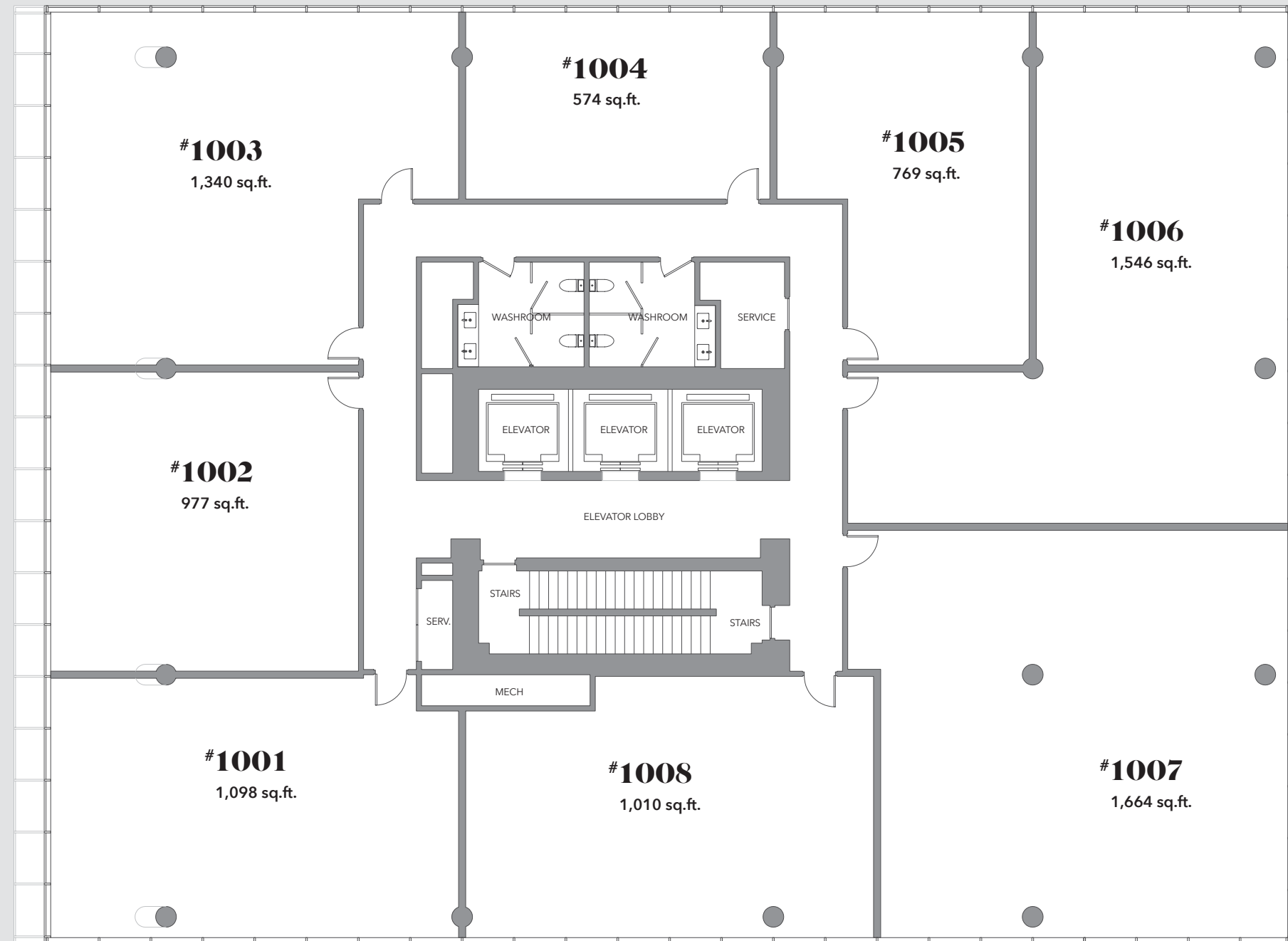
OFFICE LEVEL 9



No. 3 Road

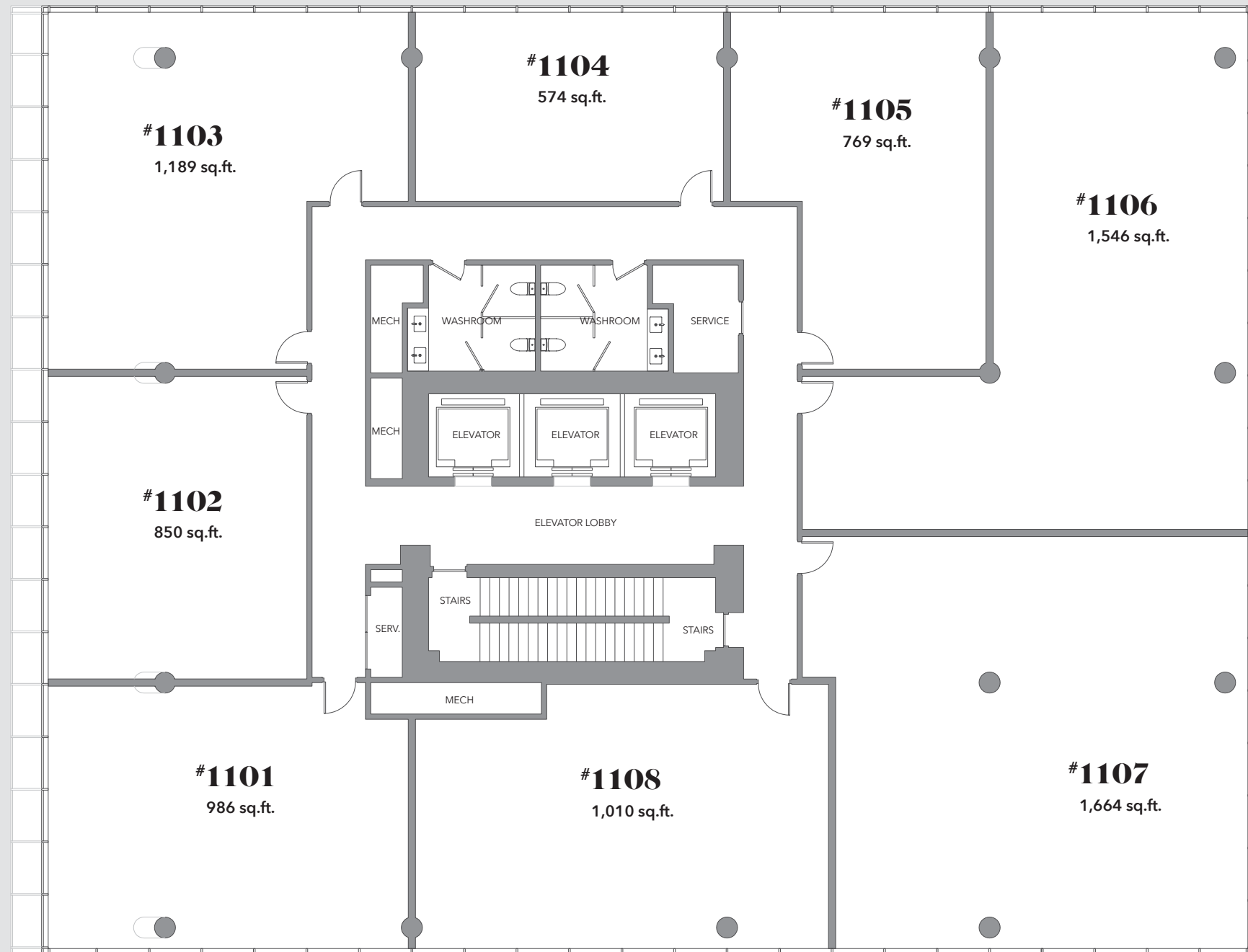


OFFICE LEVEL 10

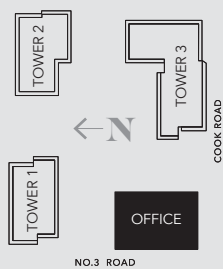


No. 3 Road

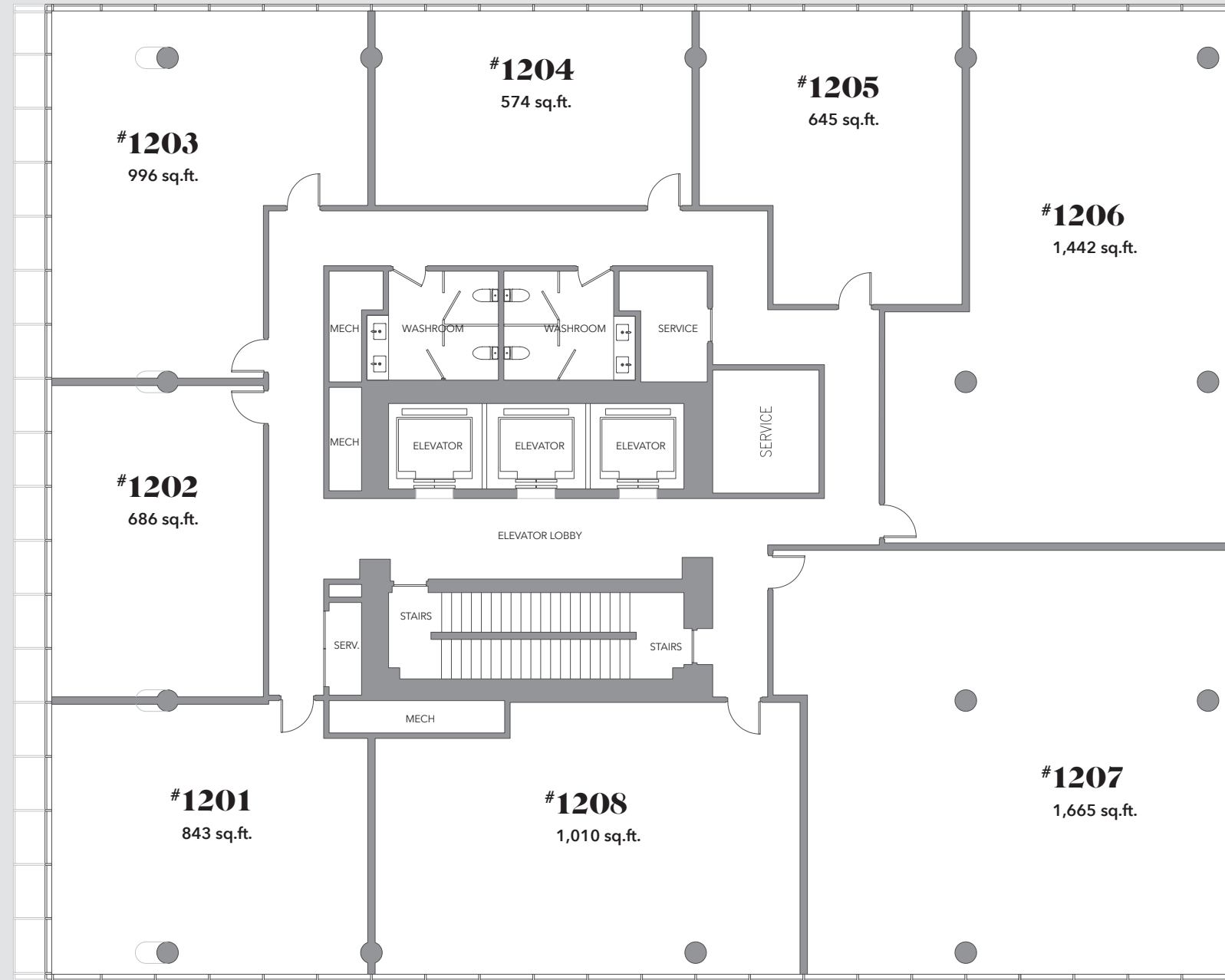
OFFICE LEVEL 11



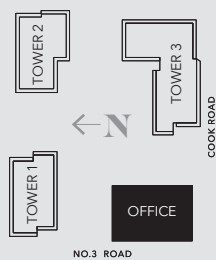
No. 3 Road



OFFICE LEVEL 12



No. 3 Road



THE
PARAMOUNT
DOWNTOWN RICHMOND

This is not an offering for sale. No such offering can be made without a disclosure statement. E.&O.E.

MARKETING BY
magnum
projects Ltd.

