

Bright,
refreshed
strata
offices.
Lower
Lonsdale.

THE lookout

Located steps from the SeaBus and Lonsdale Quay in North Vancouver, The Lookout offers a rare opportunity to purchase your very own strata office in one of the most beautiful, central and amenity-rich areas of Metro Vancouver. And with flexible financing, owning an office at The Lookout could require as little as 5% down.

Look at this huge view.*

*Nice to see it and not commute to it.



Look at the opportunity.*

*There aren't any other North Van strata offices like this.

The Lookout is a four-storey strata building with 31 different office spaces ranging from 400 square feet to as large as you need. Enjoy the building's stunning views and wraparound decks from select offices, exterior improvements and bright, refreshed interiors. Plus, you'll have easy access to all of Lower Lonsdale's amenities – and you'll be building your equity, too.

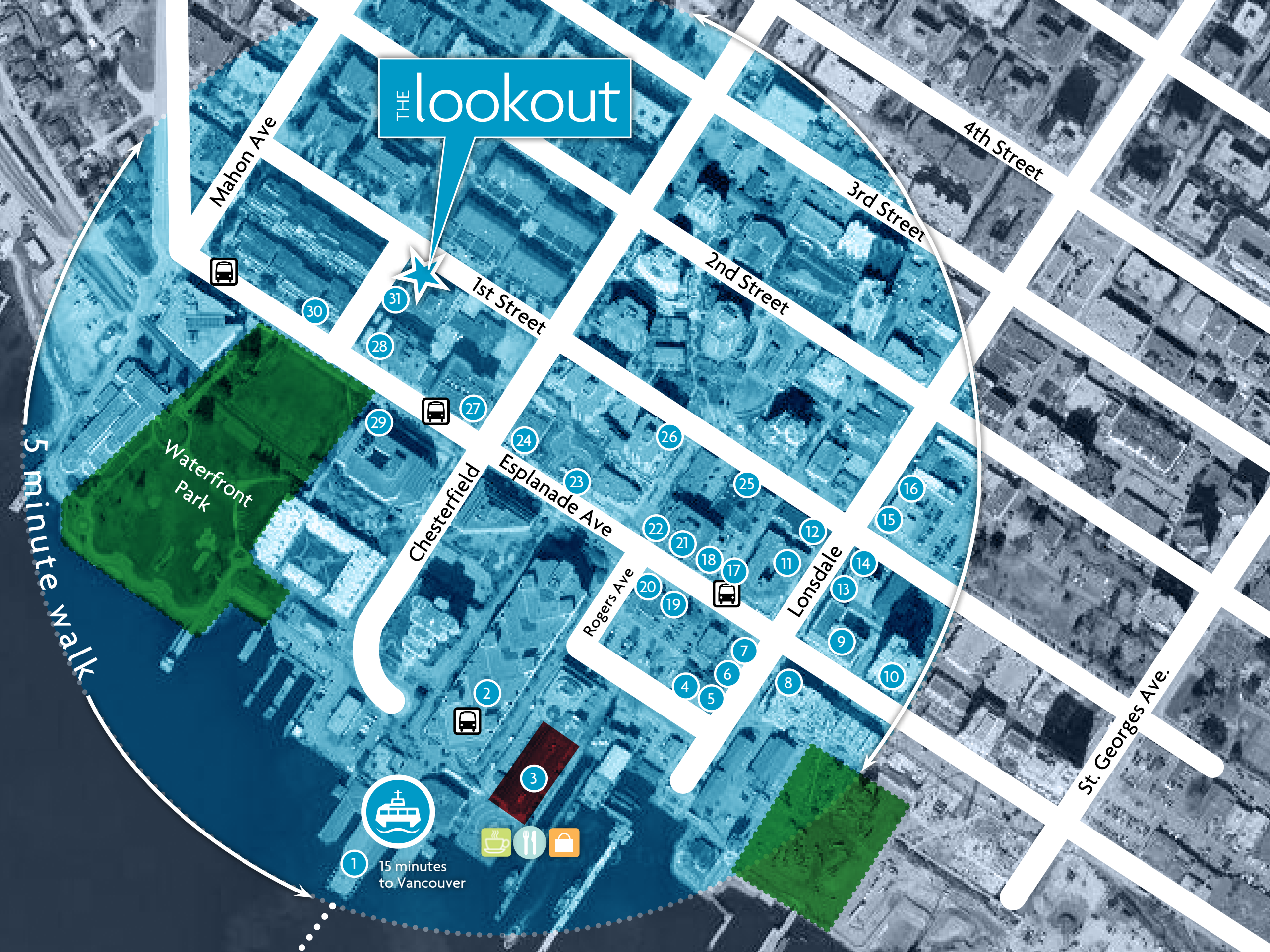


Look around.*

*There's so much outside your door.

Within a five-minute-walk of The Lookout are over 30 local shops, stores, restaurants and attractions, including the landmark Lonsdale Quay, for you and your staff to enjoy.

- | | |
|---------------------------------|---|
| 1. SeaBus | 18. Shoppers Drug Mart |
| 2. Bus loop | 19. Minichiello Dry Cleaning |
| 3. Lonsdale Quay | 20. Starbucks Coffee |
| 4. Quattro Restaurant | 21. Tim Hortons |
| 5. Burgoo Bistro | 22. BC Liquor Store |
| 6. Raglan's Bistro | 23. MarketPlace IGA |
| 7. The District | 24. Boston Pizza |
| 8. Pinnacle Hotel at the Pier | 25. Griffins Boxing & Fitness |
| 9. Royal Bank | 26. John Braithwaite Community Centre |
| 10. Café for Contemporary Art | 27. Empire Theatres |
| 11. Jägerhof Schnitzel House | 28. Le Bistro Chez Michel |
| 12. Waves Coffee House | 29. BDC – Business Development Bank of Canada |
| 13. Jay's Pharmacy | 30. Yogapod Studio |
| 14. Obsession: Bikes | 31. Sailor Hagar's Brew Pub |
| 15. Opus Framing & Art Supplies | |
| 16. Honjin Sushi | |
| 17. Thai House | |





Look after your staff.*

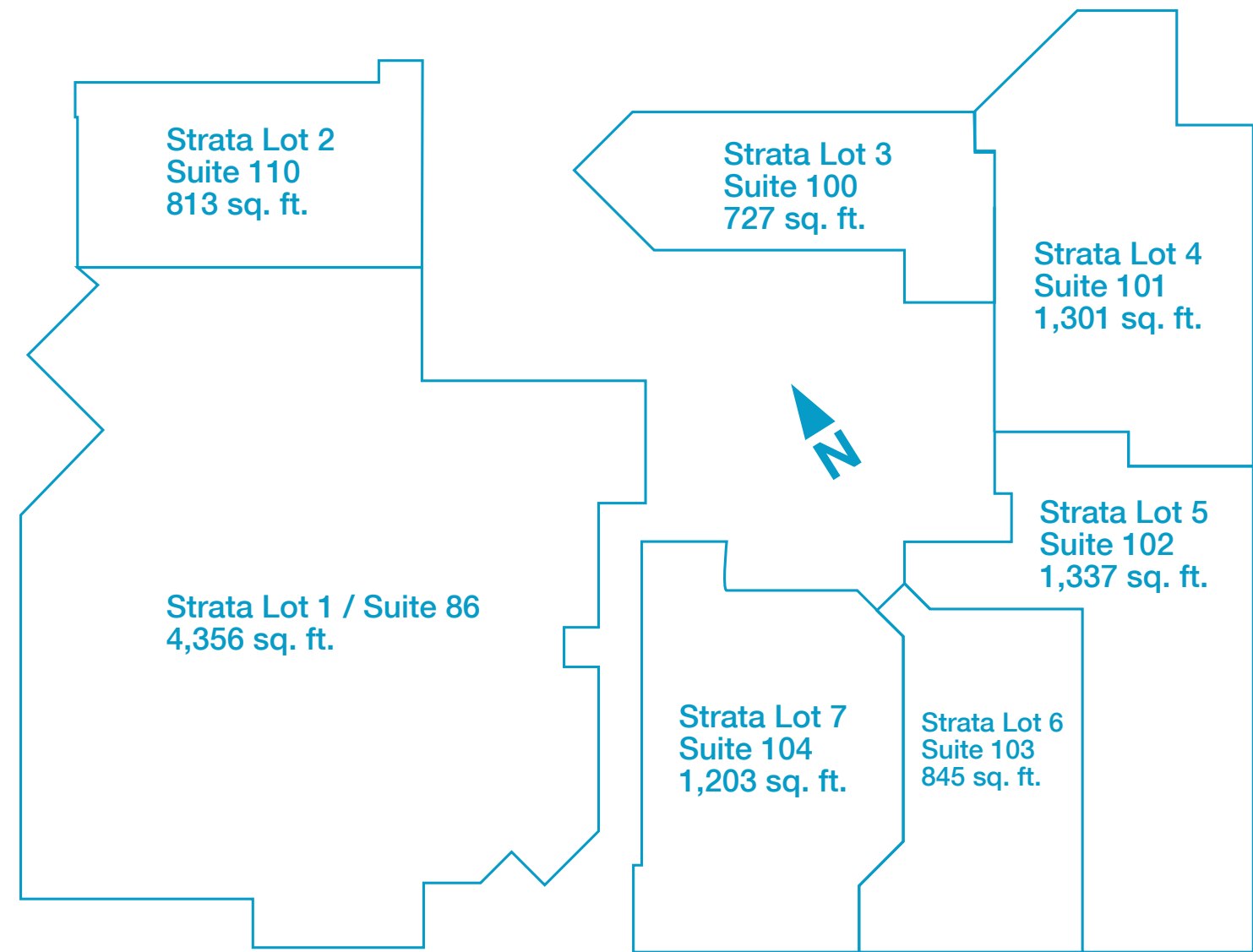
*And they'll look after you.

Give your team an office that's a pleasure to belong to. The Lookout is central, easy to get to, and packed with a range of amenities. Within easy walking distance from The Lookout is an oceanfront park, a seawall perfect for a lunchtime run, coffee shops and even a waterfront market to grab some fast, fresh food for lunch or before heading home.



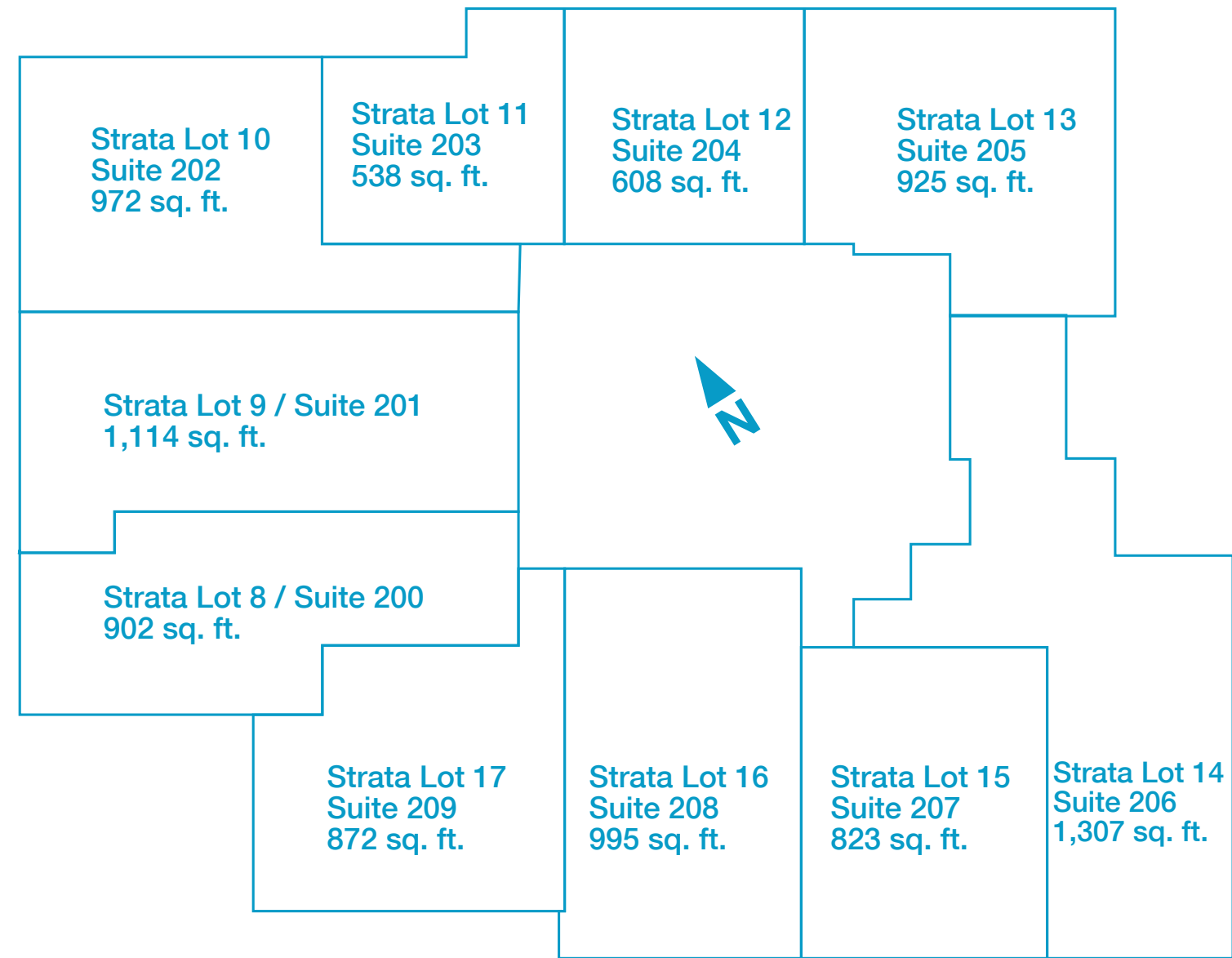
Look at your space.*

*Lots of options and tons of possibilities.



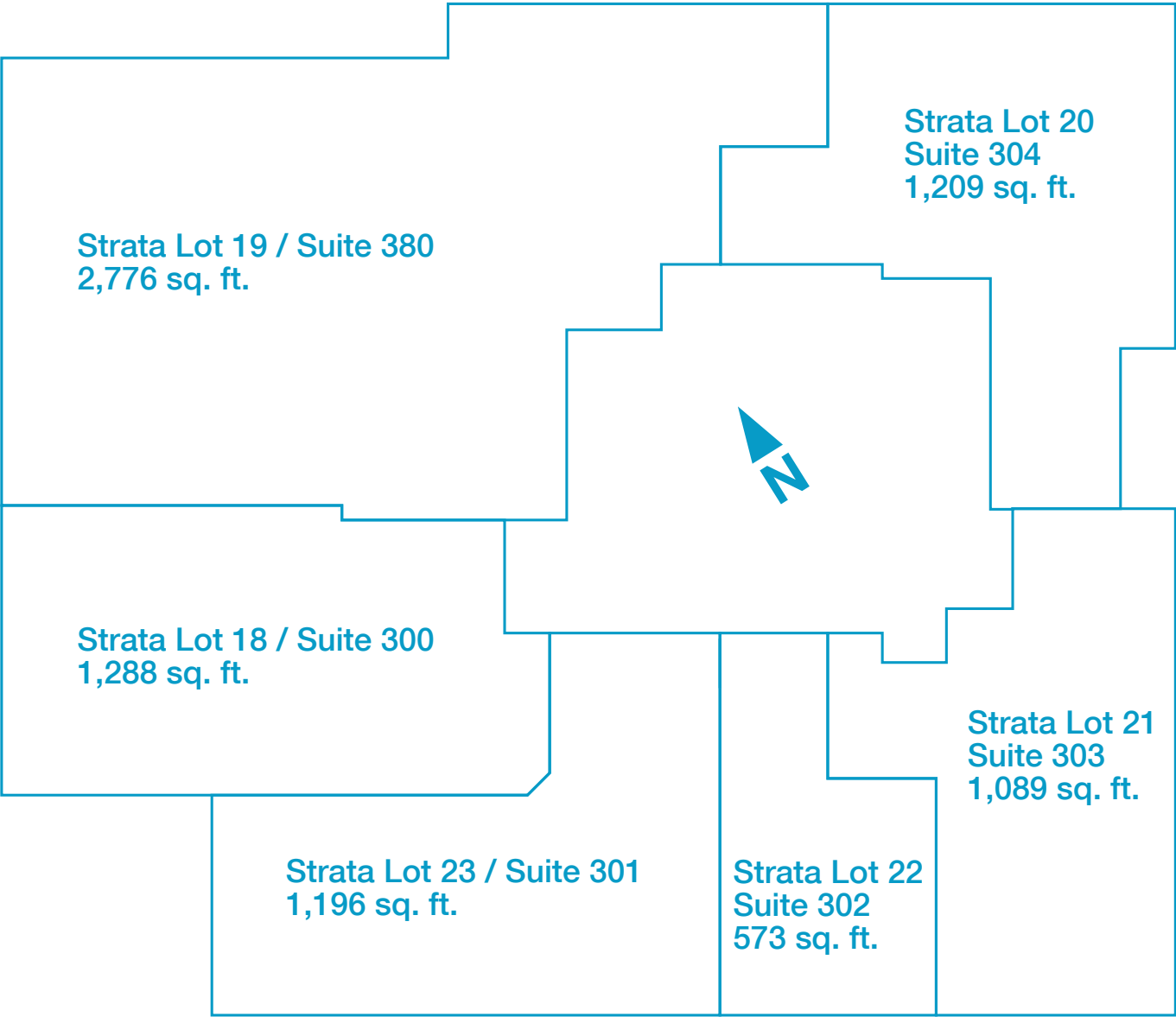
First Floor

All measurements are approximate for illustrative purposes only and to be verified by the purchaser. E. & O.E.



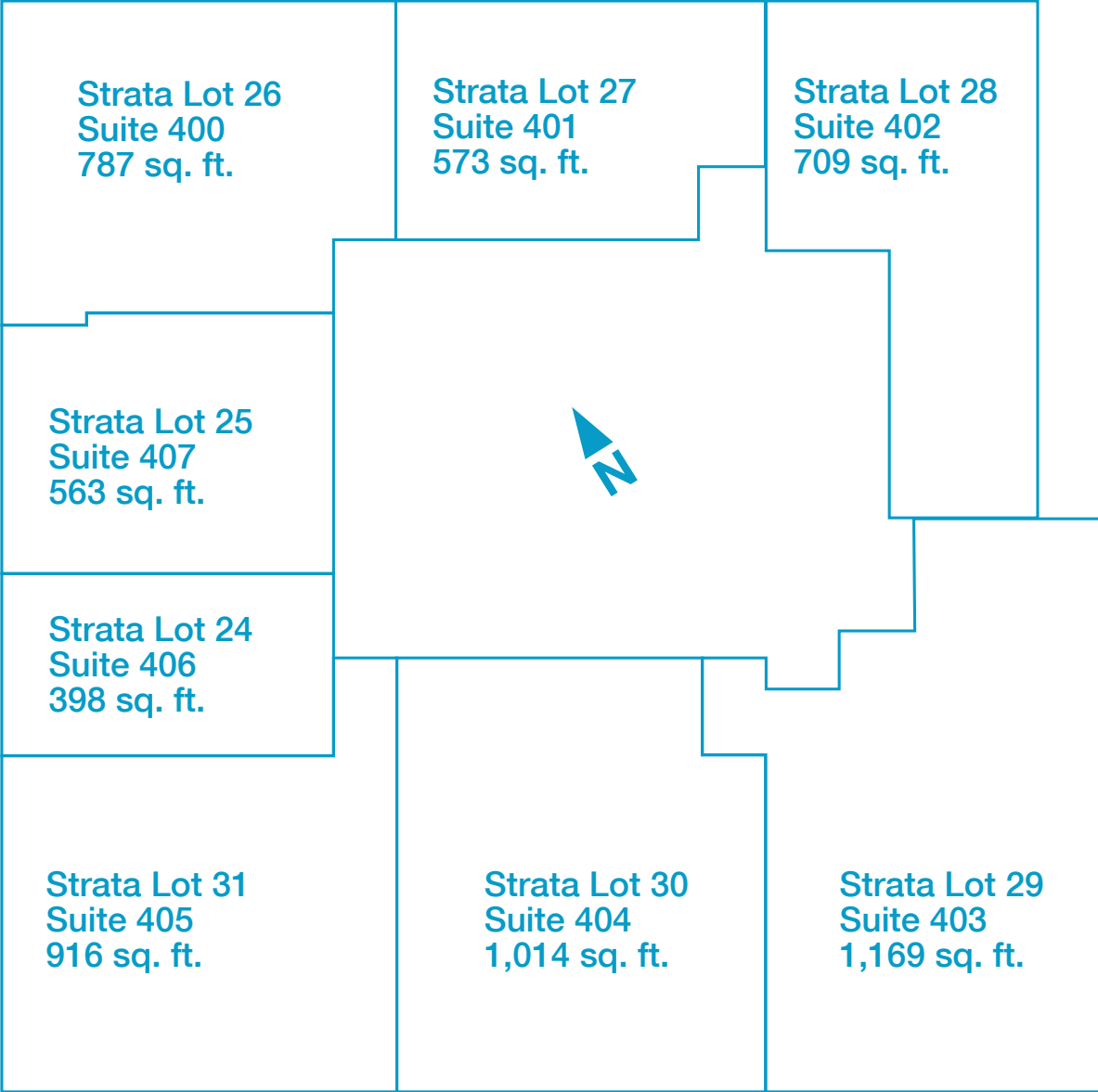
Second Floor

All measurements are approximate for illustrative purposes only and to be verified by the purchaser. E. & O.E.



Third Floor

All measurements are approximate for illustrative purposes only and to be verified by the purchaser. E. & O.E.



Fourth Floor

All measurements are approximate for illustrative purposes only and to be verified by the purchaser. E. & O.E.

Look at the equity.*

*Your company makes you money. So should your office.

There's a special feeling that comes with ownership. You feel it when you buy your home, knowing you're laying down roots for you and your family. And there's a similar feeling in purchasing your own office space and giving your business a permanent place to thrive. But the benefits of ownership go far beyond that and make financial sense in countless ways.

Financing Case Study:

A recent client purchased a 900-square-foot office space:

Purchase price: \$375,000

Financing: \$350,000

Client downpayment: \$25,000

* 93% financing

* 5.5% interest rate

* 25-year amortization

***Monthly payment approximately \$2,200**

Reasons to Own:

- Build your own equity – rather than paying off someone else's mortgage.
- Depreciation, interest and expenses are tax deductible.
- When you own, you have a say in how your building is managed.
- Owning means a stable, long-term location for your business.
- Pay a consistent mortgage amount for years – rather than a lease rate that can go up.
- Lease out the space when no longer needed or if conditions change.

developed by **UPCOUNTRY**

The Lookout is being developed by Upcountry Group, a real estate investment team that purchases real estate assets and then adds value through renovation, subdivision or change of use. Since 2005, Upcountry Group has been involved in the successful acquisition and divestment of more than 700 commercial and residential units across Western Canada.

Visit us online at www.upcountrygroup.com



www.ownthelookout.com

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