



THE AMAZING BRENTWOOD

THE AMAZING

B R E
N T W
O O D

A SHAPE CENTRE

SHAPE

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SHOPPING CENTRE, RESIDENTIAL TOWERS 1-3

01 Introduction

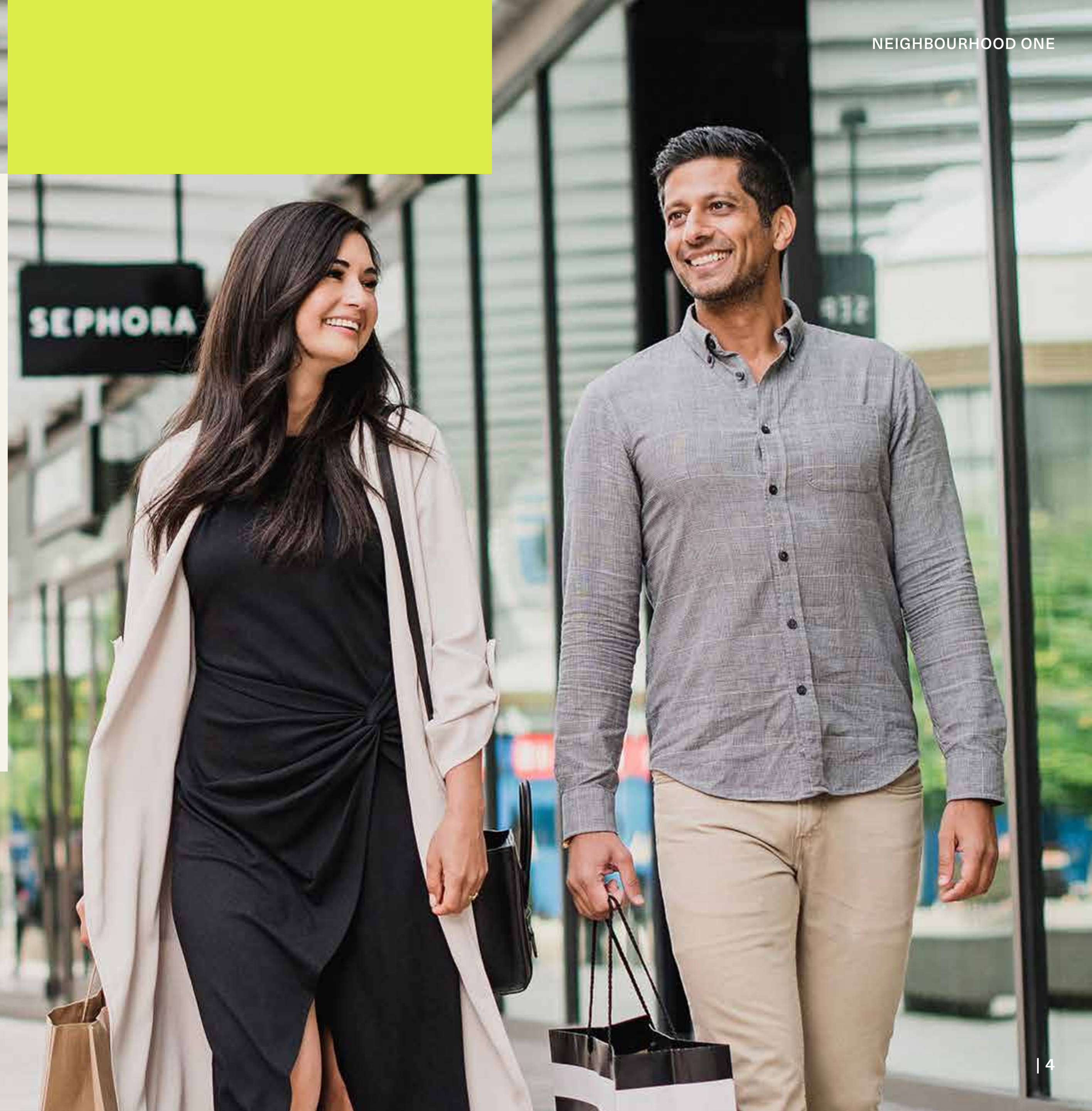
Welcome to The Amazing Brentwood

THE BEST OF VANCOUVER IN ONE AMAZING PLACE



Metro Vancouver's Most Celebrated Destination

A rare 28-acre site, with world-class shops and restaurants, a signature one-acre plaza with day-to-night celebrations, SkyTrain connected, and over 6,000 homes at completion, this is the new urban heart of the city.





An Audience of
Over 17,000 Residents
Will Live On-site

WITH 15 RESIDENTIAL TOWERS UPON COMPLETION



+38,000 Homes Anticipated in the Brentwood Neighbourhood

**BURNABY IS CANADA'S FASTEST GROWING
COMMUNITY WITH A GROWTH RATE
OF 1.5% ANNUALLY**



Seamless SkyTrain Connectivity

40,000 RIDERS PASSING THROUGH DAILY

Connected to rapid transit, The Amazing Brentwood is placed at the region's core, 20 minutes to Downtown Vancouver. The Amazing Brentwood is a complete community with walkable neighbourhoods that elevate the standard for urban design and quality of life in the region.

A Gravitating Hub of Culture & Entertainment

With best-in-class year round events and celebrations, The Amazing Brentwood draws thousands of guests from all over the region. This is the city's new heart and the centre of everything amazing.

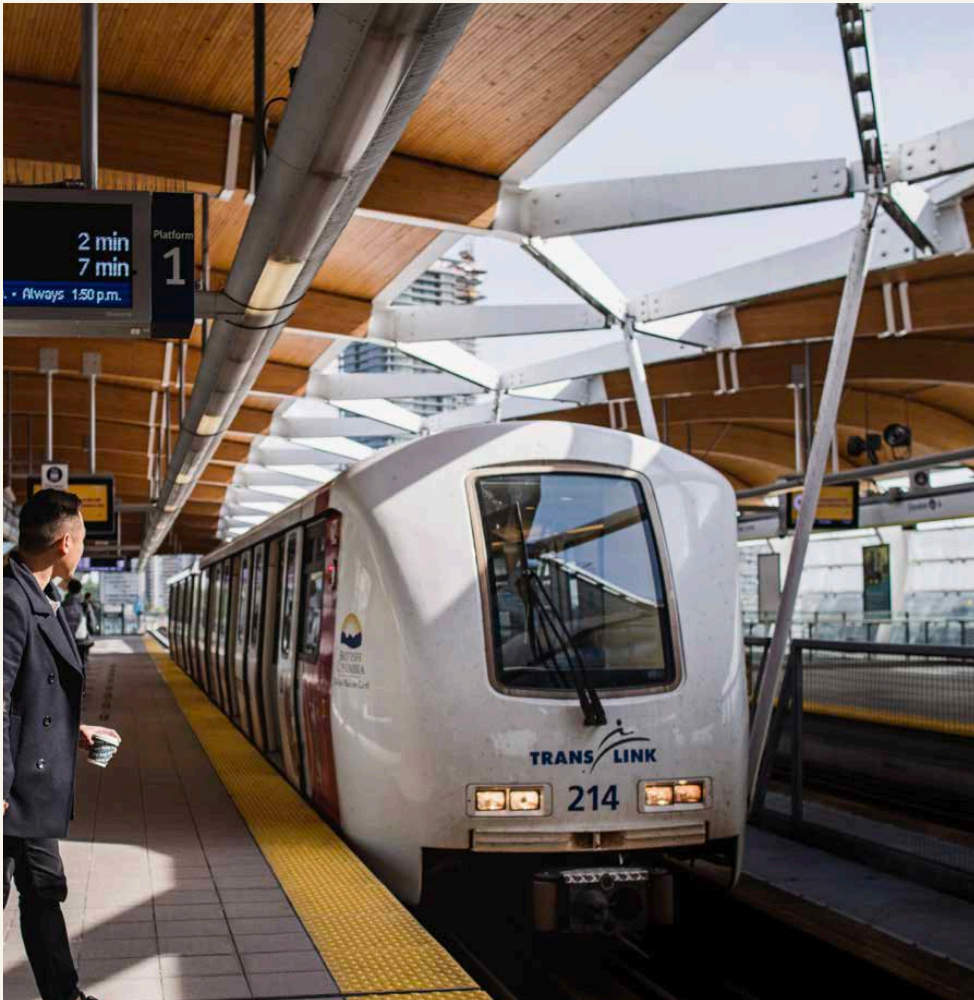


02 The Vision



_01 MASTERPLAN

A 28-acre master-planned city in the heart of Metro Vancouver



_02 LOCATION

Central location, seamlessly connected to a celebrated SkyTrain system and two major highways, 20 minutes to downtown Vancouver



_03 HOMES & AMENITIES

15 residential towers will home a built-in audience of 17,000 residents



_04 SHOPPING

1.4M SF of retail will become a regional destination



The Vision



_05 DINING

30+ Eateries including Earls, Tap & Barrel, Jinya Ramen, HaiDiLao, TABLES & more



_06 CULTURE & EVENTS

A community hub with an exciting line-up of culturally relevant events & programs



_07 SERVICE

Best-in-class Guest Experience and Property Management Teams committed to your success



_08 INVESTMENT

A \$2.1B investment will create value for guests and residents for generations to come



03 Property Overview

DEVELOPMENT TYPE

Mixed-use, Master-planned community

TOTAL & CURRENT GLA

Masterplan GLA: **2.5M SF** commercial

Neighbourhood One:

Retail **400,000 SF**

Office **54,000 SF**

Residential **1,600 homes**

Neighbourhood Two:

Retail **69,000 SF**

Residential **870 homes**

ANNUAL VISITORS

+3M visitors

SALES PSF

CRU: **\$900**

TABLES: **\$2,610**

TENANTS

65+ retailers including top-tier entertainment, fashion, services and restaurants



ACCESS

Direct access to Lougheed Highway
carrying **62,500 cars per day**

Easy Access from Highway 1,
150,000 cars per day

POPULATION

1M people live within a 20-minute drive of The Amazing Brentwood

270,000 live within the immediate community of Burnaby

+17,000 residents will live on-site upon project completion

AUDIENCE

Household Income: Average \$117,951,
43.9% above \$100K

Average Age: 40

Dwell time: 99 minutes



05 Happening Now

A Complete Community

Neighbourhood One

400,000 SF of fashion, entertainment, services, office and restaurants including TABLES, a newly envisioned food court, the Grand Lobby and signature one-acre Brentwood Plaza

+1,600 Homes Completed

3 towers complete Neighbourhood One including 300 professionally managed rental homes

Neighbourhood Two In Construction

Including **69,000 SF** of retail anchored by Tower 5 (sold out) and Tower SIX, totalling 870 homes and our most exclusive luxury home offering to-date



THE NEW URBAN HEART OF THE CITY

PLAY >



SUMMER EVENT SERIES



TABLES, NEWLY ENVISIONED FOOD COURT



GRAND LOBBY



BRENTWOOD PLAZA

BE A PART OF THE STORY

06 Leasing Opportunities



NEIGHBOURHOOD ONE

Be a part of **400,000 SF** of commercial retail space joined by the likes of Nike, Adidas, Suit Supply, Urban Outfitters, Sephora, H&M, The Rec Room, Cineplex VIP and more.

Additional opportunities in **54,000 SF** of professional office space.



NEIGHBOURHOOD TWO

69,000 SF of streetfront retail space at the base of Neighbourhood Two's Tower 5 and Tower SIX (2027-2028 completion).

The Amazing Brentwood's rarest and most exclusive home offering to date. Located next to Neighbourhood One.



SPECIALTY LEASING

Find opportunities at The Glass House temporary in-line spaces, kiosks, and activations at The Amazing Brentwood.

Take advantage of peak shopping seasons, gain exposure or expand an existing business without the long-term commitment of a permanent lease.

Specialty Leasing Application →

SITE MAP

Contact For Site Plans →



07 Why SHAPE

The Relentless Pursuit of Better

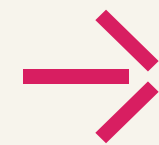
WE MANAGE LIKE OWNERS

We are invested
in our properties
long term



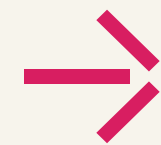
ASPIRATIONAL RETAIL ENVIRONMENTS

World-class design
and architecture



EXPERTLY CURATED BRANDS

Meticulously
curated retail
collections



DATA-DRIVEN EXPERIENCES

Signature
celebrations and
guest experiences



5-STAR HOST PROGRAM

Hospitality
training for all
staff, from
janitorial
to security



Future-Forward Leasing

SHAPE Leasing specializes in creating design-forward, branded environments that merge tenants' brand values and the local communities they serve.

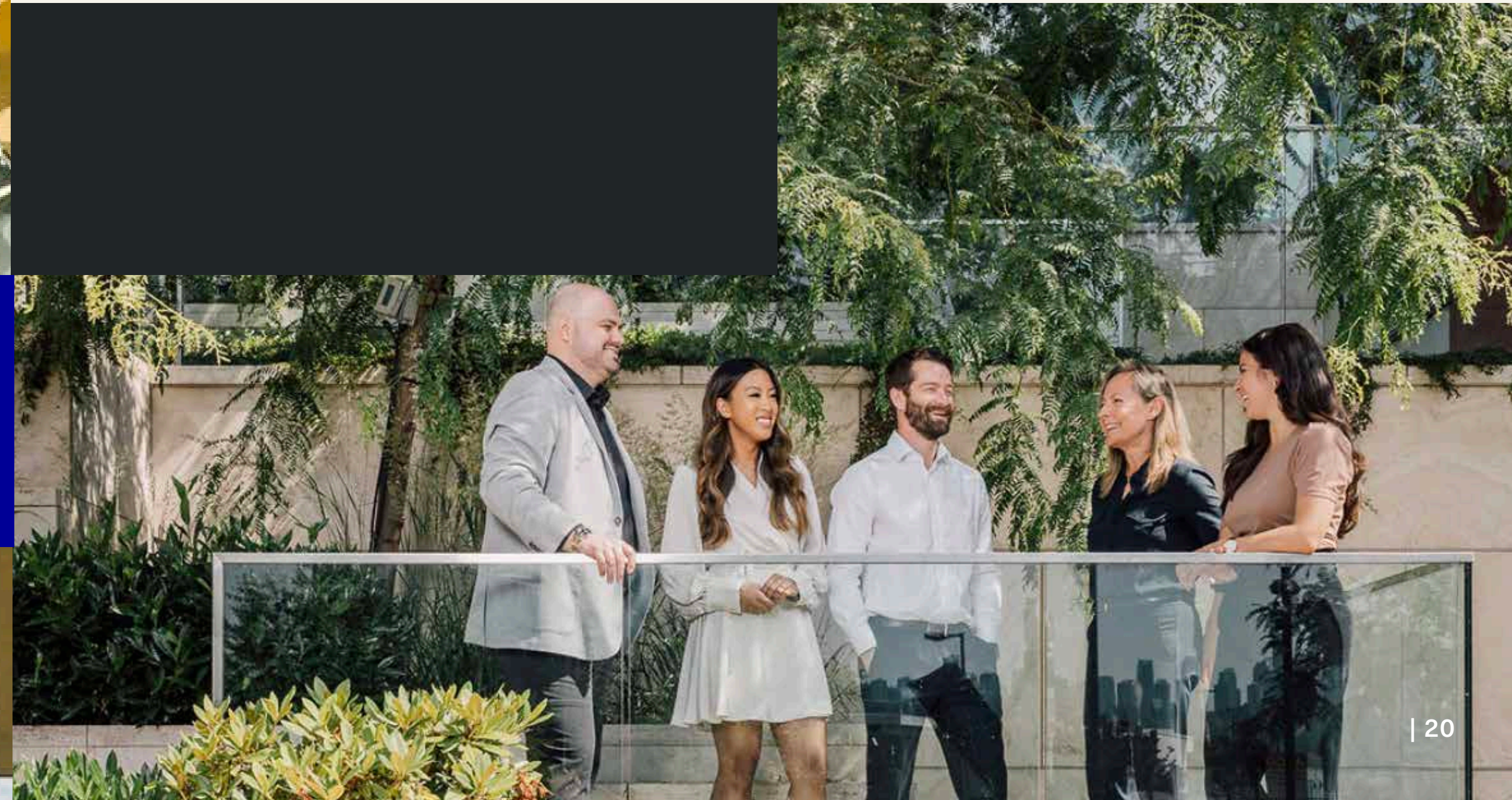
- + CUSTOMER-CENTERED
- + SUPERIOR REAL ESTATE FUNDAMENTALS
- + LOCAL & AGILE
- + PROVEN MARKETING PLAYBOOK





Exceptional Retail Experiences

The SHAPE Retail Management team comes with an in-depth understanding of local community needs and excels at building exceptional retail experiences. Our best-in-class property teams are committed to your success.

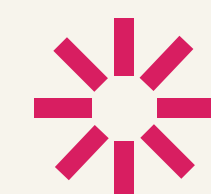


Doing Well by Doing Good

SHAPE is committed to an Education, Environment, Social and Governance (EESG) strategy that maximizes progress, social impact and long-term sustainability. Our actions have a positive impact on our carbon footprint, operational costs, and resource efficiency. Here are a few examples of our property initiatives:

- ✚ **EV CHARGING STATIONS**
- ✚ **UV JET TECHNOLOGY VENTING SYSTEMS**
- ✚ **ROOFTOP BEEHIVE PROGRAM**
- ✚ **WASTE-TO-ENERGY ENERGY CONVERSION**
- ✚ **LED LIGHTING PROGRAM**

Learn More →



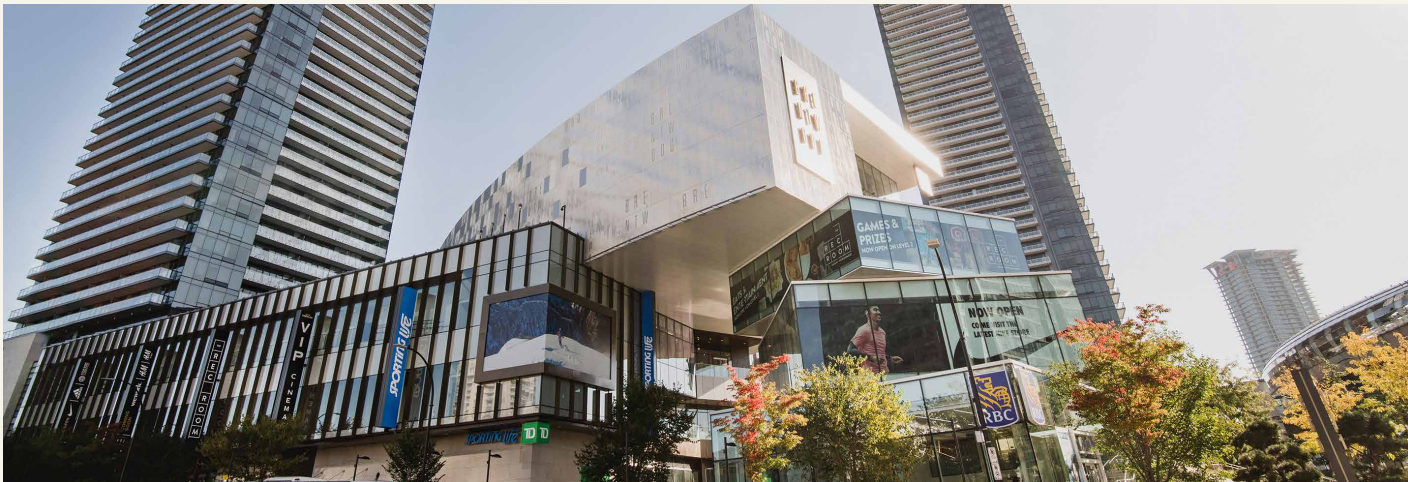
Environment Awards
LEED Gold Certification, Masterplan

Magnetic Urban Centres

SHAPE is the real estate investment, development and management company behind Canada’s most significant centres of gravity. From master plans to retail destinations, we raise the bar for industry, quality of life and return on investment.



The City of Lougheed, BC



The Amazing Brentwood, BC



Uptown, BC



Nanaimo North Town Centre, BC



Destination: Deerfoot City, AB



Westhills Towne Centre, AB



Emerald Hills Centre, AB



Skyview Centre, AB

View Portfolio ➔

CONTACT

Leasing

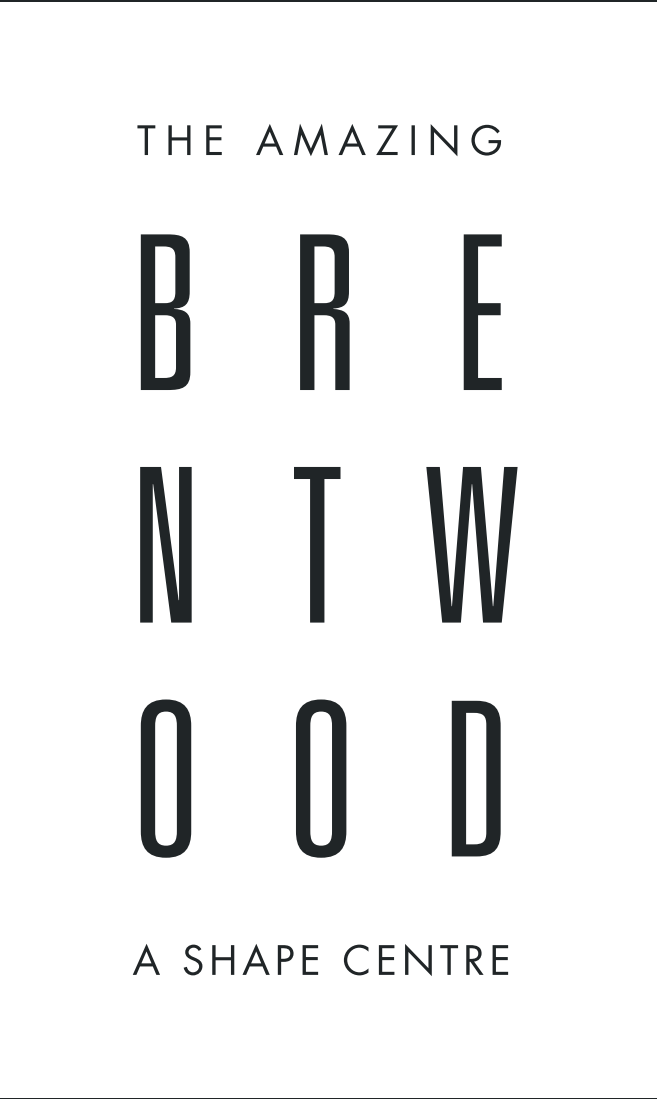
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