COLLECTION 45

INNOVATIVE
THOUGHTFUL
UNIQUE

"By staying true to design, we achieved a purity of form that inspires new living experiences."
– GBL Architects, Amela Brudar

COLLECTION 45
GALLERY OPENING

Saturday Nov. 5th noon to 5pm
124 E Broadway, Vancouver

TO STAY INFORMED SIGN IN

604.569.1555

In our continuing effort to improve and maintain the high standard of the Collection 45 development, the developer reserves the right to modify or change plans, specifications, features and prices without notice. Materials may be substituted with equivalent or better at the developer's sole discretion. All dimensions and sizes are approximate and are based on preliminary strata survey measurements. As reverse plans occur throughout the development please see architectural plans. Rendering
vary. Please refer to disclosure statemen

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FIFTH AVENUE

COLLECTION 45

The Building

+ THE BUILDING
+ INTERIORS
+ FEATURES

"Not everyone gets the chance to live in an architectural sculpture."

SCOTT TREPP
PRINCIPAL, TREPP DESIGN INC.

UNIQUE, TWO-LEVEL RESIDENTIAL SCISSOR SUITES span the east side of the building, bathing spaces in fresh air and daylight from the north and south. Second-floor suites are grouped together by a horizontal brick frame that aligns with the commercial space below. To the west, spacious one and two-bedroom suites extend out over the pedestrian breezeway below, providing natural light and postcard views of the setting sun.

TWO BANKS OF RESIDENTIAL SUITES FLOAT OVER A COMMERCIAL SPACE, which will house offices, retail services such as a coffee shop, full service spa and local arts and culture. COLLECTION45 joins a healthy and growing community of creative professionals that live and work in the area. From architecture and interior design firms to film production studios and web agencies, artists of all stripes call Mount Pleasant home.

A dedicated arts and culture space will foster creativity and community by providing an affordable venue for local artists to show their work.

THE BUILDING FACADE IS A NOD TO MOUNT PLEASANT'S EVOLVING ARCHITECTURE.
Glass and steel are woven alongside brick and metal paneling to create an exterior composition that reflects the district's industrial origins and vibrant contemporary character. The folding nature of the frame softens the structure's height, bridging the scale of existing developments and those planned for the future.

COLLECTION45 SETS A NEW PRECEDENT for residential architecture in Vancouver. The six-storey structure projects a strong visual identity, incorporating elements from the district's light industrial heritage while reflecting the neighbourhood's contemporary character as an eclectic cultural hub.

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COLLECTION 45

Interiors

The thoughtful design and intelligent details that define COLLECTION45's exterior extend inside.

Inspired by European modernism and restraint, each of the building's 45 residential suites is cleverly configured to embrace natural light, maximize open space and encourage free movement.

Classic touches and neutral tones provide a clean canvas for individual expression and evolving tastes. The materials you see and touch every day in your home define your living experience and help determine your quality of life. Begin personalizing your space immediately, choosing from one of two carefully curated palettes—light or dark—designed to complement the contemporary interior design.

THE FINE DETAILS

In the bathroom, modern fixtures and marble finishes offer a fresh feel. The glossy cabinetry shines against the room's matte marble elements in classic Italian carrara gioia. In the ensuite variation, marble extends from the floor to the walls and plays off the glass shower door to open up the space.

In the kitchen, modern appliances and cabinetry blend seamlessly with the room's contours and contemporary decor. Wall-mounted lacquer cabinetry cuts a sleek silhouette, eschewing hardware in favour of clean lines. Certain elements, including the refrigerator, are hidden from view behind cabinet façades. Other functional items—the cylindrical range hood in particular—are featured as sculptural centrepieces.

+ THE BUILDING
+ INTERIORS
+ FEATURES

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FIFTH AVENUE

COLLECTION 45

Features

+ THE BUILDING
+ INTERIORS
+ FEATURES

ARCHITECTURAL CHARACTER

COLLECTION45's design is consistent with Vancouver's vision for "Uptown" Main Street, which was outlined in the Mount Pleasant Community Plan adopted by City Council in November 2010.

EXTERIOR

COLLECTION45 establishes a new standard for emerging architecture in the neighbourhood, blending contemporary residential design with a traditional industrial flavour.

- Glass and steel mix with brick and metal for a visually arresting exterior that sets the structure apart from its neighbours.
- A 20-foot landscaped breezeway runs alongside the building, inviting passers-by to experience the architecture from all angles.
- Innovative solar shading on the south and west facades keeps residents comfortable year round.
- Various indoor amenities and a prominent outdoor terrace offer a chance to escape the daily grind.
- Rooftop green space:
  - Provides stunning views of downtown Vancouver.
  - Provides added insulation to roof and helps with storm water retention and the reuse of water throughout the building.
  - Designed in conjunction with the City of Vancouver Green Initiative Program.

COMMERCIAL SPACE

- Five retail and office units contribute to the neighbourhood's vibrant creative character and rich mix of small businesses.
- Recreation meets leisure on the building's ground floor, which features a spa, yoga studio, coffee shop and local artists' studio.

RESIDENTIAL SPACE

- Two-bedroom suites stretch across the building, ensuring air and natural light flow freely throughout the day.
- One- and two-bedroom suites extend out over a pedestrian breezeway on the building's west side, making the most of daylight hours and postcard views.
- Top floor suite residents can take in the city lights from private, landscaped rooftop decks.
- Common areas, including elevator lobbies, stairways and corridors, are strategically glazed to maximize light, ventilation and comfort.

INTERIOR DESIGN

- The attentive design that defines COLLECTION45's exterior extends inside.
- The insuite washer and dryer are discreetly hidden behind sleek cabinetry.

KITCHEN

- European-inspired design blends modern appliances and cabinetry with the room's contours and contemporary decor.
- Thoughtful kitchen layouts focus on functionality and promote performance cooking.
- Sleek cabinetry and streamlined appliances reflect modern Main Street living.
- The sculptural stainless steel AEG cooktop and wall oven pairs perfectly with wall-mounted upper cabinetry.
- A fully integrated Libherr refrigerator and Blomberg dishwasher create a seamless transition between kitchen and living space.
- Minimalist, low profile Grohe faucets combine function and beauty.

BATHROOM

- Matte lacquer cabinetry is paired with modern wall-mounted faucets.
- Classic white carrara gioia marble lines the floor, stretches into the showers and skirts the soaker tubs.
- A continuous ledge runs from sink to shower, offering convenient product storage.
- Showers feature both rain and handheld showerheads.

THROUGHOUT

- Natural hardwood oak or ash floors anchor living spaces.
- 100% New Zealand Wool carpets complement each colour scheme.

PEACE OF MIND

- Each Suite pre-wired for insuite security system.
- Floor specific fob access.
- Each home is backed by a comprehensive 2/5/10 year warranty provided by National Home Warranty.

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COLLECTION 45

The Neighbourhood

MORE THAN ANY OTHER NEIGHBOURHOOD, Mount Pleasant is the ideal blend of historic and contemporary. Since its origins as an industrial and commercial centre in the late 19th century, the district has illuminated its heritage with a distinctly modern glow. Today, the community is a creative catalyst, a mosaic of personalities and perspectives with a colourful character that offers unlimited access to art, music, fashion and recreation—all the essentials of modern living.

FROM HOME GROWN TO HIGH FASHION, the retail scene is vast and varied. Whether you are on the hunt for locally designed clothing or international brands, new music or vintage LPs, the neighbourhood's eclectic mix of boutiques, studios and galleries satisfies every taste.

Above: Lark Boutique, 2315 Main Steet

Left: Gene Café, 2404 Main Street

Middle: False Creek seawall; The Cascade Room, 2616 Main Street

Right: Main Street Massage Therapy Centre, 158 East 11th Avenue

WHEN IT COMES TO EATS, few areas of the city can compete with the neighbourhood's culturally diverse cuisine and impressive array of restaurants, gastropubs, bars and lounges. From take-out sushi to French bistro, cocktail lounges to wine bars, there is a menu to suit every occasion and palate—and more popping up every day.

CAFE CULTURE IS THRIVING ON MAIN STREET. Head downstairs to COLLECTION45's very own java joint or choose from several local favourites in the surrounding blocks. Grab a cup to go, or pause to sip slowly and soak up the atmosphere.

GET OUTSIDE AND ENJOY THE GREEN SPACE. Test your green thumb at a nearby community garden, then stretch your legs—and your puppy's too—at one of several family-friendly parks in the area. Venture a bit further south and the False Creek seawall awaits. The accessible waterfront pathway and lush Habitat Island offer a tranquil setting for a morning jog, sunset stroll or weekend bike ride. Prefer to stay close to home? Reinvigorate with a yoga class or relax at the spa on COLLECTION45's ground floor.

+ THE NEIGHBOURHOOD
+ AREA MAP

"When planners talk about trying to create successful communities, we look for diversity. Mount Pleasant has that in its DNA."

MATT SHILLITO
ASSISTANT DIRECTOR
OF COMMUNITY PLANNING,
CITY OF VANCOUVER
(PUBLISHED IN
THE GLOBE AND MAIL
ON JUNE 30, 2011)

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FIFTH AVENUE

+ THE NEIGHBOURHOOD

+ AREA MAP

- ARTS & CULTURE
- ESSENTIAL
- FOOD / DINING
- SHOPPING
- PARKS & RECREATION

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COLLECTION 45

Gallery

The Building

Once in awhile a building comes along that captures the spirit of a neighbourhood and challenges our architectural expectations.

The Community

Nestled on a peaceful avenue just off bustling Main Street, Mount Pleasant's newest addition succeeds in blending contemporary urban living with community charm.

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COLLECTION 45

The Team

Collection45 is the result of artistic vision and aesthetic mindfulness taken to the highest of standards. High design, functionality, and masterful construction culminate in a sophisticated living experience.

GBL ARCHITECTS

GBL ARCHITECTS INC. is a Vancouver-based architectural practice with over 30 employees and a reputation for high-quality design and tight project management. Established in 1983, the firm's growing portfolio of work includes a wide range of housing projects, hotels, historic renovations, retail developments, corporate workplaces, subdivision planning and public commissions throughout British Columbia.

For GBL Architects, COLLECTION45 has been a challenging and rewarding project. Support from the city, and close collaboration with local residents and interest groups, helped the team arrive at a design that maintains the artistic integrity of its architectural vision and meets the needs of the community—today and tomorrow.

"By staying true to design, we achieved a purity of form that inspires new living experiences."

- Amela Brudar, Partner, GBL Architects

TREPP DESIGN INC.

TREPP DESIGN INC. (TDI) uses interior design to create exciting spaces that intimately unite people and their environments. The Vancouver-based company's collaborative approach draws on the decade-long experience of its designers and technologists to produce innovative solutions that merge functionality and aesthetic expression.

With COLLECTION45, maximizing the useful space in each suite was a top priority for Trepp Design. The team's mindful approach to design configuration and finish selection results in flexible interiors with a fresh look that will stand the test of time.

"Inspired by the building's architecture, we set out to create dynamic interiors that would resonate with future owners and reflect the diversity of the Main Street community."

- Scott Trepp, Principal, Trepp Design Inc.

MOYEUNG INTERNATIONAL ENTERPRISE LIMITED

MOYEUNG INTERNATIONAL ENTERPRISE LTD. (MYIE) is a British Columbia-based developer that specializes in residential, commercial and retail projects. The company's award-winning team of architects, land developers, designers and builders is involved throughout the construction process, from the first blueprint to the final doorknob.

Since 2000, MYIE has provided quality construction, masterful design and sophisticated interiors for more than 11 million square feet of real estate in Canada, the United States and Asia.

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Contact

COLLECTION 45 PRESENTATION GALLERY

Opening November 5th
124 East Broadway
Vancouver BC V5T 1W1

Phone:604.569.1555
Email: info@collection45.com

Hours: Daily from Noon to 5pm (Closed on Fridays)
View in Google Maps

604.569.1555

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Collection 45 Condos Get notified when there's new info about this project.

www.collection45.com

By MYIE Homes

125 E 8 Ave Vancouver

from $309,900

Collection 45 Condos is a new condo project by MYIE Homes currently in preconstruction at 125 E 8 Ave in Vancouver. Available condos start at $309,900. The project has a total of 45 units.

DEVELOPMENT NAME Collection 45 Condos
DEVELOPER(S) MYIE Homes
PROJECT TYPE Condominium
ADDRESS 125 E 8 Ave
NEIGHBOURHOOD/CITY Vancouver
STATE/PROVINCE British Columbia
POSTAL CODE V5T 1R7
PROJECT WEBSITE www.collection45.com
EMAIL info@collection45.com
SALES CENTRE ADDRESS 124 E. Broadway, Vancouver
SALES CENTRE HOURS Daily 12-5 except Friday
CONSTRUCTION STATUS Preconstruction
SELLING STATUS Registration Phase
TOTAL NUMBER OF UNITS 45 units

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NUMBER OF STOREYS 6 storeys
CEILING HEIGHTS From 10'0" to 10'0" Feet
SALES COMPANY Fifth Ave Sales and Marketing
ARCHITECT(S) GBL Architects
INTERIOR DESIGNER(S) Scott Trepp

FEATURES AND FINISHES

Inspired by European modernism and restraint, each of the building's 45 residential suites is cleverly configured to embrace natural light, maximize open space and encourage free movement.
Classic touches and neutral tones provide a clean canvas for individual expression and evolving tastes. The materials you see and touch every day in your home define your living experience and help determine your quality of life. Begin personalizing your space immediately, choosing from one of two carefully curated palettes—light or dark—designed to complement the contemporary interior design.

In the bathroom, modern fixtures and marble finishes offer a fresh feel. The glossy cabinetry shines against the room's matte marble elements in classic Italian carrara gioia. In the ensuite variation, marble extends from the floor to the walls and plays off the glass shower door to open up the space.
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CURRENT INCENTIVES

First 10 purchasers receive up to 20K in services to Versante Spa at Collection 45, compliments of Developer. The developer owns the location in Richmond and pruchasers can visit that location until building is complete. First 10 purchasers only.
Commission is 3% on the first $100,000/1.1625% on balance.

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INNOVATIVE
THOUGHTFUL
AUTHENTIC

COLLECTION 45

Dear Les,

The Collection45 Team Proudly Unveils Vancouver's Most Innovative Living Experience

We would like to remind you to come and be one of the first to view our Presentation Gallery. On **Thursday November 3rd** we will be hosting an **Exclusive Realtor Preview** to showcase this most innovative addition to Vancouver's Mount Pleasant community.

Sip cocktails and enjoy a catered lunch as we unveil this exciting living endeavor.

Click here to RSVP or contact us at info@collection45.com.

Cash draw prize of $1,000! You won't want to miss out.

We look forward to seeing you on November 3rd. In the meantime, delve into the details of what this unique Collection has to offer at www.collection45.com

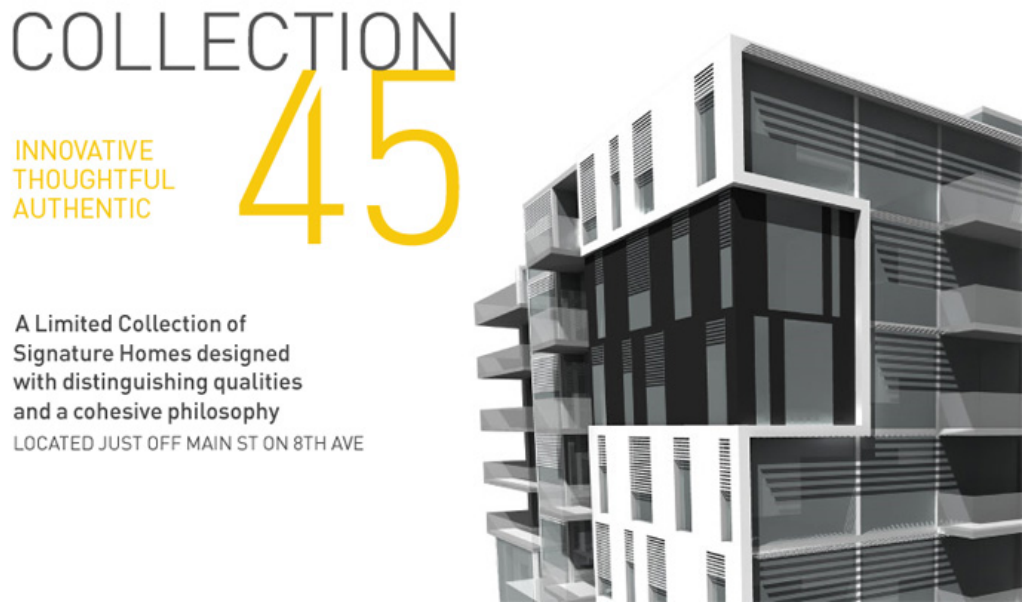
Regards,
Joey Coupland - Sales Manager
The Collection45 Team
Presentation Gallery
Opening November 5th
124 East Broadway, Vancouver

604.569.1555
OPENING NOVEMBER 5TH, 124 EAST BROADWAY, VANCOUVER

The Collection 45 developer reserves the right to change plans, specifications, features and prices without notice. This is currently not an offering for sale. E.&.O.E.

FIFTH AVENUE
REAL ESTATE MARKETING LTD

VIP LAUNCH > Vancouver Collection45 Condos in Mount Pleasant Neighbourhood > A True Landmark Building with Iconic Architecture at Collection 45 Vancouver Apartments



The Vancouver Collection 45 Condos at Main Street on 8th Avenue

A limited collection of Mount Pleasant Vancouver signature homes designed with distinguishing qualities and a cohesive philosophy. The Collection 45 Vancouver condos are innovative, thoughtful and authentic. Located at 125 East 8th Avenue Vancouver Collection 45 Condos is a six storey exclusive mid-rise concrete building that will offer only forty five homes that range from studios to two bedroom floor plans. Ten of the top floor units at Collection 45 Vancouver Mount Pleasant condos for sale will have large rooftop terrace decks with views and sixteen of the homes will be two level cityhomes with innovative, scissored configuration layouts so that each has ultimate views of the downtown Vancouver skyline and neighbourhood surrounding you. The preconstruction Vancouver Collection 45 Mount Pleasant condos for sale are very exciting and very unique, so make sure you register online for the best selection and pricing during the presales VIP launch. Mount Pleasant Collection45 Vancouver condos is brought to you by an award winnig team that includes GBL Architects Inc, Trepp Design Inc (interior design), Moyeung International Enterprise Limited and Fifth Avenue Real Estate Marketing. The Mount Pleasant Collection45 Vancouver condo presentation centre is currently located at 124 East Broadway, Vancouver and you can also visit www.collection45.com for more information about the project.

The Boutique Collection45 Vancouver Condo Interior Features

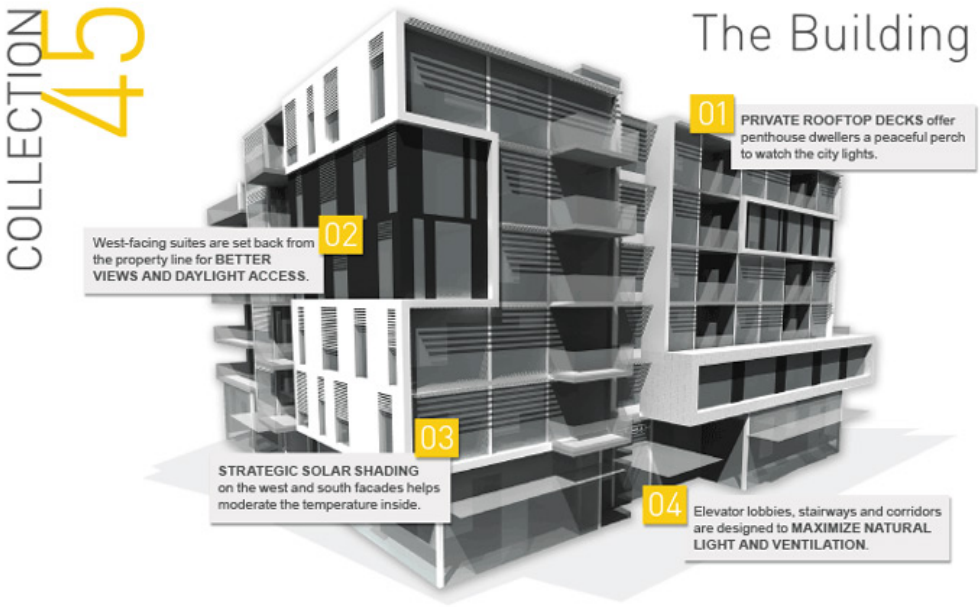
One of the most unique things about the new Collection 45 Vancouver real estate development is its architecture which is designed by GBL Architects, a well established firm noted for the amazing facades and designs that they have come up with over decades. When it comes to the interiors, the Mount Pleasant Collection45 Vancouver condos will have a simplistic and minimalist feel, much like Scandinavian design and all of the homes will be designed for functionality and homebuyers in mind. The boutique Vancouver Collection 45 Condos for sale will maximize natural light, storage space and living space to the fullest in addition to giving neutral tones that will allow for condo owners to customize the way they like it. The boutique Collection45 Vancouver condos will also feature two carefully designed and selected colour schemes/palettes for you to choose from, which are simply light or dark. The sleek and clean lines will give you plenty of space to breath and grow and in

addition, the interior details are finely crafted and designed. From the flat panel cabinetry to the sleek stainless steel appliances and from the wall mounted lacquer cabinets in the kitchen to the modern hardware seen throughout the suites, the new Mount Pleasant Vancouver Collection 45 condos will certainly deliver high-end finishes in every room. Also, the homes will have functional cylindrical range hoods as well as large floor to ceiling windows. Some of the classic features at the new Mount Pleasant condos include the matte marble counters, modern fixtures and glass shower doors. There are floating vanities and water conserving toilets in addition to deep soaker tubs and premium floors throughout all the rooms as well.

The Collection 45 Vancouver Landmark Condo Architecture

However, the most unique feature of the Mount Pleasant Collection45 Vancouver condo project is in its architecture and floor plans. Featuring 2 level scissor suites, the Vancouver Collection 45 condos give rise to large 1 and 2 bedroom suites that provide some of the most unique and functional spaces in the neighbourhood. The 2nd floor units are grouped together by a horizontal black frame that aligns with the Mount Pleasant commercial space below while to the west, the suites extend to a pedestrian breezeway, providing lots of fresh air and natural light. As mentioned on their marketing site, the Collection 45

Vancouver condos for sale will feature two banks of residential condominium residences that float over the commercial space on the ground floor where you will find offices and Mount Pleasant neighbourhood retail space.



The Collection 45 Vancouver landmark condo building will be an iconic mid-rise tower that will give the Mount Pleasant Vancouver Eastside neighbourhood a unique skyline structure. Brick and metal panels are combined with the traditional contemporary steel and glass structure at the Vancouver Collection45 Condos to give it a distinct industrial look and feel. This 6 storey Vancouver landmark condo tower at Collection45 will be the place to live, work and relax. Here are four unique selling points here at the Eastside Vancouver Collection 45 condo building. The first are the private roof top decks that offer Mount Pleasant Collection45 penthouse owners a peaceful perch to watch the downtown city skyline. The second feature is that the west facing homes are set back from the property line for better views and more daylight. Thirdly the Collection45 Vancouver Eastside condos for sale will feature strategic solar shading on the west side and south side of the building to moderate temperature throughout the seasons. And lastly, the Eastside Vancouver Collection 45 condos will have elevator lobbies, stairways and corridors that are designed to maximize natural light and ventilation for healthier, eco-friendly urban living.

The Mount Pleasant Vancouver Neighbourhood

As you know, the new Collection 45 Vancouver condos for sale are located in the hip and trendy Mount Pleasant neighbourhood where you will find an amazing array of both historic and contemporary elements. From its commercial and industrial past, the Mount Pleasant Vancouver real estate district has not transformed into a truly urban and walkable neighbourhood that offers affordable condo living. As the centre of the arts/music and cultural scene in the Eastside Vancouver real estate district, the Mount Pleasant area will give you boutique retail stores, services, conveniences, great schools, banks, grocers, dining options and recreational facilities within a short walk away from Collection45 Vancouver. In addition, there will be ground floor retail space that will likely have a coffee shop right in the same building! The Mount Pleasant Vancouver Collection45 Condos are located just off of Main Street. For more information about this exciting new project, please register online for more information as the pre-sales launch approaches. We expect that the official VIP launch will happen some time in November 2011 with an eventual completion date in mid 2012. More details including interior features/finishes and floor plans are coming soon, so check back and stay tuned to the Buzz!

COLLECTION 45
CANADA LINE
FALSE CREEK
EXPO LINE
MILLENNIUM LINE
CAMBIE ST
Athletes Way
Walter Hardwick Ave
W 1 Ave
MAIN ST
W 2ND AVE
W 3 Ave
W 4 Ave
W 5th Ave
Yukon St
Alberta St
Columbia St
Manitoba St
Ontario St
E 6th Ave
E 7th Ave
E 8th Ave
QUEBEC ST
45
Laurel St
Willow St
Heather St
Ash St
W BROADWAY
99 B-LINE