

Your Accountant told you to buy, too? Yes, he said to buy two!

**OPEN FOR
YOUR
BUSINESS
IN SUMMER
1995!**

**In The Heart of
Downtown Vancouver**

You'll be Neighbours with:

Law Courts Across the Street

The Hotel Vancouver

Hongkong Bank of Canada

Pacific Centre

Robson Street

St. Paul's Hospital



Accountants

Legal Professionals

Business Consultants

Financial Advisors

Medical Professionals

And... You!



WALK TO:

1. Provincial Law Courts
2. Hotel Vancouver
3. Hongkong Bank of Canada
4. Royal Bank
5. St. Paul's Hospital
6. Wall Centre Garden Hotel
7. Il Giardino Restaurant
8. BC Place Stadium
9. GM Place
10. Vancouver Stock Exchange
11. New Vancouver Public Library
12. Pacific Centre
13. Future Planet Hollywood
14. La Crocodile Restaurant
15. Beijing Restaurant
16. Starbucks
17. Yaletown Area
18. YMCA
19. Granville Street Theatres
20. Granville Island Public Market
21. Vancouver Trade & Convention Centre
22. SkyTrain Stations
23. Vancouver Art Gallery

**Your Accountant Says:
"Now is the time to
BUY YOUR OWN OFFICE!"**



**Your
Ideal
Downtown
Location**

**Strata-titled
Offices
from
\$46,900**

**Pre-Approved
Financing Available O.A.C.**

Concierge Services



**OUTSTANDING COMMERCIAL
INVESTMENT VALUE**

**Have
You
Heard?**

**BEST
BUSINESS
STRATA VALUE
GOING
FAST!**

Tenant: You bought a strata-titled office at 938 Howe?

Strata Owner: Yes, just yesterday.

Tenant: You must have a lot of money, do you?

Strata Owner: Not really. My mortgage payments will be the same as my present rent and I'll own my office in about 10 years. What will you have at the end of your lease? What will your kids have?

Tenant: Nothing.

Strata Owner: Maybe you should see what's available at 938 Howe.

**OPEN
DAILY
Noon-6 pm**



**Choose from a
Superb Selection
of Strata Offices!**



**OWN YOUR OWN
Strata-titled Downtown Office**



Day or Night

Spectacular

Views



Howe Street



Fully Furnished

Corporate Boardroom

and 3 Conference Rooms

We're Here When You're Not!



Professional

Concierge

Services

We're here when you're not! 938 Howe has a welcoming Concierge Station within the building's elegant lobby. Furthermore, the operating budget, administered by the Strata Council, contemplates 7:00 am to 7:00 pm concierge services. Your visitors will be warmly welcomed upon entering the state-of-the-art lobby where a professional will represent you to handle your courier packages or just assist you in your daily business. In addition, an independent business centre, to be located at 938 Howe, will offer efficient office services on a user-pay basis.

BEST STRATA OFFICE VALUE DOWNTOWN

With the built-in flexibility of acquiring one strata unit or combining several, you can create the ideal space to meet your business and professional needs. These high quality finished offices are 'move-in' ready upon completion. Also, as a strata owner at 938 Howe, you can conduct meetings with clients, business associates and colleagues in the fully furnished boardroom or one of three conference rooms. With the crowning touch of your engraved business plaque at your office entry you could be ready for business by early Summer 1995! 938 Howe offers investors superb returns - our salespeople will be pleased to provide you with our analysis of income, expense and yield to be earned.

HOW AFFORDABLE IS IT?

FOR EXAMPLE, SUITE 303: \$46,900

Down Payment:	\$14,070
Monthly Payment:	\$317

Terms: Assuming a mortgage of \$32,830 at 10⁷/₈% E.&O.E.

Prime Downtown

Location

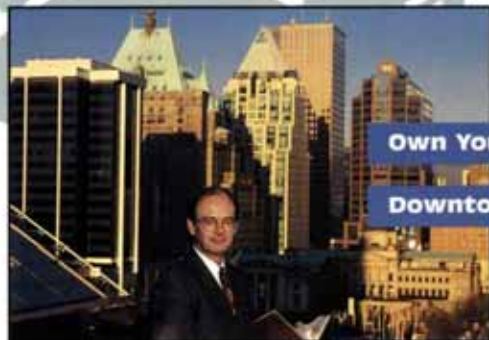
Only Steps to

Financial Centre

and SkyTrain



938 Howe



**Own Your Own
Downtown Office**

Far-reaching highrise views bring the downtown core, such as the Law Courts, The Hotel Vancouver, Park Place, The Hongkong Bank of Canada Building and the North Shore mountains into focus. At 938 Howe, offices are being offered for sale on floors two through nine and entice you to choose from a varied selection of city, mountain and water views.



**Directly Across From
the Law Courts**

ULTIMATE COMMERCIAL INVESTMENT VALUE NOT TO BE DUPLICATED

You've been dreaming of this opportunity ... now's the time to own your own commercial office premises in a strategic downtown location. Whether you are starting up a new business, down-sizing from an existing one, or expanding to keep up with increasing demand for your professional services, a downtown strata-titled office is for you. Buying an office at 938 Howe presents a unique opportunity for you to acquire a 'triple A' investment in a premier downtown office building at an excellent price.

Across the street from the Law Courts, 938 Howe is in the midst of the downtown action. Vancouver's legal and financial centre, St. Paul's Hospital, The Orpheum, BC Place Stadium, the new GM Place and a wide variety of first class restaurants and hotels are so close you could meet that important business contact or dine at any number of fine restaurants within minutes of locking your office door.

EXAMPLES OF PRICING AT 938 HOWE

Parking Access



**Renowned
Architects**

Internationally recognized Bing Thom Architects created 938 Howe's contemporary exterior. One of their notable achievements is being nationally chosen to design the Canada Pavilion at Expo '92 in Seville, Spain. Other architectural projects to their credit include the Henderson Civic Centre in Coquitlam, Anderson's Restaurant & False Creek Yacht Club, and the condominium residences at 889 and 855 Homer Street. The office has won numerous prestigious design awards including the Lieutenant Governor of British Columbia Medal (1992). The unique cloud sculpture which adorns 938 Howe was the result of their collaboration with the celebrated Vancouver sculptor, Chung Hung.

Professional Image





**Directly Across From
the Law Courts**



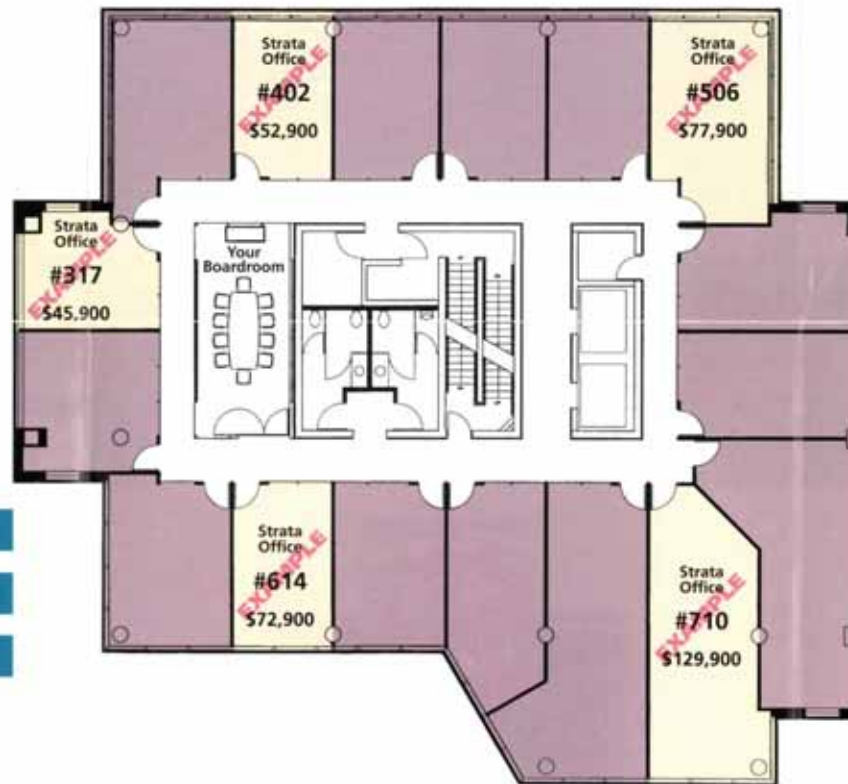
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