



CLARIDGE SQUARE

— AT OAKRIDGE —

PREMIUM STRATA OFFICE OWNERSHIP OPPORTUNITY

ELEVATED

OFFICE SPACES



AT THE ALL-NEW

*OAKRIDGE
TOWN CENTRE*



CLARIDGE SQUARE

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***EXCLUSIVE, STRATA
OFFICE PURCHASE
OPPORTUNITY***

- Limited offering of nineteen exclusive premium office strata units
- Unit sizes starting from 501 SF up to full floor opportunities
- Exclusive east-facing private patios on the 4th floor
- Located directly across from Oakridge-41st Canada Line station and the all new Oakridge Town Centre
- Overlooking the prime intersection of Cambie & West 41st Avenue
- Commercial zoning allows for a variety of uses, including general office, professional and financial services as well as medical, dental & health enhancement uses
- Beautifully constructed lobby and elevated amenities
- Secured underground parking included in purchase price

Introducing Claridge Square, a prestigious mixed-use development in Vancouver's transforming Oakridge neighbourhood. This premium office strata ownership opportunity is located within a 4-storey commercial podium, atop ground floor retail and connecting to the 27-storey residential strata tower and 14-storey residential rental tower.

Situated at the prime intersection of West 41st Avenue and Cambie Street, Claridge Square is in the heart of Vancouver's "new downtown core," with a mix of high-end retail, public parks, cultural attractions and luxury residential towers all just steps away.

Claridge Square is an upcoming state-of-the-art commercial mixed-use development. The project is anchored by two residential towers consisting of one 27-storey residential strata tower and one 14-storey purpose-built rental tower and unified by premium office spaces and ground floor retail, fostering a close community and high-growth professional environment.



ABOUT THE DEVELOPER

This collection of quality offices is built by Polygon Claridge Square Office Ltd. Polygon is a premium Vancouver developer.

Since 1980, Polygon's extensive experience homebuilding across British Columbia includes everything from complete master-planned communities to luxury high-rise towers in dynamic urban centres. Every project is crafted with decades of experience so that homeowners and investors can purchase with confidence and peace of mind.

This project is designed by the renowned Dialog Architects.



HANDCRAFTED DELIGHTS AND EXPERIENCES



A Sample of Retail Stores in the Area:

Maison Margiela PARIS MaxMara HARRY ROSEN



MIU MIU

PRADA

lululemon



ARITZIA



TimeOut



Residential

Within walkable distance, over 1,000 new homes are already under construction, with many more residences coming soon.



Time Out Market

Time Out Market will be opening directly across the street from Claridge Square — two levels of culinary extravaganza offering over 900+ seats with indoor and al fresco dining options. This exciting social space is where tastes, music and entertainment converge.



The Park

Located across the street from Claridge Square is a one-of-a-kind, 9-acre urban park that features 6 thematic spaces, offering a picturesque and inspiring environment for nearby residents.

*Image from oakridgepark.com



Neighbourhood

Claridge Square is in the heart of the most amenity-rich neighbourhood in Vancouver and a new place for community. High-end shopping, large outdoor parks, transit accessibility and new cultural and event spaces are all at your doorstep.

*Image from oakridgepark.com

OAKRIDGE

A COMMUNITY OF GROWTH



Claridge Square is located in the centre of Oakridge, Vancouver's fastest growing neighborhood. Oakridge's revitalization projects such as the Oakridge Town Centre development and an influx of new homes have created supercharged and sustainable growth for the future.

Walk Times



- 1 min to Oakridge - 41st Canada Line station
- 1 min to Oakridge Town Centre

Canada Line Transit Times



- 12 mins to Vancouver International Airport
- 16 mins to Downtown Vancouver
- 9 mins to Broadway City Hall (connecting station to new Broadway line)

Drive Times



- 20 mins to Downtown Vancouver
- 12 mins to Vancouver International Airport
- 12 mins to Hwy 1
- 4 mins to Hwy 99





OPPORTUNITY HIGHLIGHTS

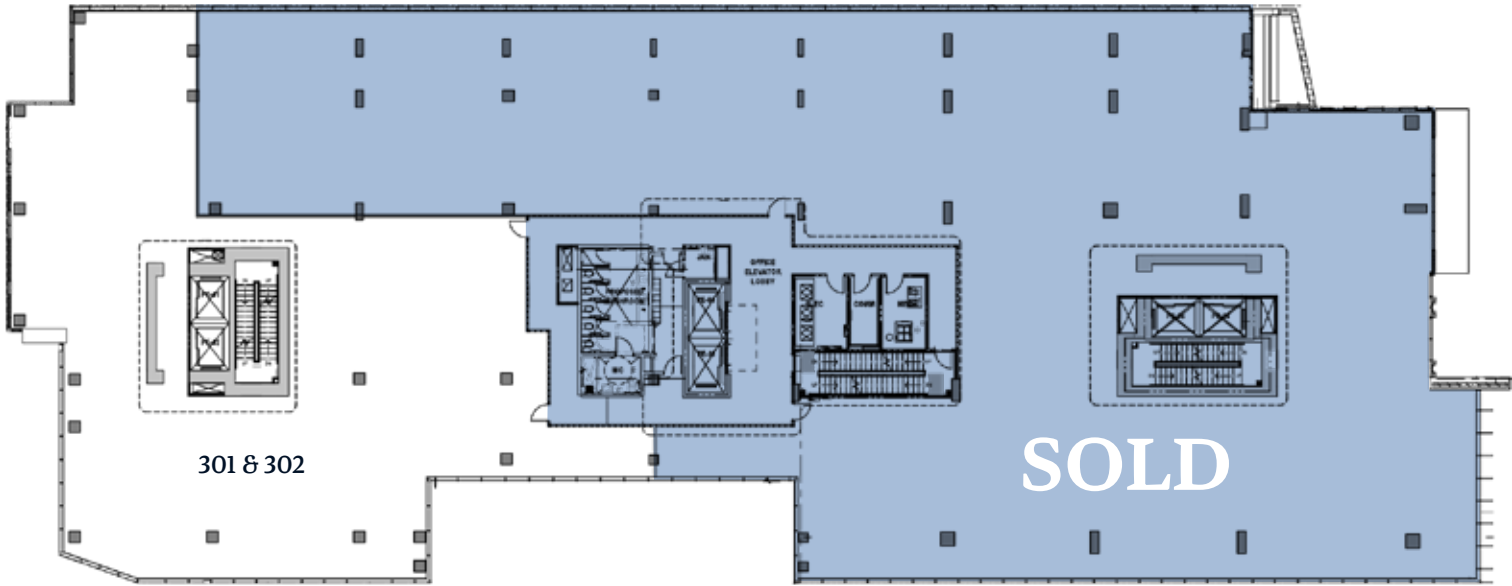
Unit sizes starting from 501 SF up to full-floor opportunities

- Two levels of exceptional office space with unencumbered general office uses
- Flexible commercial zoning allows for variety of office uses, including general office, medical, dental and health enhancement
- Elevated lobby and common areas, including bookable meeting room on 4th floor with high-end finishes
- Individually enclosed common washrooms located on each floor
- Private balconies on 4th floor, providing exclusive outdoor space
- Expansive glazing providing plenty of natural light
- Secured parking included in purchase price
- Up to 12' exposed ceilings
- Unobtrusive column spacing allowing for maximum efficiency
- Distributed sprinklers and HVAC ready for distribution
- Designated louvers in place for venting
- 120/200V electrical service provided to each unit
- Smoothed concrete flooring



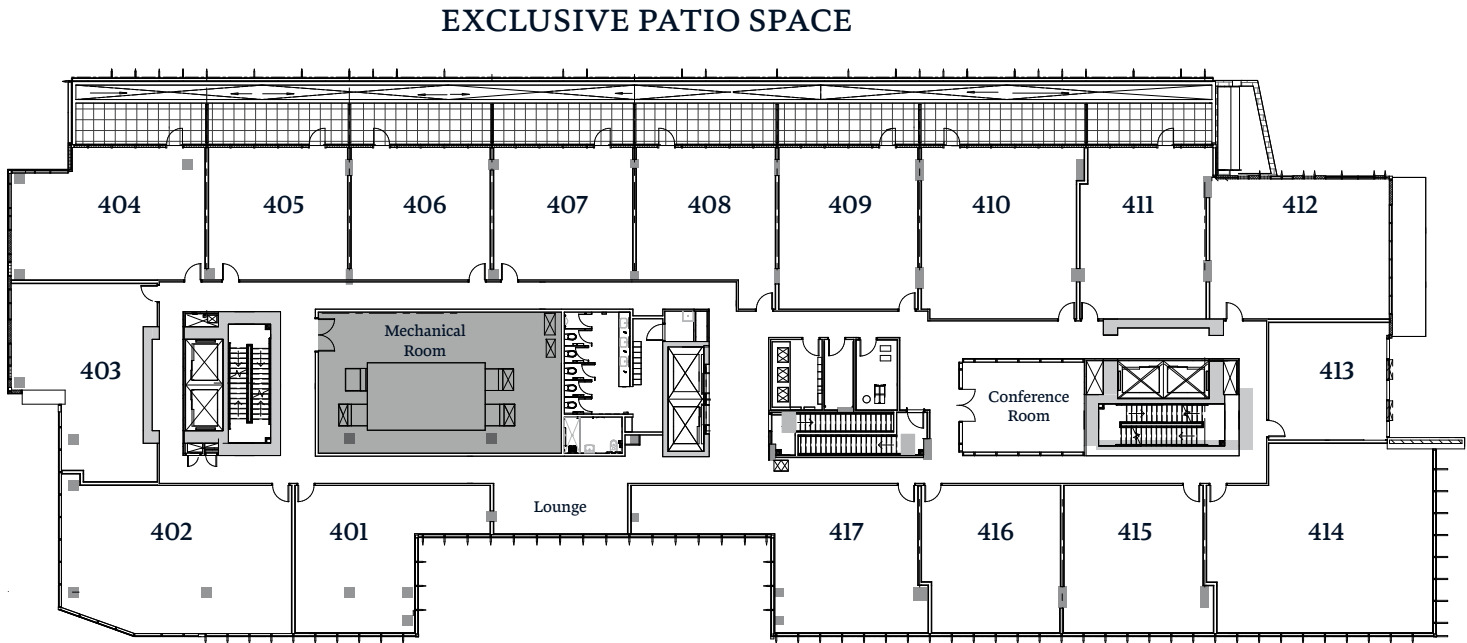
CLARIDGE SQUARE AVAILABILITIES

3RD FLOOR | 6,099 SF



SUITE	SIZE (SF)
301 & 302 (SL 2 & 3)	6,099

4TH FLOOR | 13,895 SF



SUITE	SIZE (SF)
401 (SL 4)	766
402 (SL 5)	1,165
403 (SL 6)	788
404 (SL 7)	848
405 (SL 8)	647
406 (SL 9)	647
407 (SL 10)	647
408 (SL 11)	686
409 (SL 12)	785

SUITE	SIZE (SF)
410 (SL 13)	931
411 (SL 14)	749
412 (SL 15)	882
413 (SL 16)	501
414 (SL 17)	1,381
415 (SL 18)	742
416 (SL 19)	704
417 (SL 20)	1,026
Total	13,895



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5750 Cambie Street, Vancouver, BC

**FOR MORE INFORMATION,
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IN PARTNERSHIP WITH:

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SQUARE OFFICE LTD.

DEVELOPER:



POLYGON

POLYGON CLARIDGE SQUARE OFFICE LTD.

ARCHITECT:

DIALOG

INTERIM PROPERTY MANAGEMENT:



PREMIUM STRATA OFFICE OWNERSHIP OPPORTUNITY

DELIVERING Q4 2025

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