

**Commercial Strata
Purchase Opportunities**



theWorkSpaces

@ Strathcona Village



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The first ever industrial, retail, office and residential mixed-use development in North America

A New Evolution

The WorkSpaces at Strathcona Village are comprised of more than 60,000 square feet of industrial-retail flex and office space designed to LEED® Silver standards by the award-winning GBL Architects. Distributed over two floors, The WorkSpaces were specifically intended to provide maximum flexibility, easy accessibility and allow for a variety of employers and businesses seeking high-quality premises.



Hastings Street - South Exposure

Why The WorkSpaces at Strathcona Village?

Unlimited Possibilities

With zoning allowing industrial flex, manufacturing, office and retail space, there are a variety of commercial businesses that will be able to capitalize in the ever-growing and flourishing Strathcona neighbourhood. The WorkSpaces are perfectly suited for businesses, including artists' studios, product showrooms, digital and technology companies, cafes, tasting rooms, etc.

Own It

The WorkSpaces at Strathcona Village offer you an opportunity to not only invest in the future of your business, but to also be a part of the first ever industrial, office, retail and residential mixed-use development. Give your company the space it deserves that truly reflects your brand, and allows you to grow and operate seamlessly.



Raymur Level - North Exposure

A Thriving Neighbourhood

In the heart of a neighbourhood in the midst of growth and transformation, Historical Strathcona is home to fabulous restaurants, coffee shops, craft breweries, artist studios, corner grocery stores, community gardens and shopping. Working in Strathcona is highlighted by Vancouver truly being at your doorstep – the CBD is only 6 minutes away and easily accessible via transit. With The WorkSpaces fronting Hastings Street, your business will benefit from incredible exposure on one of the most travelled streets in Vancouver.

GASTOWN

1. Nelson the Seagull
2. Acme Café
3. Meat & Bread
4. Pidgin
5. Pourhouse
6. Salt Tasting Room
7. Chill Winston
8. The Diamond
9. Wildebeest
10. Rainer Provisions
11. L'Abattoir
12. Peckinpah
13. Cadeaux Bakery

CHINATOWN




1. Calabash Bistro
2. Rennie Collection at Wing Sang
3. Dr. Sun Yat-Sen Classical Chinese Garden
4. Andy Livingston Park
5. The Keefer Bar
6. Bao Bei Chinese Brasserie
7. Bestie
8. East of Main
9. Pizzeria Farina
10. Charlie & Lee
11. Harvest Community Food
12. The Parker
13. The Pie Shoppe
14. The Chinese Tea Shop
15. Floata Seafood & Chinese Restaurant
16. Cineplex Odeon Cinemas

STRATHCONA

1. Finch's Market
2. MacLean Park
3. Strathcona Park
4. Fujiya Japanese Foods
5. The Gourmet Warehouse
6. Les Amis du Fromage
7. Union Food Market
8. La Casa Gelato
9. Pink Pearl Chinese Restaurant
10. Starbucks
11. Astoria Pub
12. Strathcona Beer Company
13. Ask for Luigi
14. The Wilder Snail
15. Vancouver Urban Winery
16. Benny Foods Ltd.
17. Railtown Cafe
18. Postmark Brewing

EAST VILLAGE

1. JJ Bean Coffee Roasters
2. Bosa Foods
3. The Cultch Theatre
4. Campagnolo Roma
5. Tacofino Commissary
6. Via Tevere Pizzeria
7. Woodland Park
8. Nick's Spaghetti House
9. Uprising Breads
10. Havana
11. Red Wagon Cafe
12. Union Wood Company
13. Coal Harbour Brewing Company
14. Parallel 49 Brewing Company
15. Storm Brewing
16. Powell Steet Craft Brewery
17. Callister Brewing Company
18. Doan's Craft Brewing
19. Off The Rail Brewing Company
20. Bomber Brewing

| Proximity to Downtown Vancouver | | |
|---|------|------------|
|  | Car | 6 Minutes |
|  | Bike | 10 Minutes |
|  | Bus | 12 Minutes |
|  | Walk | 30 Minutes |



Offering Details

Occupancy Date

Occupancy estimated for Summer 2017

Parking Ratio

Approximately 1 stall per 1,000 SF

Strata Pricing

Please contact listing agents

Building Highlights

- Variety of unit sizes ranging from 997 SF to 6,781 SF
- Up to 19' ceiling heights on Hastings Street units
- Up to 22' ceiling heights on North facing units
- Freight elevator (5,500 lb capacity)
- 200A / 600V service available
- Shared grade level loading area (covered)
- Secured underground parking
- Accessible end of trip facilities including washrooms and showers
- Bike storage with lockers
- Modern west coast design with extensive storefront glazing
- Outstanding view of the North Shore mountains
- Excellent exposure along Hastings Street
- 6 minutes to Downtown Vancouver and direct access to major transit routes
- CD-1 Zoning, uses include but are not limited to:
 - General manufacturing, artist studio, office, retail, services, utility and communication, wholesaling, barber shop, beauty salon, neighbourhood public house and restaurant

Development Team

The Wall Group of Companies

The Wall Group of Companies is built on a legacy of lasting success. With more than 40 years of experience in the creation of residential and mixed-use properties throughout Greater Vancouver, it's earned a stellar reputation as a reliable, forward-thinking company.

Vancouver Landmark

Designed to meet LEED* Silver standards, Strathcona Village was conceived by GBL Architects, an award-winning firm known for its sustainable practices and a proud member of the Canada Green Building Council. Seeking an aesthetic to fit in with Strathcona's heritage, GBL looked to the Port of Vancouver as inspiration. The bold colours and forms of the harbour's cranes and container docks are evident in the project's design, which gives a nod to stacked shipping containers.

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