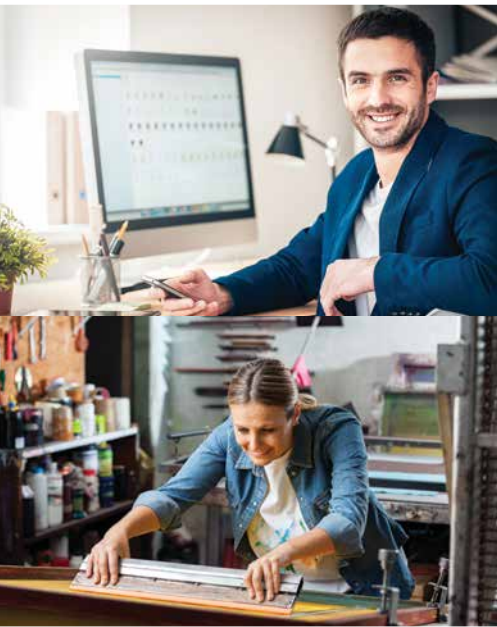


# IRONWORKS

YOUR TIME IS NOW



**CONWEST**  
Group of Companies



**CUSHMAN &  
WAKEFIELD**





# TABLE OF CONTENTS

- 3 INTRODUCTION
- 4 ABOUT THE BUILDING
- 5 NEIGHBOURHOOD HIGHLIGHTS
- 6 INVESTMENT HIGHLIGHTS
- 7 FEATURES
- 8 LOCATION
- 9 AMENITIES
- 10 HISTORY
- 11 BUILDER'S STORY
- 12 TEAM





# YOUR TIME IS NOW!

You've dedicated your life to your business and you've worked hard for your success. Your passion extends into the surrounding community and you're recognized and appreciated for your dedication and accomplishments. Your hard work is paying off and now it's time to show the world.

As one of the newest and most unique industrial and office mixed-use projects in Vancouver, IRONWORKS is a perfect representation of your success. IRONWORKS' innovative, functional space and contemporary design reflect your hard work and dedication. IRONWORKS enhances your business and is your next step forward.

# ABOUT THE BUILDING

IRONWORKS consists of two contemporary buildings with showroom, loft office and warehouse flex spaces. Its unique stacked layout is both functional and a forward-thinking vision for industrial design and development.

IRONWORKS displays contemporary modern finishes including glass, iron and wood tones to complement its innovative and strong design.

The Pandora building offers stunning views of the Vancouver Harbour and the North Shore. The Pandora and Franklin buildings are separated by a central animated and landscaped mews with a common dock loading area, individual loading for each unit, and parking for visitors.







# NEIGHBOURHOOD HIGHLIGHTS

- Situated in Port Town, Grandview-Woodland, one of the fastest growing neighbourhoods in Vancouver.
- A historic industrial district has transformed to become the Port Town neighbourhood with a growing amenity base and authentic character.
- The neighbourhood unites public, commercial, industrial, employment and housing space.
- Stunning ocean views of Burrard Inlet and the North Shore mountains.
- Surrounded by bike paths and parks.
- Ample retail and restaurants all within walking distance.

# INVESTMENT HIGHLIGHTS

- Contemporary and unique industrial mixed-use development consisting of showroom, office and industrial spaces.
- Rare large-scale urban industrial/commercial development over an uninterrupted full Vancouver city block.
- Modern design with practical specifications for your business needs.
- Legacy investment in Vancouver.
- Opportunity for Vancouver ownership in a forward-thinking flagship development.
- Secure future investment value due to low supply of similar space close to Vancouver.
- Historic roots; modern future.
- Key location for your business.
- Vibrant amenity base in a walkable community.
- Revitalized and re-envisioned industrial, creative and employment space in Vancouver.
- Located on major transportation routes with excellent highway, port, transit and bike access.



# FEATURES

## PROJECT FEATURES

- Full city block of contemporary industrial mixed-use space with showroom, office and warehouse flex spaces.
- Secure, underground parking including visitor parking, electric car parking and bike storage.
- Common mews with at-grade loading facilities and parking for customers.
- Freight and passenger elevator access from parkade to lobby and mews.
- Common dock loading with levelers in mews.
- End of trip facilities with lockers, washrooms and showers.
- Building manager facilities.
- Common roof deck to enjoy city, ocean and mountain views.
- Base specifications developed with thoughtful attention to the needs of each type of space.
- Ceiling heights have been optimized for industrial and office space, with a range of clear ceiling heights.

## SUSTAINABILITY FEATURES

- Minimized building footprints with stacked design.
- Automatic lighting in common areas.
- Unheated stair cores and elevator cores reduce overall building energy consumption.
- Heating and cooling on demand via heat pumps in units.
- Passive cooling via sunshading to south facing exposures.
- Electric vehicle charging stations.





# LOCATION

IRONWORKS is in the heart of a growing community that thrives on hard work, entrepreneurial spirit & neighbourly values.

IRONWORKS is where you want to be.

- 10 minutes from downtown.
- 10 minutes from Highway #1.
- 5 minutes from Port of Vancouver.
- On major transit lines and bike safe streets.
- Surrounded by amenities and neighbourhood inspiration.

Grab a coffee and a quick breakfast from a nearby bakery. Do business over lunch along Commercial Drive or Hastings. Relax with an after-work beer at one of the breweries. There are plenty of amenities in this unique Port Town neighbourhood.





# Amenities

1. Parallel 49 Brewing
2. JJ Bean
3. Scandilicious
4. Bistro Wagon Rouge
5. Odd Society Spirits
6. Doan's Craft Brewing
7. Storm Brewing
8. Pallet Coffee Roasters
9. Volcano Sushi & Grill
10. Shell Gas
11. Basho Café
12. Pho WIN
13. Triple A Market
14. East Village Bakery
15. Mr Red Café
16. Tacofino
17. Brighton Pub
18. Uprising Breads
19. Cultch Community Theatre
20. Robin's Pharmacy
21. Bosa Foods
22. Britannia Community Centre



# BECOME A PART OF HISTORY

This Terminal City Iron Works property is like none other in the area – a full city block with rich industrial history and community roots formed by the contributions and accomplishments of TC Iron Works Ltd.

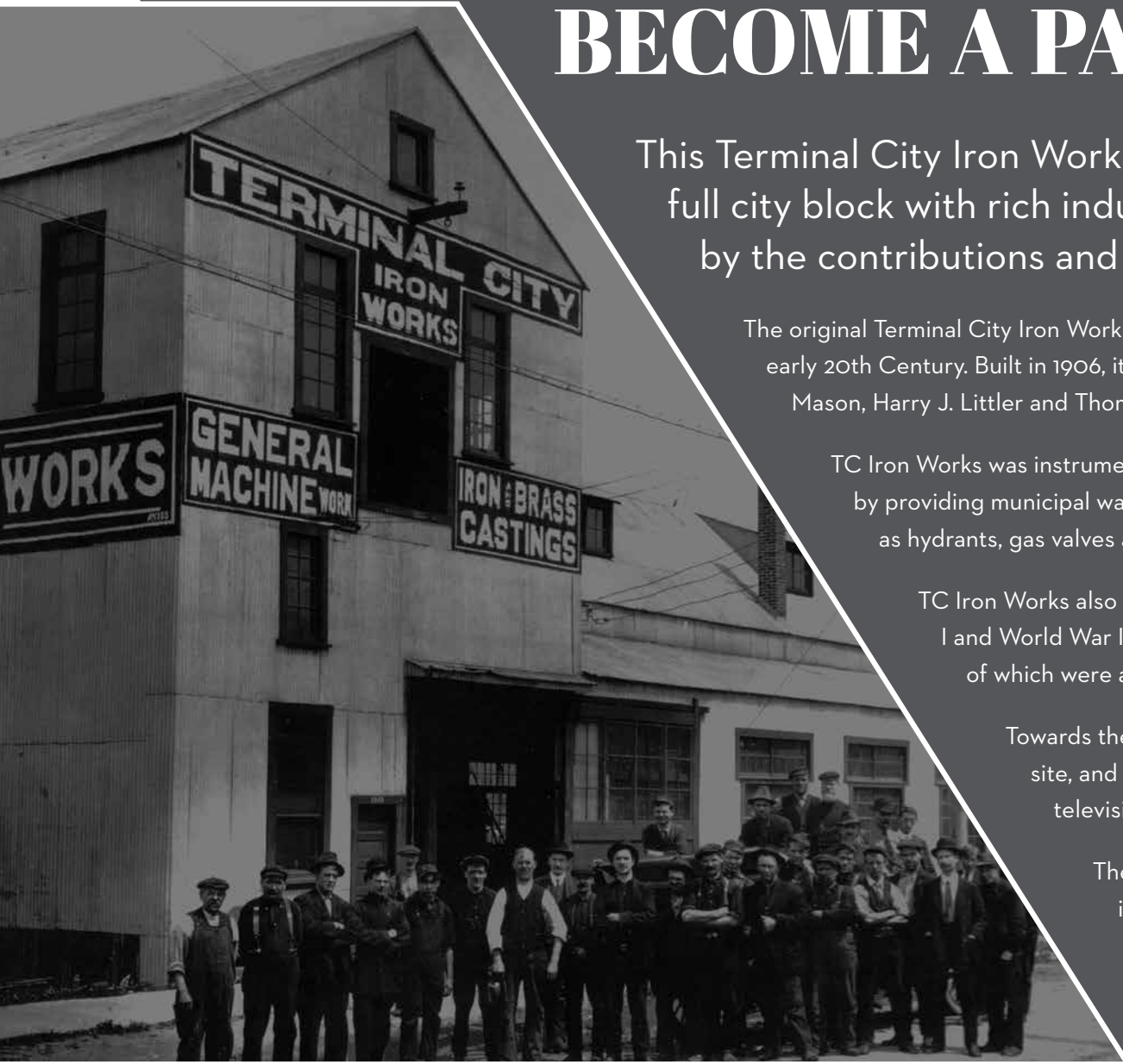
The original Terminal City Iron Works Company was an exciting new-age industrial manufacturer in the early 20th Century. Built in 1906, it was founded by three key members of the community – James Mason, Harry J. Littler and Thomas W. Littler.

TC Iron Works was instrumental in helping create new communities by providing municipal waterworks products to emerging towns all over British Columbia, such as hydrants, gas valves and fittings.

TC Iron Works also contributed significantly to the Canadian war effort in both World War I and World War II through the production of war products, like explosive shells - some of which were award-winning.

Towards the turn of the century, TC Iron Works opened its doors to filming on site, and over the years became an iconic location for many well-known film and television shoots.

The TC Iron Works property has been relevant and forward-thinking in industry for over a century. Today's IRONWORKS development is repurposing this property so it continues to be relevant far into the future. The Conwest Group has re-envisioned typical industrial use and created an innovative, contemporary building that will be a flagship in the Port Town community of Vancouver.





# BUILDER'S STORY

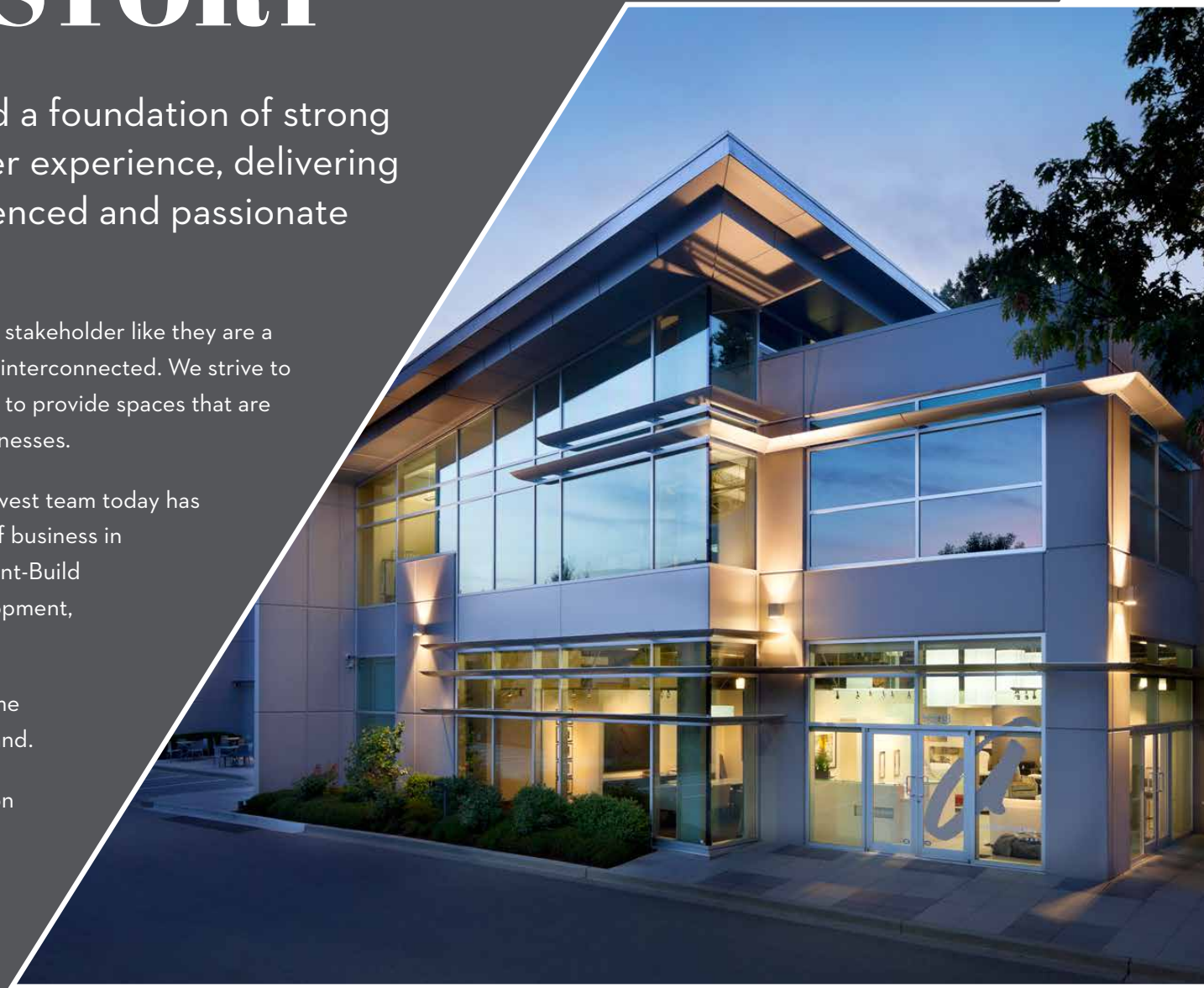
The Conwest Group centers around a foundation of strong relationships, excellence in customer experience, delivering high product quality, and an experienced and passionate team of people.

At Conwest, we value each and every customer, client and stakeholder like they are a partner in our business, and we understand our success is interconnected. We strive to make a positive impact in the lives of each of our partners, to provide spaces that are integral to our partners' growth in their own lives and businesses.

Conwest has been in business for over 30 years. The Conwest team today has over 90 people focused on several complementary lines of business in Real Estate - Land Development, Build-to-Suit and Merchant-Build for Industrial and Commercial Projects, Residential Development, and Civil Contracting.

Conwest also owns and operates a large portfolio of income producing commercial properties across the Lower Mainland.

Conwest has a proven track record of customer satisfaction through delivering quality, complex projects on a timely schedule, including build-to-suit developments for major clients, civil services contracts for partners, merchant builds and our own portfolio properties.



**CONWEST**  
Group of Companies

# PROJECT TEAM



ventana



TKA+D







[WWW.IRONWORKSVANCOUVER.COM](http://WWW.IRONWORKSVANCOUVER.COM)