



Assembly.
STRATHCONA

Live Together. Work Together.

Assembly. Strathcona. Vancouver.



INSPIRING EAST VANCOUVER OFFICE SPACES

Assembly is a boutique community offering 12 commercial strata units below 50 courtyard townhomes and condominiums. The Bauhaus inspired design reflects a synthesis of multiple art forms aimed at creating an inspiring workspace for the street level offices. The clean lines and industrial design elements honor the history of the neighbourhood while re-imagining what future workspace can be.

Assembly is located in the burgeoning area of Strathcona, one of Vancouver’s oldest and most unique neighbourhoods with a deep history in industry and creativity. Assembly is the prototype for the ultimate live-work lifestyle, minutes from downtown Vancouver but far enough away to appreciate the fabric of an authentic neighbourhood.

Assembly is becoming Strathcona’s premier opportunity for innovators and professionals alike with a mission to remain genuine to the community it resides in.



CREATIVE OFFICE SPACES REMAINING



COURTYARD TOWNHOMES AND CONDOS



The Building

Clad in a two-tone charcoal brick, the exterior of Assembly draws reference from the surrounding industrial and heritage homes of Strathcona. Designed for a new generation of workers, Assembly is a place where work and living can co-exist seamlessly.

With reverence to the tight-knit community of Strathcona, an incredible open-air courtyard and commercial level mews were created to bring community members together to connect and find inspiration. Beautifully simple interiors with glazing on both ends provides an abundance of natural light, encouraging businesses to imbue their own creative personality into the space.

Assembly is a two time Georgie Award winner - including a Grand Georgie.



Designed To Inspire

- Contemporary and expressive architectural design by award winning International firm, Ekistics Architecture
- Bauhaus-inspired, functionally designed spaces with clean and elevated materials
- Main floor mews/courtyard designed to enhance + maximize dual fronting glazing for all offices
- Curated artwalk installation by Canadian artist Ola Volo

Elevated Amenities

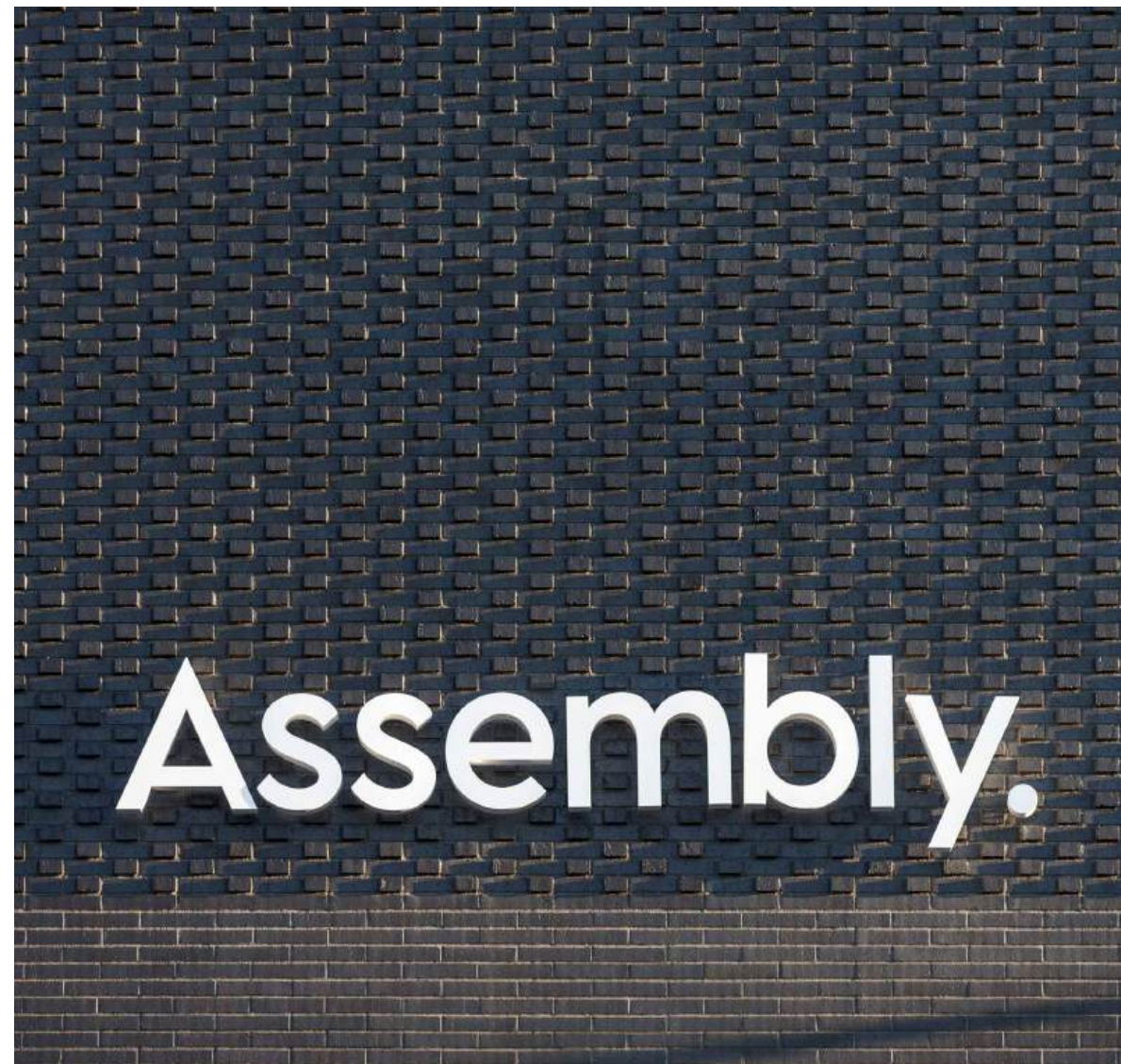
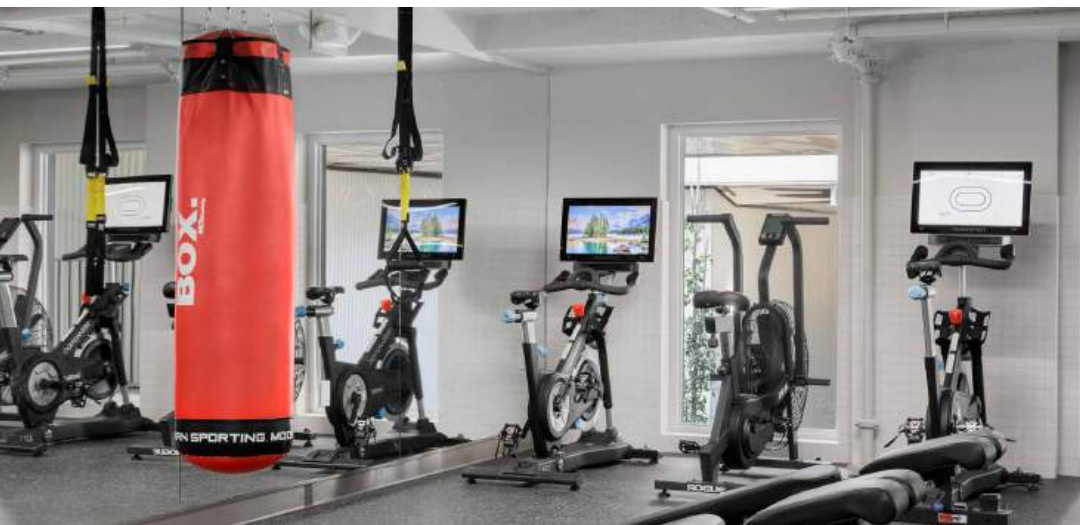
- Fully equipped cardio-focused gym for a healthy lifestyle
- End of trip facility with ample bike parking
- Optional electric vehicle fast charging

A Space To Connect

- A ground floor internal mews with street access allows business operators, residents and community members to gather and interact in the local merchant spaces.

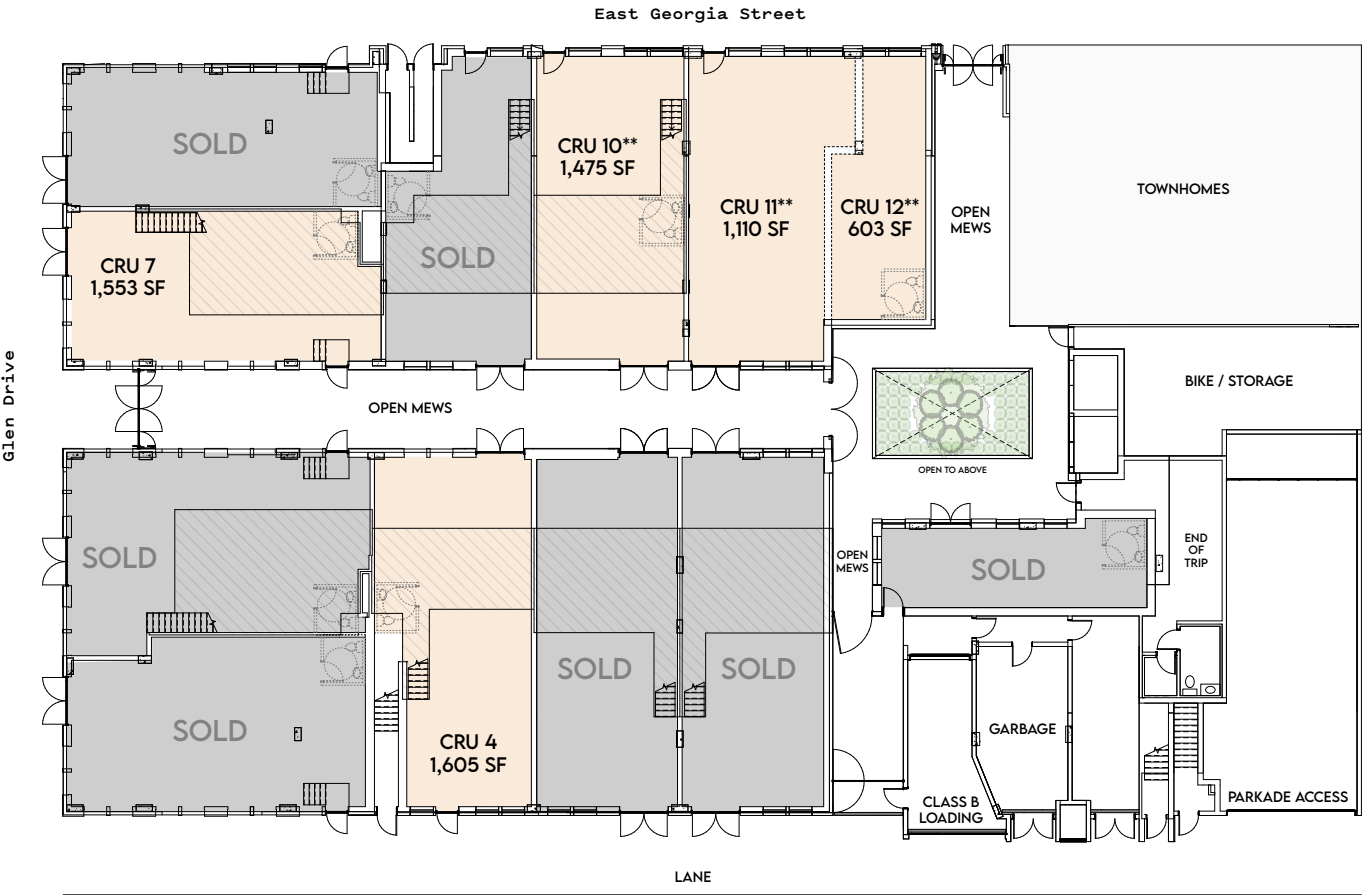
Flexible Zoning

- The flexible zoning offers a variety of different options for traditional and creative office uses and health and wellness providers



Floor plan

ONLY 5 UNITS REMAINING



OFFICE MEZZANINE

UNIT	MAIN FLOOR	MEZZANINE	TOTAL	CEILING HEIGHT	PARKING
CRU 4	1,297 sf	308 sf	1,605 sf	17' 7"	1 Stall
CRU 7	1,140 sf	413 sf	1,553 sf	20'	1 Stall
CRU 10**	1,125 sf	350 sf	1,475 sf	16' 1"	1 Stall
CRU 11**	1,110 sf	-	1,110 sf	16'	1 Stall
CRU 12**	603 sf	-	603 sf	16'	1 Stall

Units 4, 7 and 10 include mezzanine.
**Units can be combined

Additional parking stalls available for purchase.



Curated Artwalk Installation
by Canadian Artist Ola Volo



**OLA
VOLO**

Ola Volo (*BFA, Emily Carr University*) is a Canadian Mural artist and illustrator from Kazakhstan with a distinctive style drawn from folklore, multiculturalism and identity. Her intricate works bring animals, people, architecture and nature together to articulate diverse stories rich with symbolism and elaborate forms. Ola creates complex narratives that acknowledge the subtleties of human nature while celebrating the little surprises of everyday life.

Her work is internationally recognized for its inventiveness and unique stories; every character is full of spirited personality and inhabits a dynamic environment. Her practice lends itself often to the public realm, with many of her murals helping to shape and beautify spaces across the world. As well as creating commissions for a wide range of international clients including Starbucks, Louis Vuitton, Lululemon and Volkswagen, Volo also finds time to do gallery artwork.



A Place With A Story

Strathcona offers the perfect setting for your business space, where the energy of a well-established, urban neighbourhood meets the creativity of local businesses. It is known for its eclectic mix of heritage homes, art studios, community parks and local one-of-a-kind businesses. This diversity is the fabric that holds us together, it's the source of our inspiration, it's the complete opposite of suburbia and it's why we love Strathcona.



Earnest Ice Cream



The Gourmet Warehouse



Luppolo Brewing



St. Pauls Hospital



Rise Up Marketplace



The Garden



Caffè La Tana



MacLean Park



Off The Rail Brewing



Bike



Walk



Play



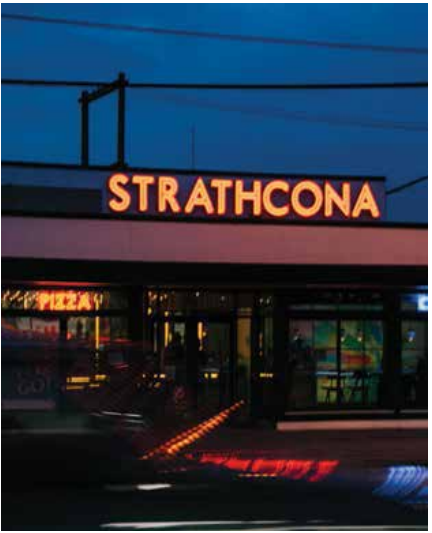
Work



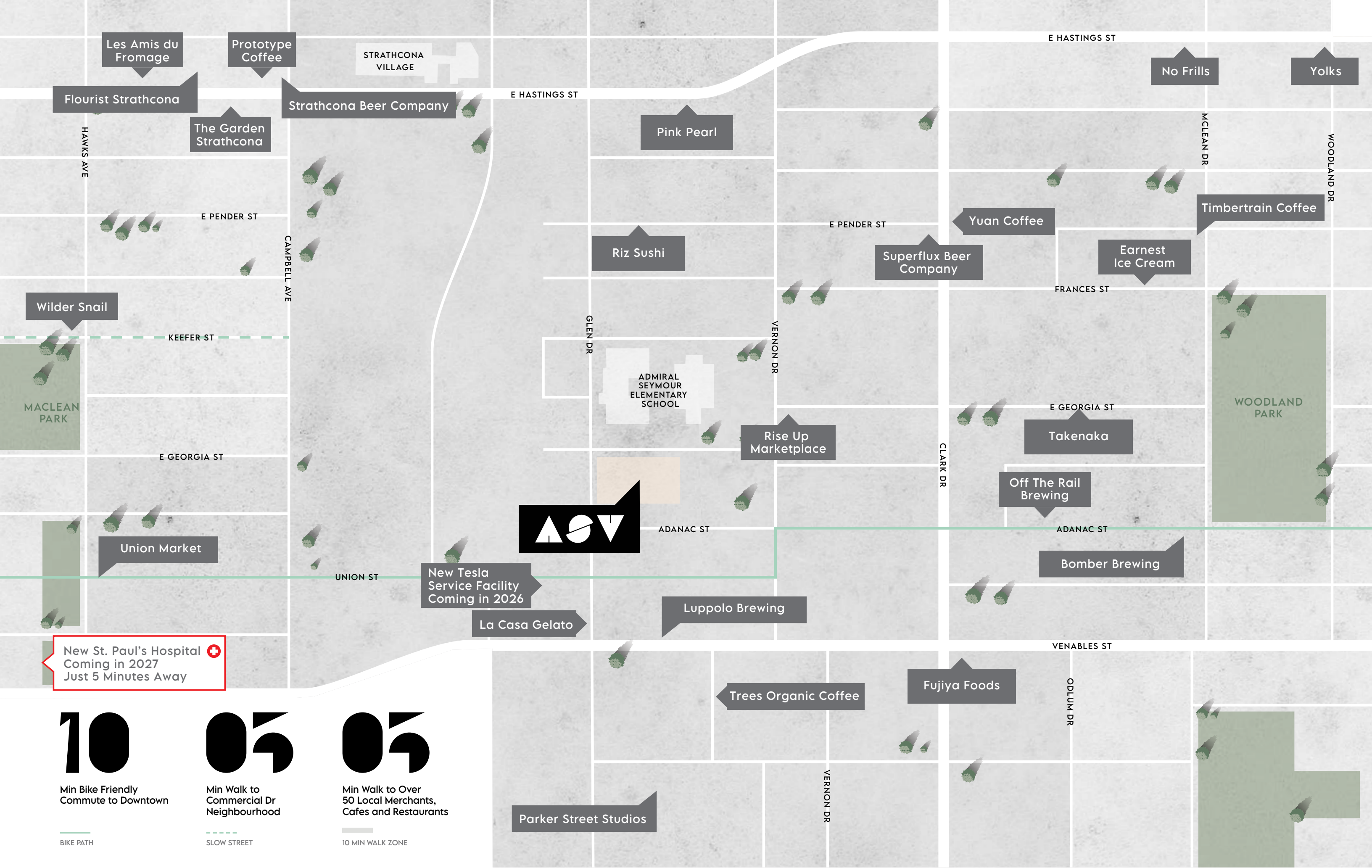
Union Wood Co



Union Market



Strathcona Beer Company



10

Min Bike Friendly Commute to Downtown

BIKE PATH

05

Min Walk to Commercial Dr Neighbourhood

SLOW STREET

05

Min Walk to Over 50 Local Merchants, Cafes and Restaurants

10 MIN WALK ZONE



Assembly. Strathcona. Vancouver.

Hudson. + fabric

Hudson and fabric are two local Vancouver developers known for creating spaces that support and enhance their local communities and pay reverence to the unique character of each neighbourhood. They design and build one-of-a-kind multi-family homes and merchant spaces across Vancouver that focus on beautiful aesthetics and ways to bring people together. They make spaces you'll want to visit, work in and call home.

Working closely with a team of local creatives, including Ste. Marie Design and Ekistics Architecture, the mission for Assembly was to stay authentic to Strathcona by embracing its industrial roots and eastside creativity. The collective of locals that came together to create Assembly resulted in a space that fully embodies urban living in Vancouver.

AVISON YOUNG

Avison Young creates real economic, social and environmental value as a global real estate advisor, powered by people. Our integrated talent realizes the full potential of real estate by using global intelligence platforms that provide clients with insights and advantage.



Sales Inquiries

Robin Buntain*

Principal

604 647 5085

robin.buntain@avisonyoung.com

*Robin Buntain Real Estate Corporation

Ian Whitchelo*

Principal

604 647 5095

ian.whitchelo@avisonyoung.com

*Ian Whitchelo Real Estate Corporation

Assembly.

assemblystrathcona.com

#2900-1055 West Georgia Street
P.O. Box 11109 Royal Centre
Vancouver, BC V6E 3P3, Canada

© 2025, Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

**AVISON
YOUNG**



Platinum member