



RIVER WORKS

# REFLECT YOUR SUCCESS

You've worked hard to build your business and achieve your goals. You're admired for your visionary dedication and recognized as an industry leader.

Now is your opportunity to take your business to the next level by owning an innovative strata office or industrial space at Riverworks, located on Southwest Vancouver's Waterfront.







MILLTOWN MARINA



MARPOLE VILLAGE



ARTHUR LAING BRIDGE

## VANCOUVER'S BEST KEPT SECRET

Offering the prestige of a Vancouver address without the downtown congestion and overhead, Riverworks will redefine the city's industrial-commercial landscape. Its waterfront location surrounded by established businesses, diverse amenities, and a myriad of recreational opportunities makes it an ideal location for your employees, clients and suppliers.



ARBUTUS GREENWAY



MILLTOWN BAR & GRILL

16

MINUTES TO  
UBC

# CENTRAL TO EVERYTHING

1568 WEST 75TH AVENUE, VANCOUVER

Located on a historic Fraser River stretch of industrial waterfront, Riverworks sits adjacent to a beach-front park, Milltown Bar & Grill and Marina, the Arbutus Greenway, and a well-established residential community. Close to Vancouver International Airport and the Canada Line SkyTrain, Riverworks' strategic location also offers convenient access to all areas of the Lower Mainland and US border via major arterial roads and highways.

12

- |                                   |                           |
|-----------------------------------|---------------------------|
| 1 Vancouver International Airport | 9 McCleery Golf Course    |
| 2 McArthurGlen Designer Outlet    | 10 Southlands Riding Club |
| 3 Milltown Bar & Grill            | 11 Point Grey Golf Club   |
| 4 Marpole Village                 | 12 Shaughnessy Golf Club  |
| 5 Safeway                         | 13 Queen Elizabeth Park   |
| 6 Fraser River Park               | 14 Oakridge Centre        |
| 7 Choices Market                  | 15 Langara Golf Course    |
| 8 Marine Drive Golf Course        | 16 Marine Gateway         |

VANCOUVER  
INTERNATIONAL  
AIRPORT



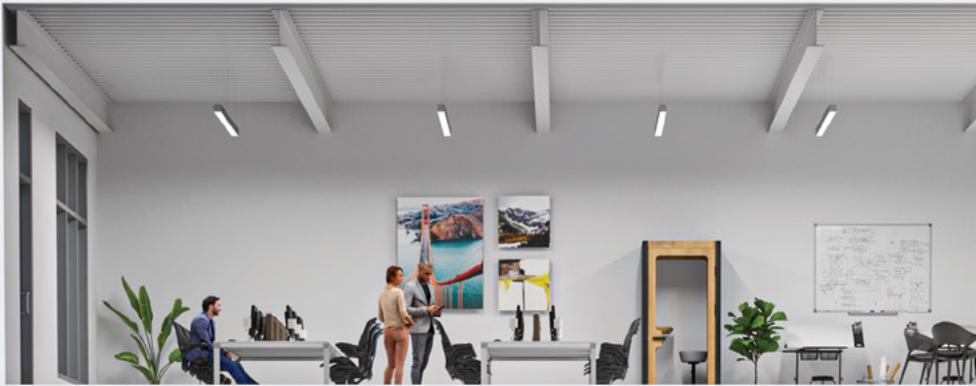
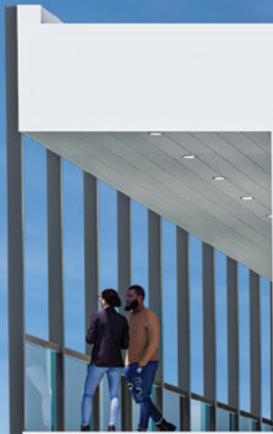
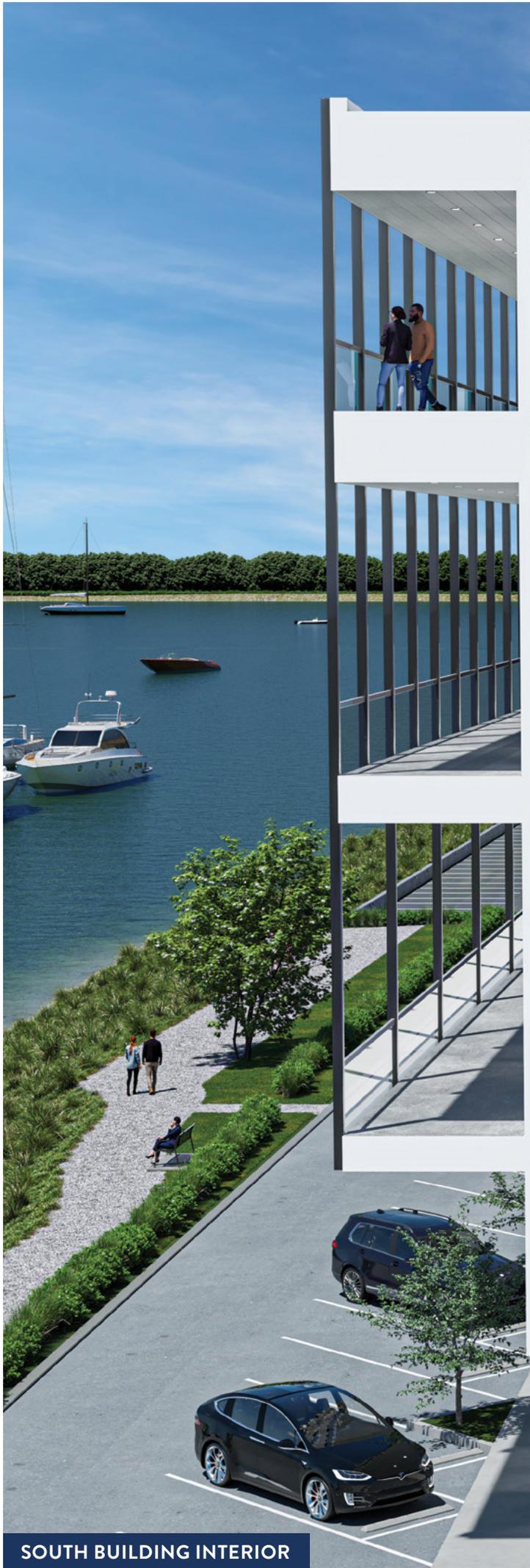
*Riverworks is Conwest's latest offering in a long line of industry leading, award-winning developments including Ironworks, Houss, Pivotal and Benchmark.*

## **A UNIQUE WATERFRONT OPPORTUNITY**

There is nothing else like Riverworks.

Blending innovative and functional space with contemporary design, Riverworks provides the essential features you're seeking – plenty of outdoor space, spacious decks and unobstructed water views – all in an inspiring location.





SOUTH BUILDING INTERIOR



## FORM MEETS FUNCTION

Strategically designed to meld flexible use of space, functional design and a modern flair that inspires team engagement, collaboration and productivity, Riverworks offers the perfect combination of office and industrial spaces highlighted by the natural animation of the waterfront.

- Contemporary and modern architecture by TKA+D Architecture + Design
- Professionally designed and furnished rooftop amenity deck
- Integrated waterfront walking path with nearby marina access
- Common areas by Cristina Oberti Interior Design, including a fully furnished lobby
- Easily accessible, high clearance loading bays
- Secure, fob-controlled access and video surveillance in common areas
- Two shared elevators (one passenger and one freight)



LEVEL 4 VIEW



LEVEL 4 OFFICE UNIT



## MODERN OFFICES WITH PRACTICAL TOUCHES

- Waterfront office units from 1,588 SF up to 10,197 SF
- Private decks and covered, exterior walkways overlooking the Fraser River
- Stunning double aspect views of the mountains to the north and the river to the south
- Floor-to-ceiling windows provide ample natural light
- Operable windows for fresh air intake
- 150 amp, 120/208 volt electrical service
- Convenient access to the end-of-trip facilities and common washrooms on each level
- Dedicated parking for each unit

# YOUR LEGACY IS HERE







## FUNCTIONAL & FORWARD-THINKING INDUSTRIAL SPACE

- Flexible industrial units from 1,588 SF up to 4,733 SF
- Two-level units include fully enclosed second floor, internal staircase access and freight lift rough-in
- Dedicated grade loading door and parking
- Functional ceiling heights to accommodate future racking requirements
- Floor load capacity:
  - 500 lbs per SF on Level 1
  - 250 lbs per SF on Level 2
- 200 amp, 347/600 volt, 3-phase electrical service
- Fully finished accessible washroom
- Enclosed storage area
- Individual signage opportunities



NORTH BUILDING INTERIOR







## THOUGHTFULLY DESIGNED AMENITIES

- Rooftop amenity deck with an outdoor kitchen, BBQ, and lounge areas for entertaining; where you can enjoy mountain views to the north and unobstructed river views to the south
- Convenient end-of-trip facilities, including lockers, washrooms and showers
- Secure bike storage room with charging capabilities for e-bikes
- Surface parking with EV outlets
- Beautifully landscaped walking path with seating to enjoy the riverscape



# WHY OWNING IS AN INTELLIGENT BUSINESS DECISION

Strata ownership means having more control over your future without worrying about escalating lease costs.

As a Riverworks owner, you can enjoy many other advantages.



## INVEST FOR GROWTH

Property ownership means you have a long-term investment that can be leased or sold.



## BUILD EQUITY

As you pay down your principal, your equity grows.



## ENJOY FINANCIAL CERTAINTY

Fixed interest rates mean you can lock in monthly payments and control your occupancy costs.



## REALIZE FINANCIAL ADVANTAGES

Capital investments bring long-term value, operating and mortgage interest expenses can be written off, and capital cost allowances provide tax savings.



## A TRUSTED DEVELOPER

For over 41 years, Conwest has built a renowned track record of delivering exceptional commercial and industrial projects throughout the Lower Mainland.

Built on a foundation of long-term relationships, customer service, and quality in everything we do, our strategic partnerships and entrepreneurial spirit have allowed us to continually innovate and raise the bar in the market sector.

With locally-owned roots, and a core competency in civil contracting, Conwest is active across many sectors of real estate development including commercial, industrial, build-to-suit, and residential.

## CONNEST



Conwest's reputation as a leader in the stacked industrial design movement began with the award-winning **Ironworks**, Canada's first stacked office and commercial industrial project. Occupying an entire city block in Vancouver's historically industrial Port Town

neighbourhood, Ironworks is an ideal mix of office space, showroom, and warehouse flex space. Its modern stacked building layouts represent a forward-thinking industrial design and development vision. Now, Riverworks builds on this legacy of innovative excellence.

# PROJECT TEAM

Our approach centres around a foundation of strong relationships, excellence in customer experience, and delivering high product quality.

## Colliers

### SALES

Colliers is a leading global real estate services and investment management company with operations in 68 countries that provide expert advice and assistance to maximize property value for real estate occupiers, owners and investors. With years of direct experience in the local strata market, long-term relationships, and comprehensive market insight, Colliers can provide creative solutions for local, national, and global organizations' real estate needs.

[collierscanada.com](http://collierscanada.com)

## TKA+D

### ARCHITECT

TKA+D Architecture + Design is a diverse team of architecture and interior design professionals committed to delivering technically excellent, environmentally considerate, outstanding, and honest design solutions. Using both internal quality-control systems and preferred building information tools, TKA+D strives to deliver approved concepts on time, on budget, and to the highest standard.

[tkad.ca](http://tkad.ca)

## ventana

### CONSTRUCTION

For over three decades, Ventana Construction has successfully executed many large and notable projects across the Lower Mainland. Ventana brings to Conwest and the Riverworks team a proven track record and a strong team of construction experts to deliver a high-quality product.

[ventanaconstruction.com](http://ventanaconstruction.com)

## CO

CRISTINA OBERTI INTERIOR DESIGN INC.

### INTERIOR DESIGN

Cristina Oberti Interior Design is an award-winning interior design firm specializing in multi-unit residential developments and commercial designs. With extensive industry experience, knowledge and a systematic design process, Cristina Oberti Interior Design creates interiors that convey a unique, coherent yet stylish message.

[cointeriordesign.com](http://cointeriordesign.com)

All materials, measurements, specifications, renderings and layouts are preliminary and displayed for illustrative purposes only.  
The information contained herein is subject to change at any time without notice.

**RIVERWORKSVANCOUVER.COM**

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**CONNEST**

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