

Marine Gateway

450 S.W. Marine Drive, Vancouver, BC

Class A Office Space in South Vancouver's Urban Town Centre

Office Space for Lease

Triovest



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Building Description

Marine Gateway is an "award-winning" mixed use complex at SW Marine Drive. Consisting of 223,000 SF of multi-storey retail, a 14-storey office building, 461 residential homes (market and rental) and a stunning public realm. Marine Gateway anchors South Vancouver's neighbourhood town centre and serves as a vibrant, safe and complete community.

Availabilities

17th Floor 10,000 SF Immediately

Building Information

Basic Rent	Inquire
Additional Rent	\$23.24

Parking

- Four level parkade with over 900 stalls
- Managed by Impark
- Monthly parking available on a reserved and random basis



Awards and Certifications



RHFAC Gold



Wiredscore



Core+Shell
Certification achieved
by Developer



BOMA Best
Gold



Pending

Amenities



On-site fitness centre open 5:00 AM to 10:00 PM daily



22 Electric vehicle (EV) stalls located in the underground parkade



Abundant variety of retail amenities ranging from food, groceries and conveniences.



Access to TD Bank, BMO, Scotiabank and more



Ample secure Bike Storage on Level 1 complete with individual washrooms & showers




On-site security and card access system

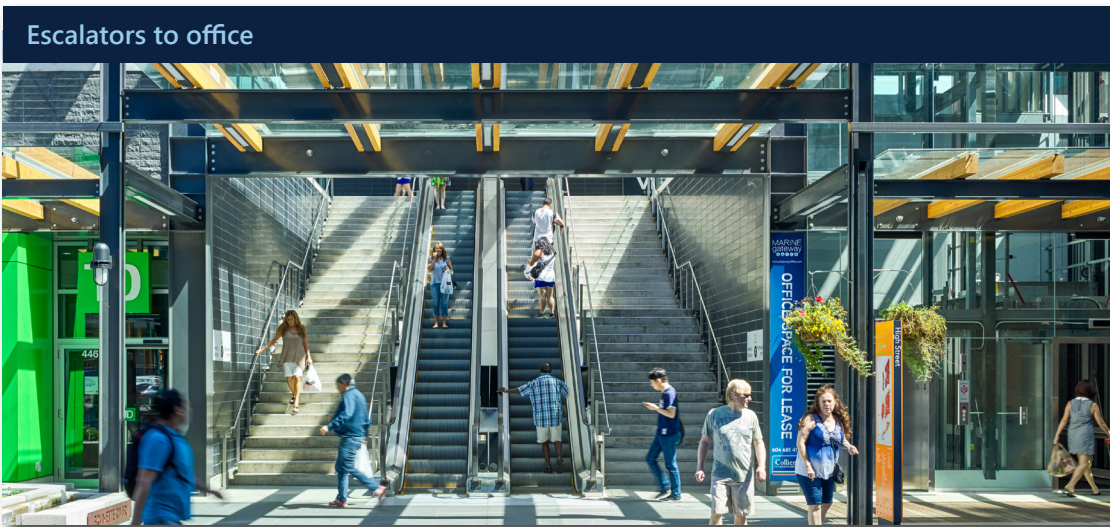
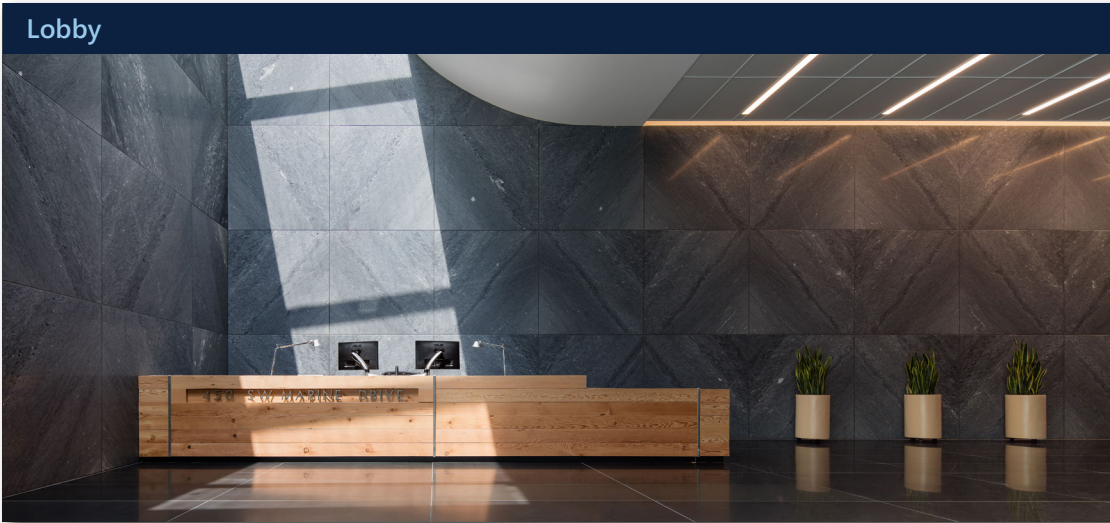


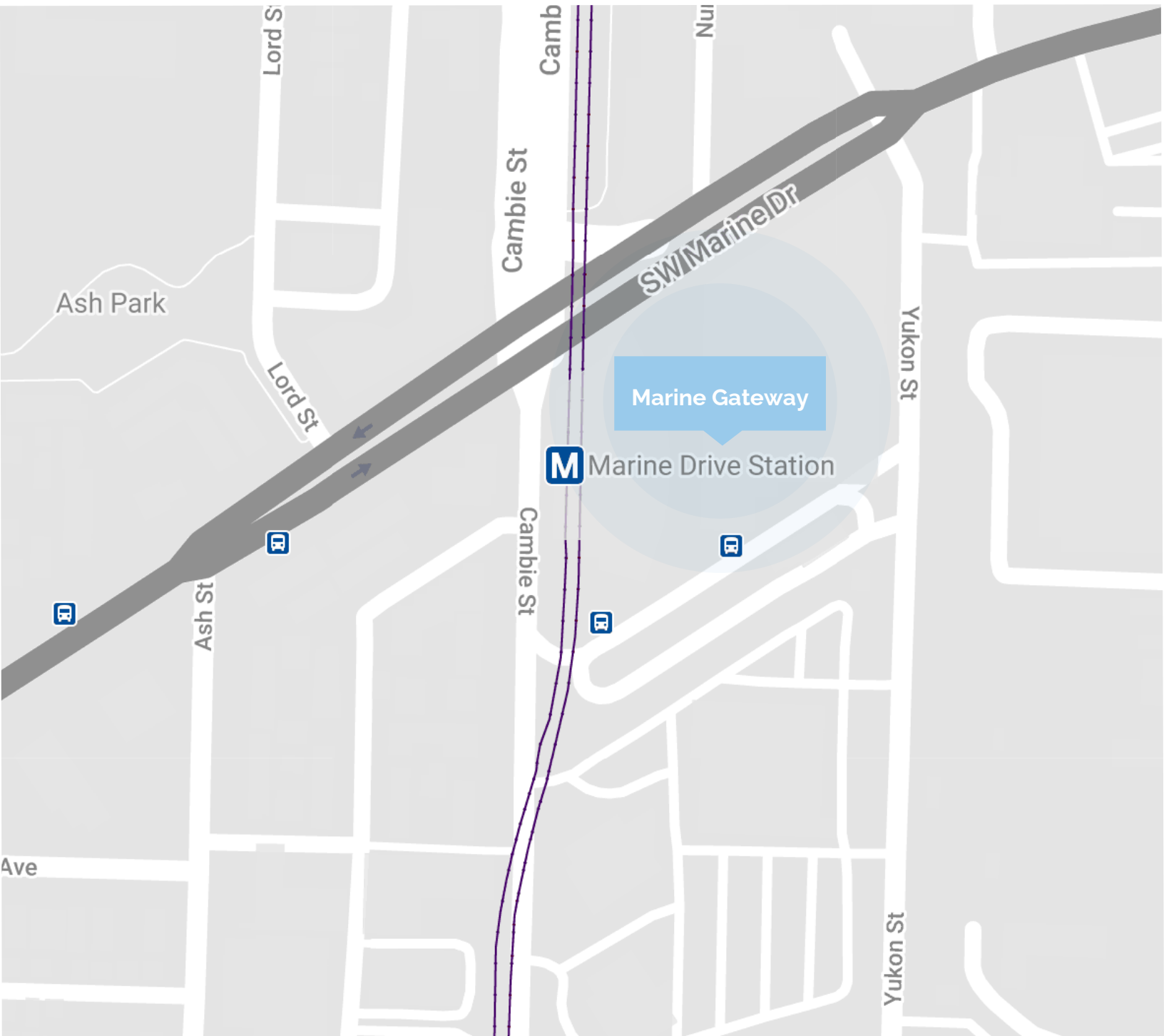
Adjacent to both the Marine Drive Canada Line station and the South Vancouver Bus Loop

10,000^{SF}

 [Virtual Tour](#)







Sustainability Excellence

Triovest Sustainability Solutions (TSS) is a centre of excellence providing leadership, resources, and services to both internal Triovest teams and external clients. Our expertise incorporates the full spectrum of sustainability, energy management, technology integration, and health and safety. TSS is guided by a proactive outreach strategy, focused on holistic sustainability and wellness principles to help our properties achieve their operational efficiency, green certifications, and net zero emissions objectives.

Accessibility

Triovest treats every property we manage as a community, a workplace that embodies diversity, equality, and inclusion. Our assets are inclusive environments that support diverse perspectives and accessibility, delivering the best possible experience to those who interact within our buildings.

Smart Buildings

Our cloud-based tenant experience app, Triovest Access, seamlessly connects tenants with their building and community. It facilitates communication, allowing tenants to quickly and easily submit service requests, find out what is happening in their building and surrounding neighbourhood, take advantage of exclusive offers, and connect with others within the building community. The app also allows property managers to post news and notices, scheduled maintenance alerts, and tenant handbooks.

TSS is using digital platforms to continuously pull data from building automation systems and identify operational improvement opportunities that drive sustainability performance and financial optimization. We strive to achieve smart building standards across our portfolio in an effort to reduce operating expenses, improve environmental metrics and enhance tenant experiences.

Our Commitments

We have set science-based aligned targets for our properties to manage utility costs, greenhouse gas (GHG) emissions, and waste.

We are committed to:

- ▼ Net Zero Operations by 2050
- ▼ 50% reduction in Carbon footprint by 2030 in our office portfolio
- ▼ Waste Diversion rate of 70% by 2030
- ▼ Occupational health and safety of our employees, tenants, contractors, and visitors

For more information and to view our latest ESG report, visit triovest.com/sustainability

Triovest is committed to achieving

Net Zero
GHG Emissions
BY
2050

Building Opportunities

Dedicated Property Management Teams

Triovest recognizes that our tenants must feel sincerely heard and supported. It is our responsibility to listen and meet your needs to the best of our ability. Our Property Management Teams are there to ensure your workspace is running efficiently for your people, provide assistance, and encourage tenant engagement so you can focus on your core business.

We Are Where You Are

Our in-house Leasing Teams possess local market expertise in all asset classes to support any real estate need you have. We work with you to understand your requirements to deliver built-to-suit custom solutions. This, combined with our national scale, local knowledge, and strong relationships, keeps us ahead of market dynamics and trends to deliver value-add insights.

By The Numbers*

\$3B

Under Development

\$12B

Under Management

38M SF

Under Management

345

Properties

6

Offices
Canada-Wide

460

Employees

*As at Q2 2023

Our Mission

We create sustainable places that enhance communities and enrich relationships.

About Triovest

Triovest is one of the largest privately-owned commercial real estate companies in Canada. We are a fully integrated real estate platform with 25+ years' experience in real estate investment, development, and management offering a full spectrum of capabilities including acquisition and dispositions, asset management, construction management, property management, leasing services, and sustainability advisory services.

Triovest builds partnerships, manages commercial real estate projects from concept to completion, and delivers sector-leading returns, offering a full range of management services throughout the lifecycle of the asset. Our clients benefit from the combined expertise and integration of our Capital and Advisors teams, paired with Triovest's national scale, unsurpassed local knowledge, and deep understanding of every stage of the real estate lifecycle.

For more information, visit triovest.com



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