

Only 1 Unit Remaining!

For Pre-Sale



NEXUS
— DEVELOPMENT GROUP —

NEXUS
— CONSTRUCTION —



WILLIAM | WRIGHT

Brand New Boutique Strata Retail
IN VIBRANT POINT GREY



Boutique Shops at Obsidian

Introducing Obsidian, an exclusive commercial opportunity in the heart of Vancouver's prestigious West Point Grey. Representing strength, sophistication, and timeless design, Obsidian is a premier boutique, mixed-use development crafted with top-quality concrete construction. Embracing the durability of obsidian stones, the building's sleek and elegant architecture, inspired by its dark colour and reflective surface, promises a luxurious retail experience. Ideal for upscale retail brands, food and beverage establishments, personal services, health and wellness studios, cultural exhibits, and high-end offices. Obsidian offers two prime strata commercial spaces at 4445 West 10th Avenue that rarely come available in the area. Located in the affluent West Point Grey neighbourhood, renowned for its scenic surroundings, educational prominence, and vibrant community life, Obsidian ensures a strategic and prestigious location for businesses. The opportunity to elevate your brand with Obsidian awaits—a unique canvas for luxury in Vancouver.



SL 1



SL 2

Two Boutique Retail Units Beneath Six Luxurious Concrete Residential Homes



Column-free layouts with overhead ceilings (16 feet).



Oversized black-framed glazing providing ample natural light and a striking aesthetic.



Floors finished in polished concrete with live load capacity of 100lbs/sqft.



Individual electrical panel - 200Amp, 120/208 volt, 3-phase.



Equipped with air conditioning and heating system.
SL1: 4 ton heating and cooling
SL2: 2 ton heating and cooling



Plumbing rough ins for toilet and sink.



Shared loading/unloading space available in the residential underground parkade.



Sprinkler systems for fire suppression.



Floorplans

4445 W 10th Avenue, Vancouver

SL 1

(Unit 101)

Sold

TOTAL UNIT AREA

± 1,069 SQFT

CEILING HEIGHT

16'-2"

CLEAR INTERIOR DIMENSIONS

71'-11" X 13'-6"

PRICE

Contact Listing Agents

SL 2

(Unit 151)

TOTAL UNIT AREA

± 569 SQFT

CEILING HEIGHT

16'-2"

CLEAR INTERIOR DIMENSIONS

41'-2" X 13'-6"

PRICE

Contact Listing Agents

Amenities in Every Direction

Drive Time

UNIVERSITY OF BRITISH COLUMBIA

5 MINS

DOWNTOWN VANCOUVER

12 MINS

YVR AIRPORT

36 MINS

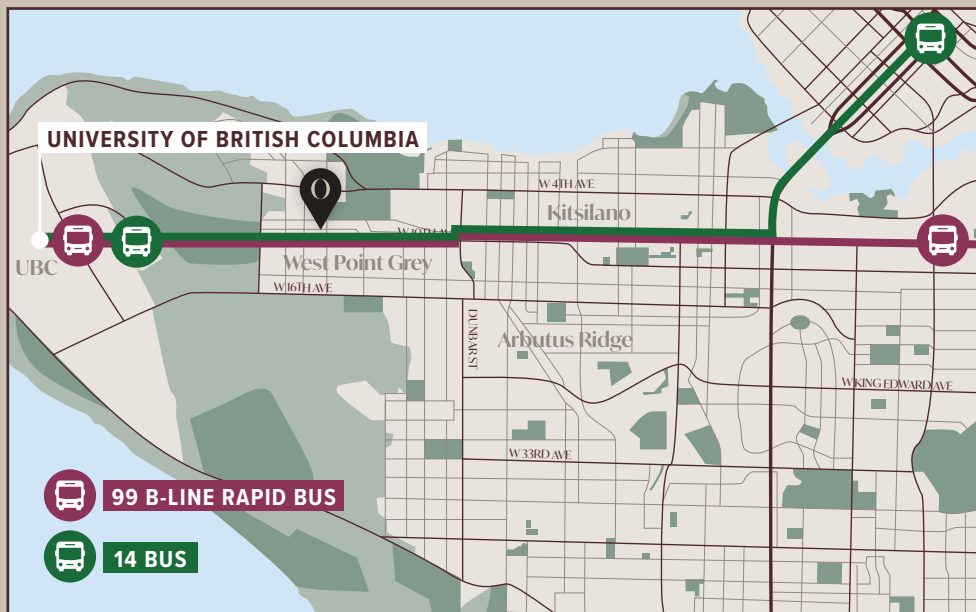
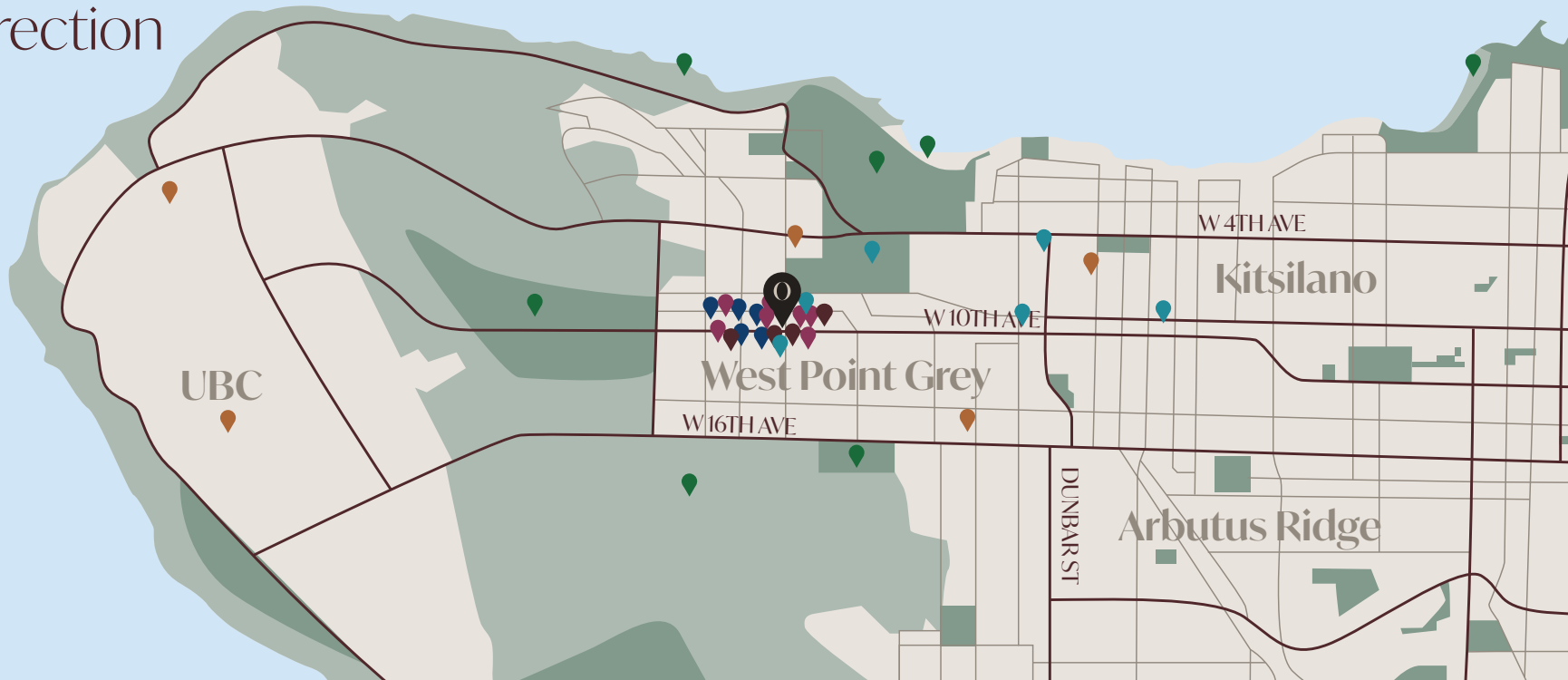
Accessibility

WALK SCORE

92

BIKE SCORE

80



Restaurants & Cafes

- Burgoo
- Little Umbrella
- Milano Casa Ristorante
- Four Olives Restaurant
- Browns Socialhouse
- Bean Around the World Coffees

Retail

- Gild & Co.
- Timboro Outdoor Gear Inc.
- Point Grey Pharmacy
- Hewer Home Hardware
- Hooked on Fish
- Tenth & Proper Boutique

Banks

- RBC Royal Bank
- CIBC
- BMO Bank of Montreal
- HSBC Bank
- TD Canada Trust

Fitness

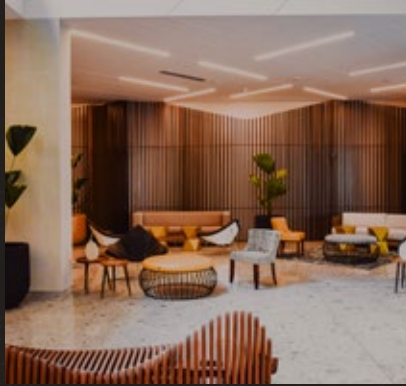
- DoStrength Physical Culture Studio
- Saltus Performance
- Orangetheory Fitness
- BODY + SOUL Health & Fitness
- 9Round Kickboxing Fitness
- Empower Fitness for Every Body

Education

- University of British Columbia
- Corpus Christi College
- Queen Mary Elementary School
- Lord Byng Secondary School
- Bayview Elementary School

Parks & Beaches

- Pacific Spirit Regional Park
- West Point Grey Park
- Camosun Park
- Jericho Beach Park
- Spanish Banks Beach
- University Golf Club
- Kitsilano Beach



The Neighbourhood at West Point Grey

Nestled between the charming streets of Trimble and Sasamat in Vancouver's West Point Grey neighbourhood, Obsidian at 4445 W 10th Avenue is a hallmark of sophistication. This prestigious location in West Point Grey attracts a discerning community with a penchant for luxury and a refined lifestyle. Comprising affluent professionals and families, the neighbourhood boasts an impressive average household income exceeding \$165,000, well above the Vancouver average. Known for its timeless charm, Obsidian's surroundings feature picturesque tree-lined streets, inviting cafes, upscale restaurants, and coveted shopping amenities. A mere 12-minute drive to downtown Vancouver and a convenient 4 km from the University of British Columbia, Obsidian offers seamless access to key locations that define Vancouver's desirability. The neighbourhood is also in proximity to the scenic Kitsilano Beach and Jericho Beach Park, offering breathtaking views of the ocean and North Shore mountains. With parks, shops, entertainment, and a library, Obsidian at 4445 W 10th Avenue encapsulates the essence of Vancouver's finest living, leaving little to be desired in this vibrant and well-connected community.

Own Your Own Space

Equity Build-Up

Each mortgage payment can contribute to building equity in the property.

Stable Costs

Owners have more control over their long-term costs as they are not subject to rent escalations.

Leverage for Financing

Owning your own property can serve as a valuable collateral for obtaining financing for business expansion, renovations, or other strategic initiatives.

Community Integration

Property ownership allows businesses to establish deeper roots within the community, fostering long-term relationships with local customers and contributing to a sense of community stability.

Upscale Neighbourhood

Scenic Beauty

West Point Grey is renowned for its stunning natural beauty. The neighbourhood offers breathtaking views of the ocean, mountains and nearby parks, creating a serene and picturesque environment.

Affluent Residences

The neighbourhood is characterized by upscale and luxurious homes. The real estate in West Point Grey is considered some of the most exclusive in Vancouver providing a strong household base of wealth to support local businesses.

Proximity to UBC

The presence of UBC adds an academic and cultural dimension to the neighborhood. The UBC campus with its academic institutions, museums, and cultural events, enhances the diversity and vibrancy of West Point Grey.

Active Lifestyle

With its proximity to beaches, parks, and recreational facilities, West Point Grey encourages an active lifestyle. Residents often engage in outdoor sports, water activities, and fitness pursuits, contributing to a healthy and dynamic community.

For The Forward Thinkers

Own Your Business and Your Real Estate in
the *Prestigious Point Grey Neighbourhood*



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