

# Building features.

## ENTRANCE & MAIN LOBBY

A dramatic double-height lobby lends a sense of expansion and enlargement to the building's opening. Custom-crafted oak wainscotting is an echo back to the site's historic use as a lumber mill. An energy-efficient LED light installation brings a sense of energy to the space.

- Enhanced frontage design elements along Manitoba Street gives the building an attractive, confident street presence
- Oak wood slat wall feature highlights a West Coast industrial craftsman aesthetic
- Upscale upholstered leather and wood bench seating in entry
- Industrial meets West Coast modern aesthetic throughout the building

## SIXTH FLOOR AMENITIES

### Lounge

A large flexible space provides plenty of room for corporate meetings or impromptu events, to enjoy some down time in front of the TV, or appreciate the outdoor patio spaces for a coffee or a cocktail.

- Communal social lounge with fully operational kitchen that can be reserved for hosting private events and celebrations
- Various seating arrangements can accommodate groups and individuals: soft lounge seating to relax and watch TV; banquettes and counter seats at windows overlooking views of the city (Building A) or the Fraser River (Building B)
- Access to outdoor patio makes it easier to add outdoor seating options
- Industrial aesthetic with exposed ceilings, polished concrete flooring with hints of soft warm leather seating

## Boardroom

- A bookable boardroom that can seat up to ten team members at the table, with bench seating for an additional ten
- White board for use in brainstorming/corporate visioning sessions
- Audio-visual equipment with full capability to facilitate various presentation and tele-conferencing requirements

## P1 AMENITIES

### End of Trip Facility

Cyclists can secure their rides in both lockers or storage rooms within a state-of-the-art facility. Wash the morning off in our modern well-proportioned change rooms complete with private showers and drying stations for wet days.

- Custom lockers and large changing area
- Vanity and hair drying stations
- Ample space for hanging suits and professional attire
- Ventless dryers for wet biking gear
- Private showers
- Ample and secure bike storage facilities; storage is hidden from view from the parking lot for an additional layer of security
- Bike storage walls are solid concrete (rather than easily-cuttable chain link fencing)
- Easy access for parking bicycles via building parkade

### Bike Repair Zone

- A fully-stocked, secured workshop and tooling area is located alongside the entrance to the bicycle storage room
- Complimentary repair and maintenance tools available to serve bikers' needs
- Full wash station/wet zone to keep gear clean and dry

## Gym

- Over 1,200 sf of state-of-the-art equipment and gear for even the most rigorous of workouts
- Treadmills
- Elliptical machines
- Upright cycle units
- Glide functional trainer
- Lifting zones with free weight racks.
- Dedicated stretching and yoga zone.
- Storage area for personal belongings.
- Water bottle filling station.
- Direct access to lockers, change rooms, showers and washrooms

## Rooftop Patio

- BBQ areas with harvest-style dining table
- Communal natural gas fire pit
- Artificial turf for lounging/games
- Ping pong table
- Dog run area
- Intensive landscaping with large trees to create shade

## PARKADE

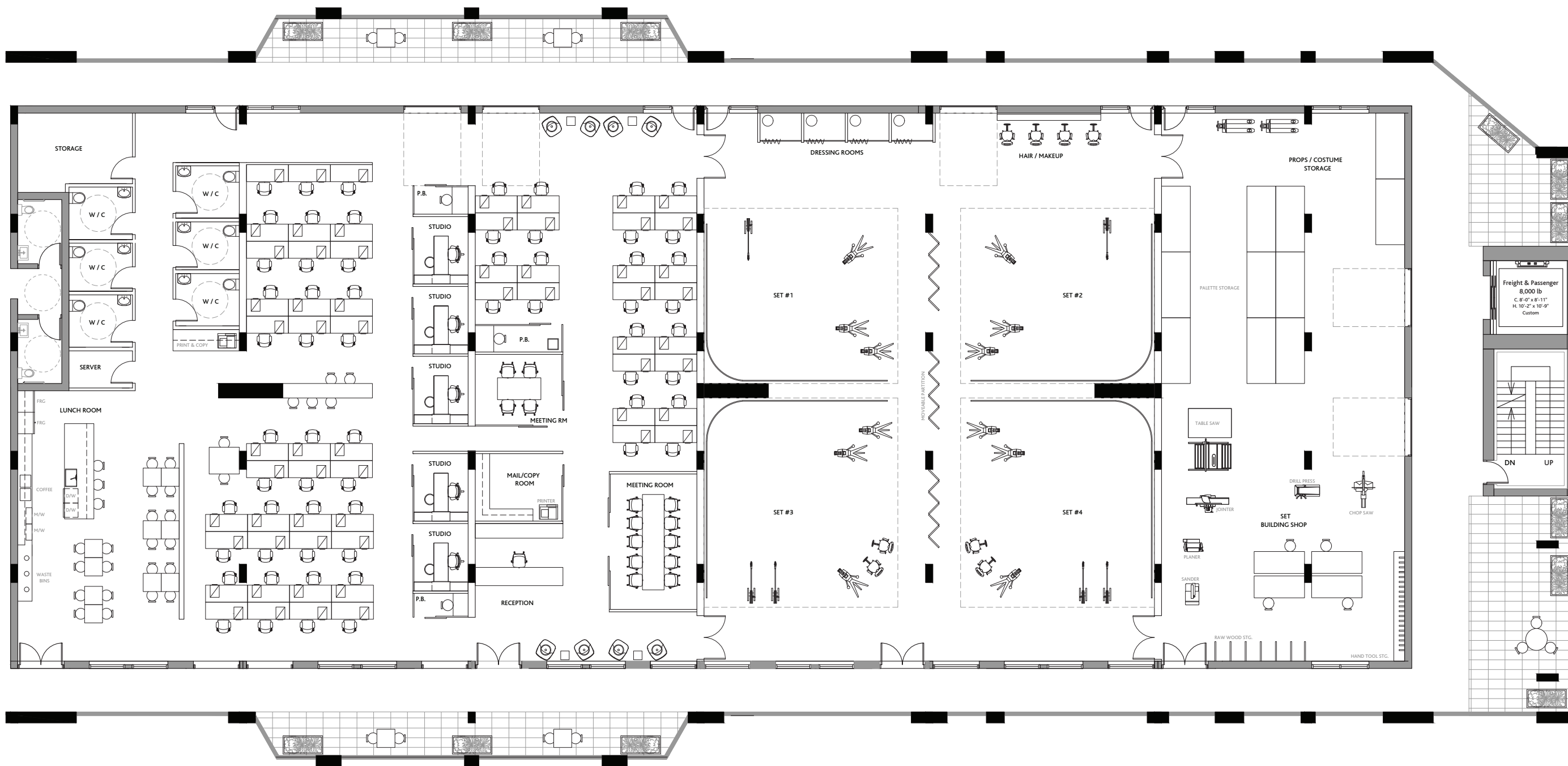
- 3 high-performance freight and 2 passenger elevators per building
- 9' clear ceilings to allow for Sprinter van access and loading
- Over 50 ten-foot wide, oversized parking stalls for secure Sprinter van parking
- Over 400 regular-sized parking stalls for passenger vehicles
- Over 100 secure bicycle parking spaces
- 46 electric vehicle charger stalls
- Dedicated car share parking location
- On-site garbage and cardboard compactors for easier waste and recycling removal

## COMMUNAL AMENITIES

- Communal balconies for during- and after-work socializing.
- High-speed Fibre Optic internet throughout the building.
- WiredScore certified.

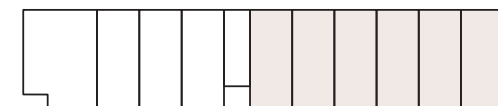
## BUILDING DESIGN

- Minimum of 6' wide exterior corridors to allow for easy movement of goods
- Multiple shared loading access points for upper floor users (at grade and within parkade)
- Centralized loading corridor at grade
- Durable concrete industrial materials
- Courier parking and Amazon drop-off area
- Large roll-up bay doors for larger industrial users on levels 1–4
- Heightened security features throughout the building
- Gates at all three entrances along Manitoba Street provide extra security
- Office levels to meet Step Code 2 to reduce energy usage and provide clean air
- Approximate ceiling heights:
  - Level 1: 21'
  - Level 2: 16'
  - Levels 3/4: 13'
  - Level 5: 12'
  - Level 6: 11'



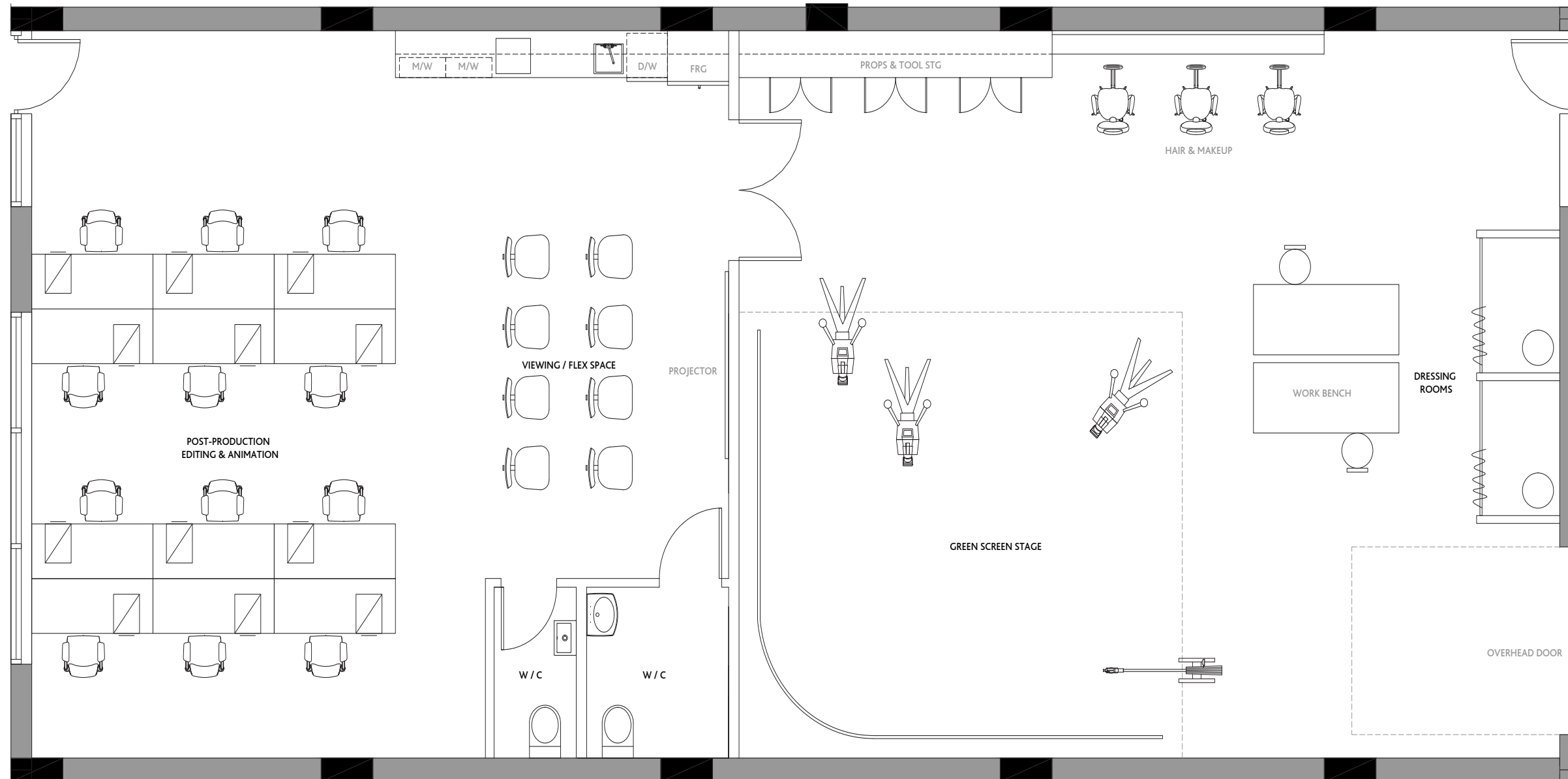
# Film Production

**TEST FIT**  
14,696 sf



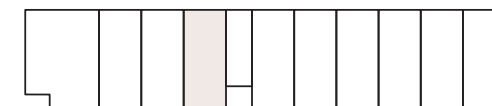
BUILDING A  
LEVEL 2





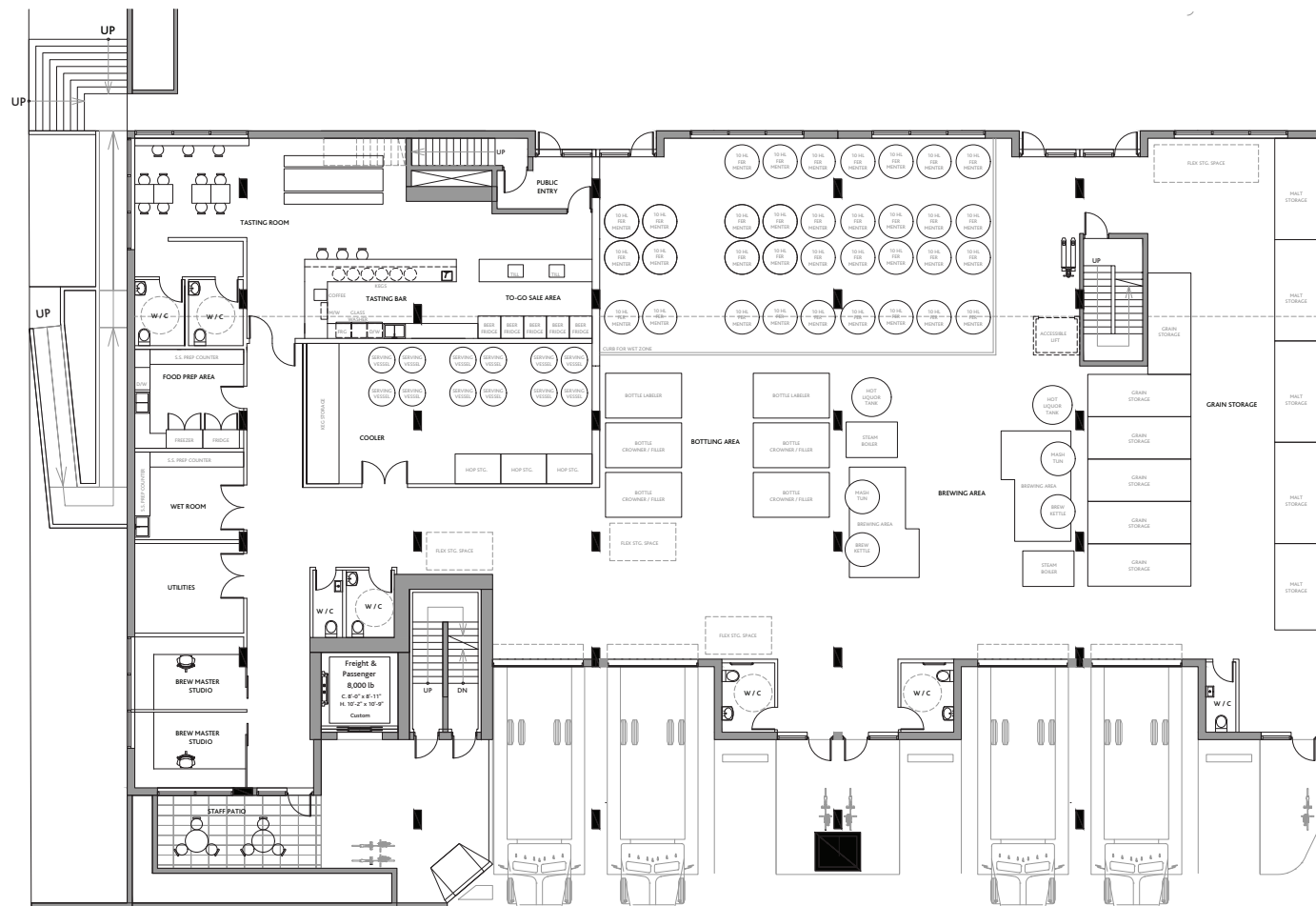
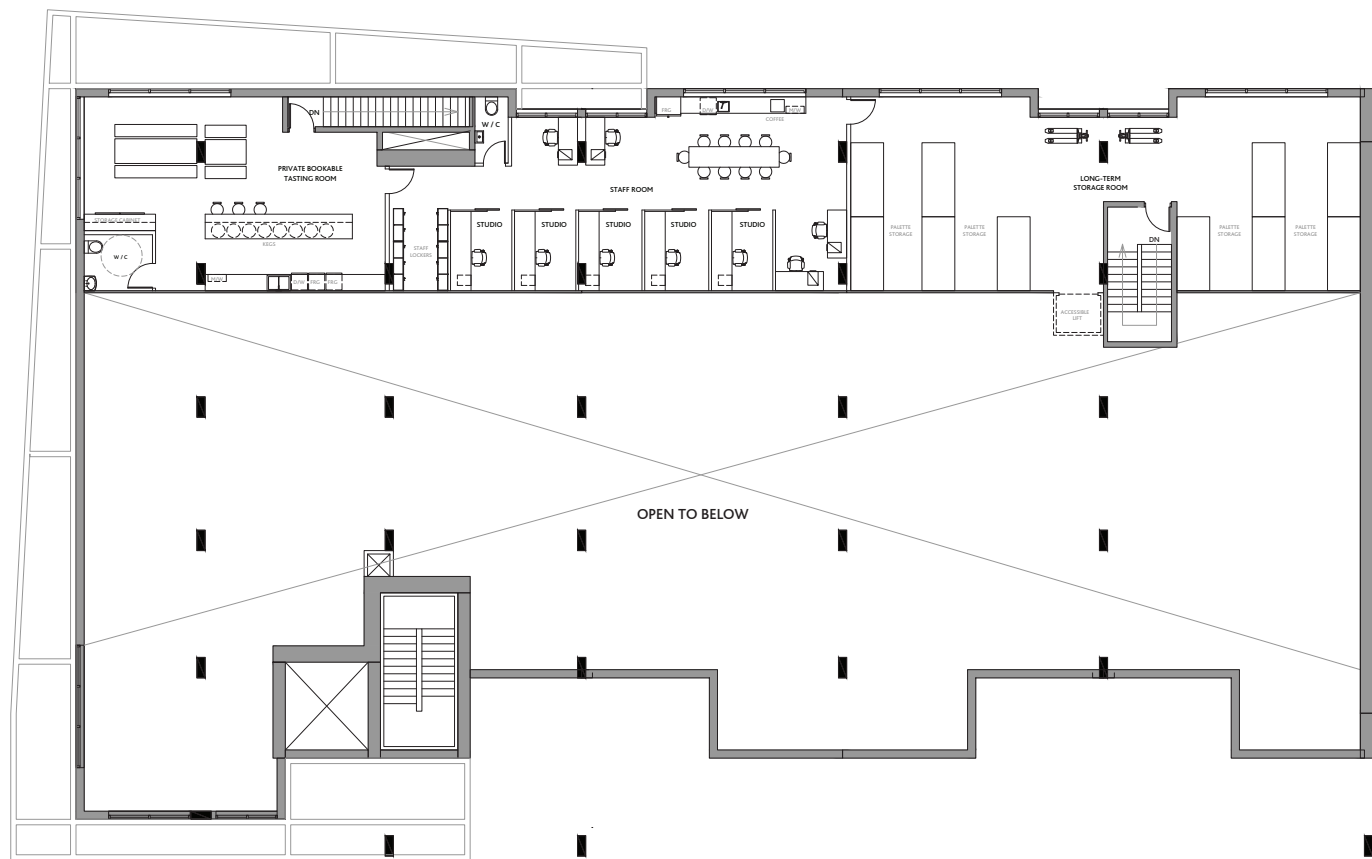
# Film Production

**TEST FIT**  
2,432 sf



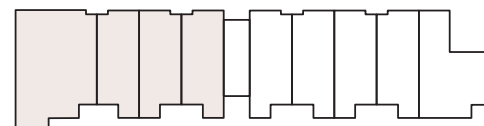
BUILDING A  
LEVEL 2





# Brewery

**TEST FIT**  
15,985 sf



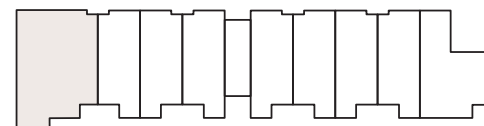
BUILDING A  
MAIN LEVEL  
& MEZZANINE





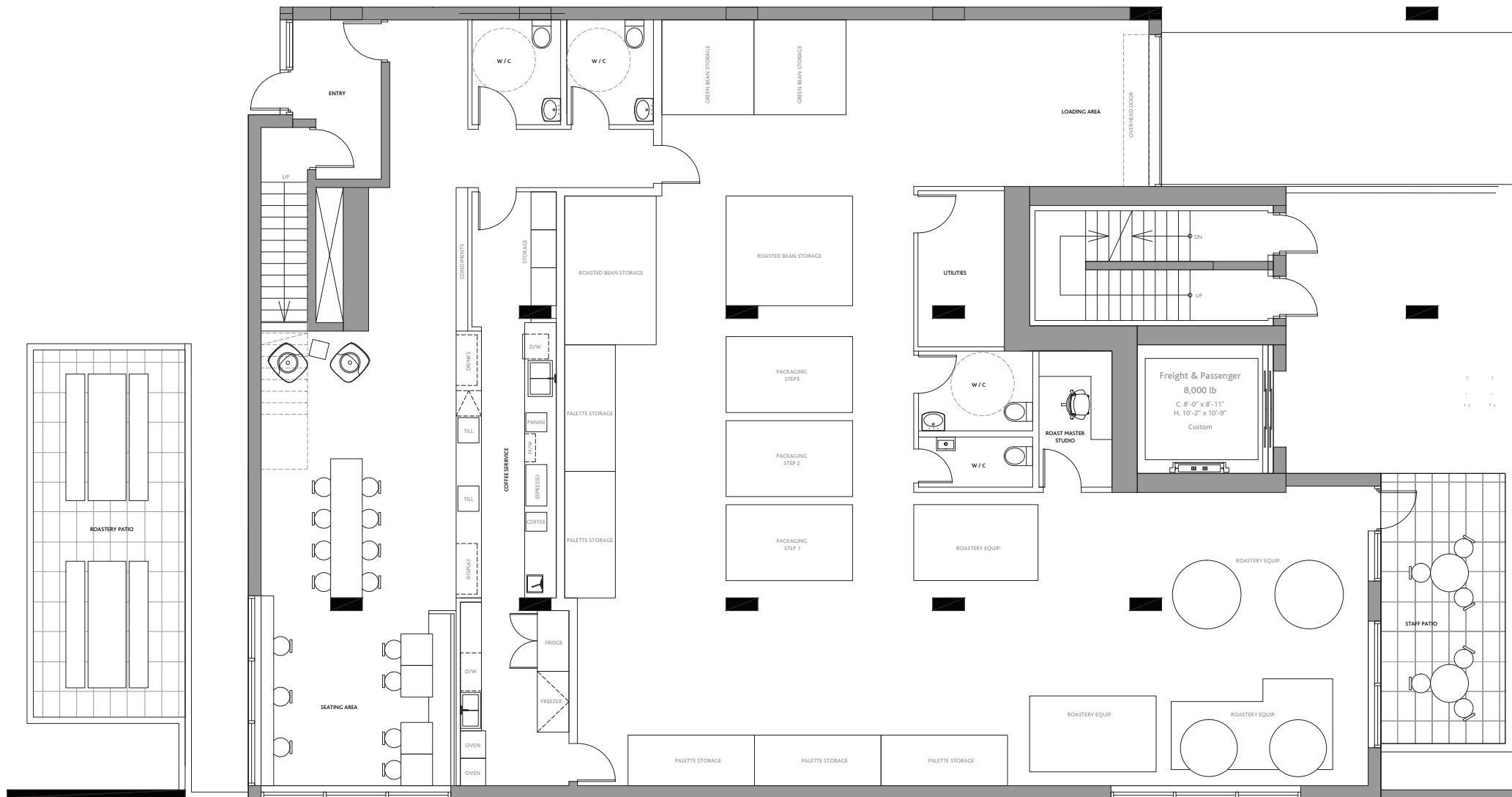
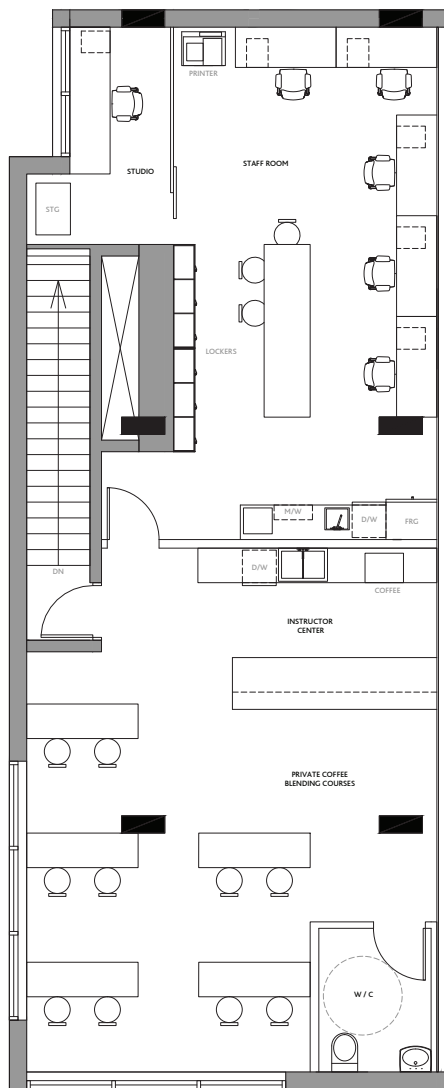
# Brewery

**TEST FIT**  
6,188 sf



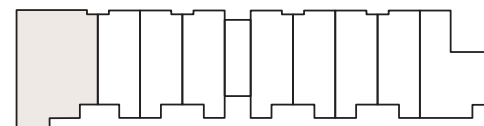
**BUILDING A**  
MAIN LEVEL  
& MEZZANINE





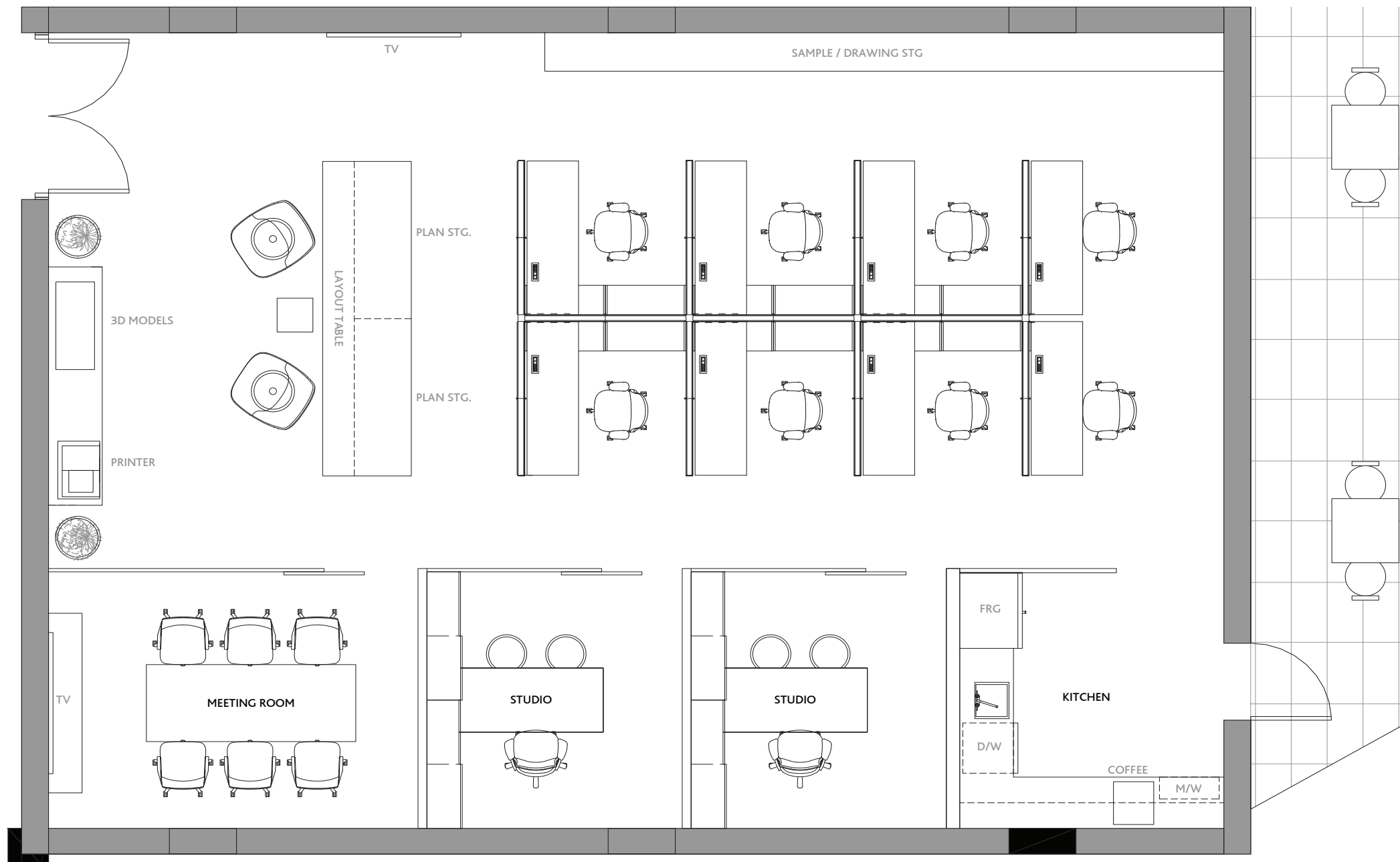
# Roastery

**TEST FIT**  
6,188 sf



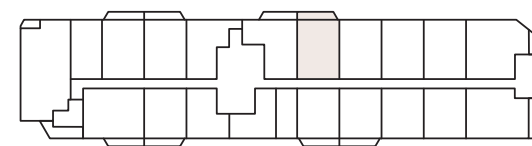
BUILDING A  
MAIN LEVEL  
& MEZZANINE





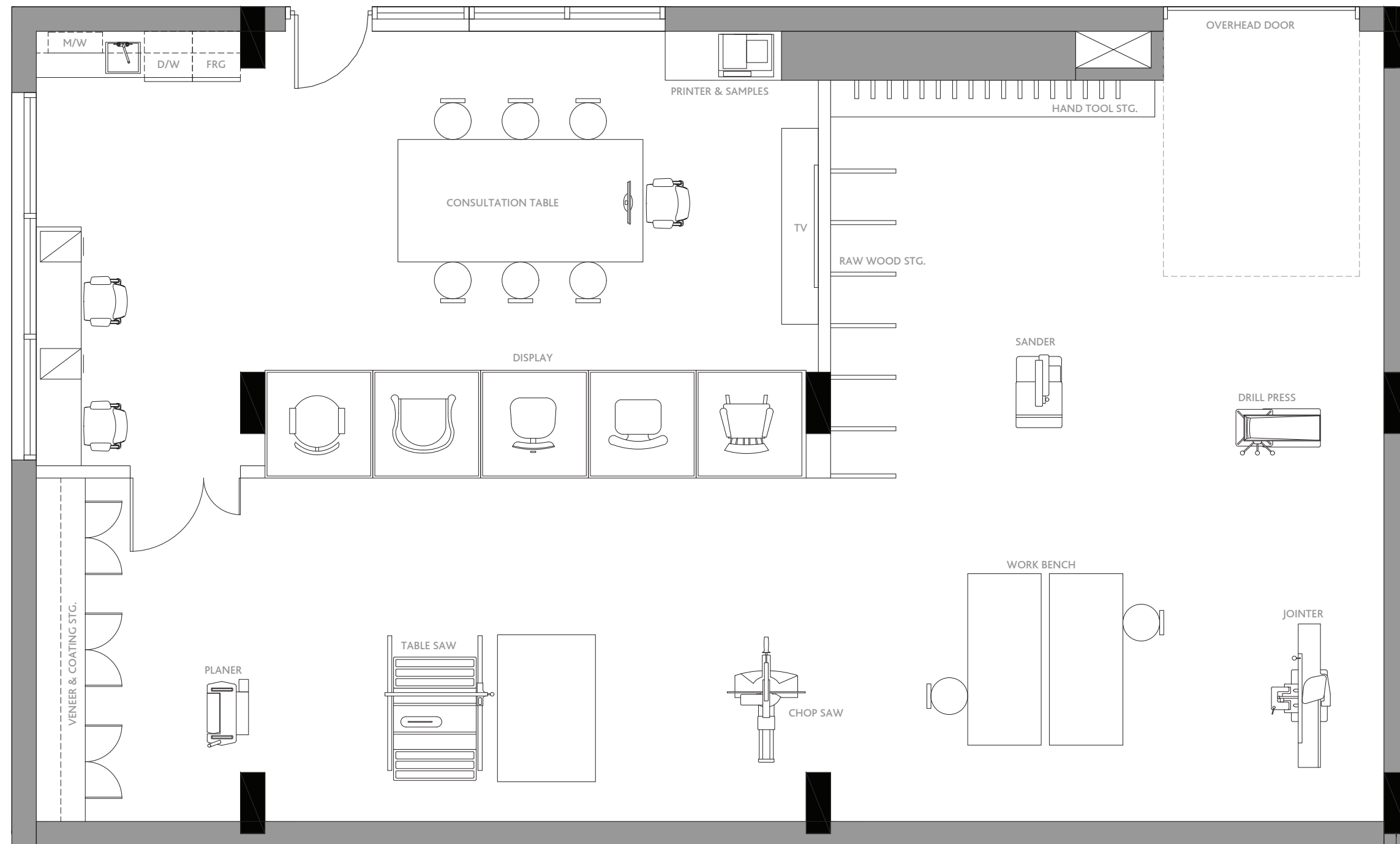
# Design Studio

**TEST FIT**  
1,455 sf



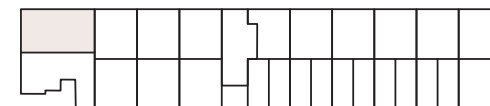
BUILDING A  
LEVEL 5





# Furniture Maker

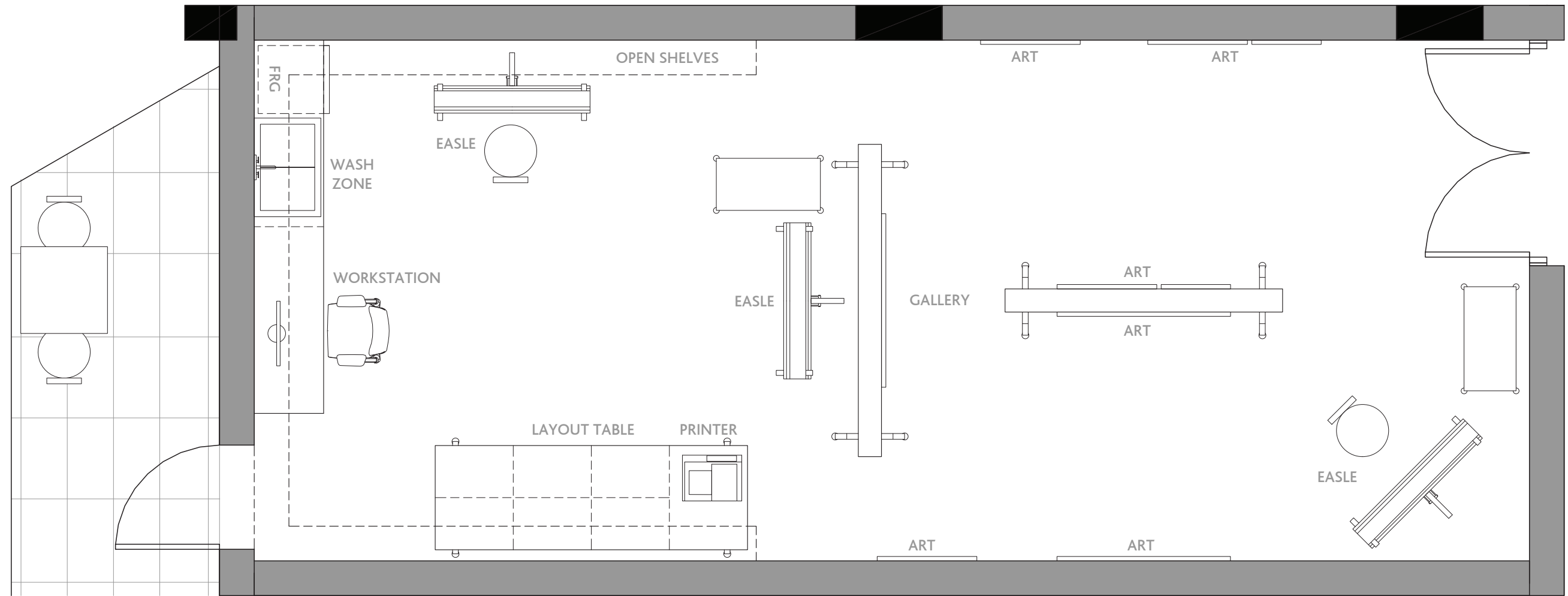
**TEST FIT**  
1,890 sf



BUILDING A  
LEVEL 4







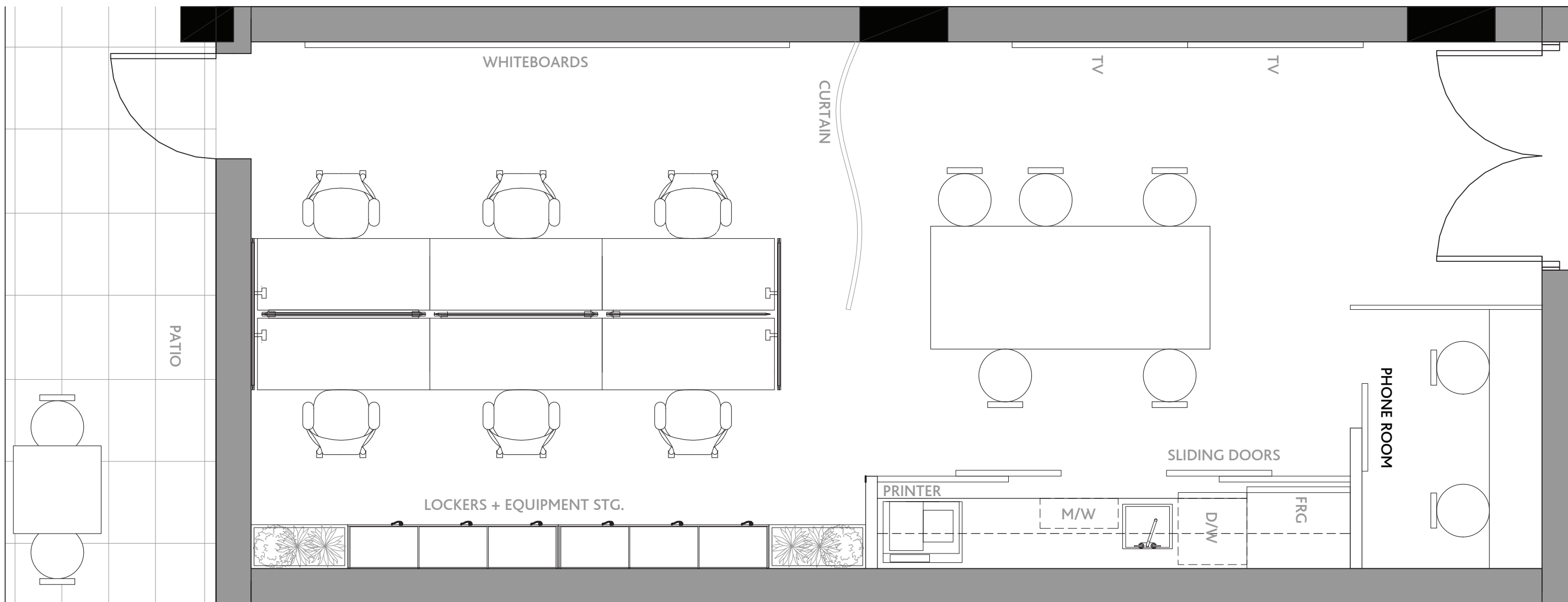
# Painter Studio

**TEST FIT**  
617 sf



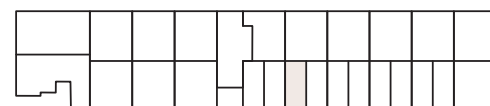
BUILDING A  
LEVEL 3





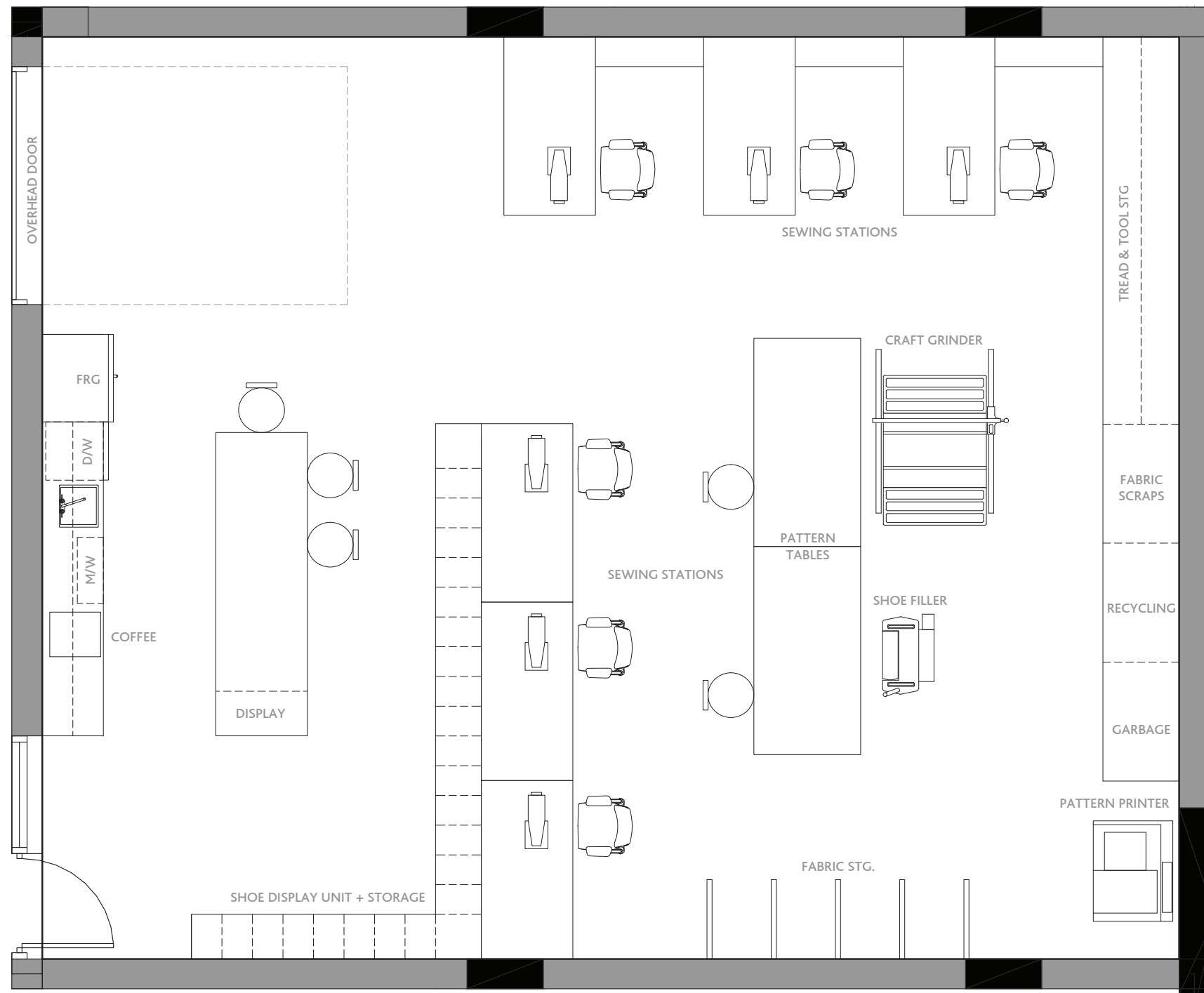
# Tech Office

**TEST FIT**  
617 sf



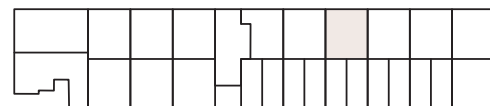
BUILDING A  
LEVEL 3





# Shoe Mfr.

**TEST FIT**  
1,234 sf



BUILDING A  
LEVEL 3

