



MOSAIC

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# Moody Yards

COMMERCIAL SPACES  
FOR LEASE

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# Welcome to Moody Yards Commercial Spaces

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Establish your business in a vibrant high energy location in a property designed by a world class architect.

With a waterfront park, rapid transit and Brewers Row just steps away, this community was special before we even started. To create something different, something new, we partnered with world renowned, Vancouver-based studio MGA | Michael Green Architecture. Created with community in mind, we drew design inspiration from the area's industrial heritage. Over-height ceilings and tall, striking windows make for an appealing street-level frontage.

Moody Yards Commercial Spaces brings a unique opportunity to lease AAA real estate in a mixed-use community in Port Moody's most sought after location.

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# World-Class Architect, Backyard Project

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Pushing boundaries and leading the way in creating innovative, sustainable developments, MGA designs meaningful, award-winning spaces that benefit both people and planet.

From a landmark activity centre in Sweden to Google's first mass timber office building in California, the Vancouver-based team has been contributing to communities around the world through excellence in design since 2012.

## Selected Awards

**Architizer A+ Awards:**  
Best Firm in North America 2020

**Royal Architectural Institute of Canada:**  
Firm of the Year 2021

**Architizer A+ Awards:**  
Best Medium-Sized Firm in the World,  
Finalist 2020

**American Institute of Architects:**  
Innovation Award 2020

**Governor General's Medal in Architecture:**  
Medal 2020



Ronald McDonald House by MGA | Vancouver, Canada



Multiaktivitetshuset by MGA | Gällivare, Sweden



Moody Yards Commercial Spaces at Murray St and Electronic Ave

# Moody Yards

## Commercial Spaces for Lease

Spaces available for cafes, bakeries, professional services, dental, health, wellness and fitness related businesses.

## Availability

- ~~01 - 1,271 sq ft~~ Leased
  - ~~02 - 1,469 sq ft~~ Leased
  - 03 - 1,403 sq ft
  - 04 - 1,094 sq ft
- Commercial spaces are available to be combined. Ask our team for details.

## Parking

- 11 underground commercial stalls, plus 11 visitor/ flex stalls
- Street front parking along Murray Street

## The Details

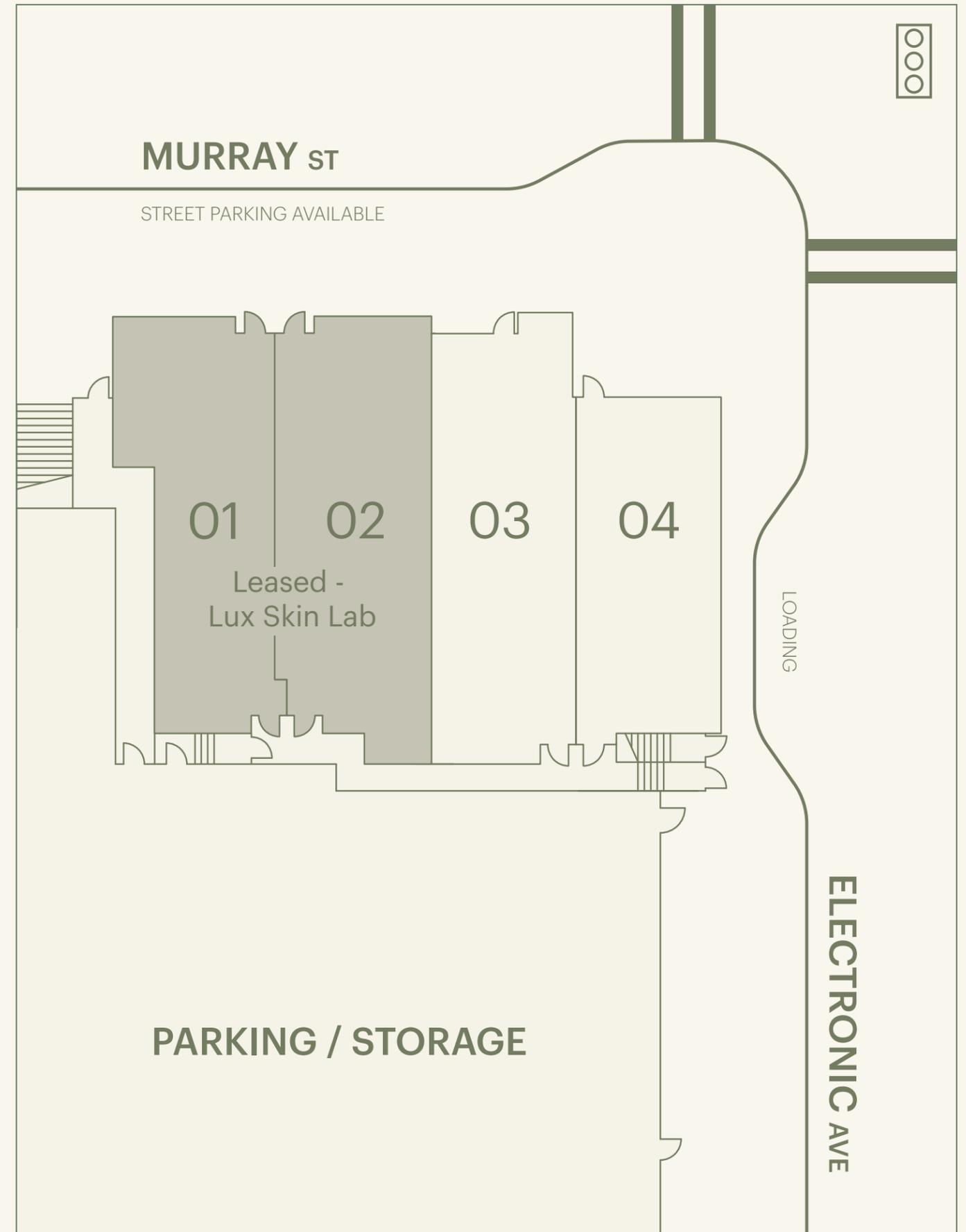
- Electrical Service: 200 to 400 AMP panels (varies by unit)
- HVAC: 5 ton cooling capacity
- Gas Line Size: 1 - 1/4"
- Water Line Size: 1 - 1/4"
- Delivery Estimate: Q4 2025

## Asking Rent

- Contact listing agent for details

## Additional Rent

- Contact listing agent for details



Sizes and details are approximate and subject to change. Measurements include gross up for common area. E.&OE.

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# Port Moody – Made of More

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At the end of Burrard Inlet, on the edge of Rocky Point Park, Port Moody is a tight-knit community close to some of the region's best nature.

Shoreline Trail winds along the adjacent waterfront. Rocky Point Park is across the street. And Port Moody is famous for Brewers Row, a block down the way.

Suter Brook Village and the local farmers market make great neighbours too. With the West Coast Express and the Millennium Line connecting you to everywhere.





Brewers Row

Moody Centre SkyTrain & West Coast Express Station

Belcarra Park

Shoreline Trail

Port Moody Recreation Complex

Newport Village

Suter Brook Village

Rocky Point Park

Sasamat Lake

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**Moody Yards**

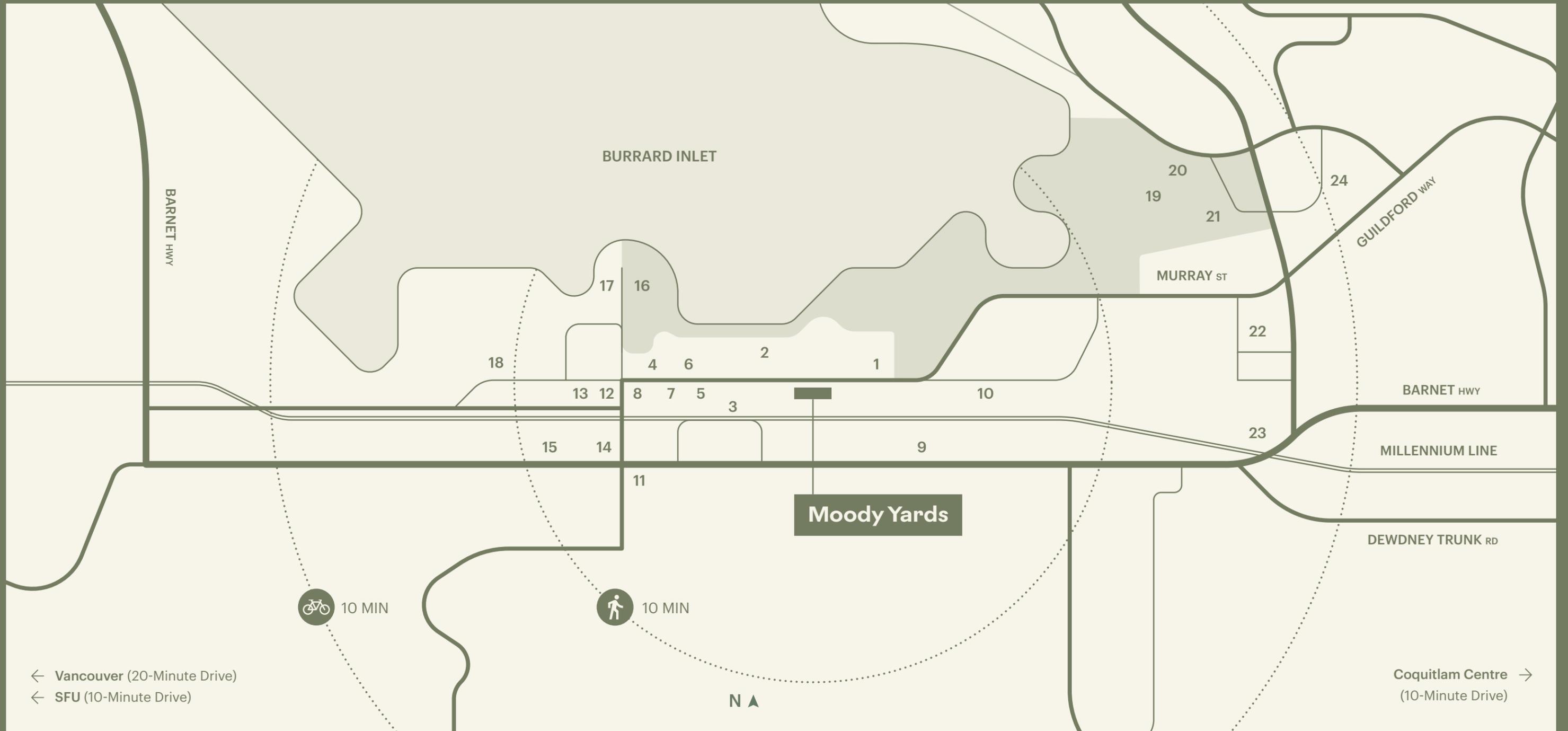
COMMERCIAL SPACES

← Vancouver (20-Minute Drive)

← SFU (10-Minute Drive)

Coquitlam Centre (10-Minute Drive) →

# Good Neighbours All Around



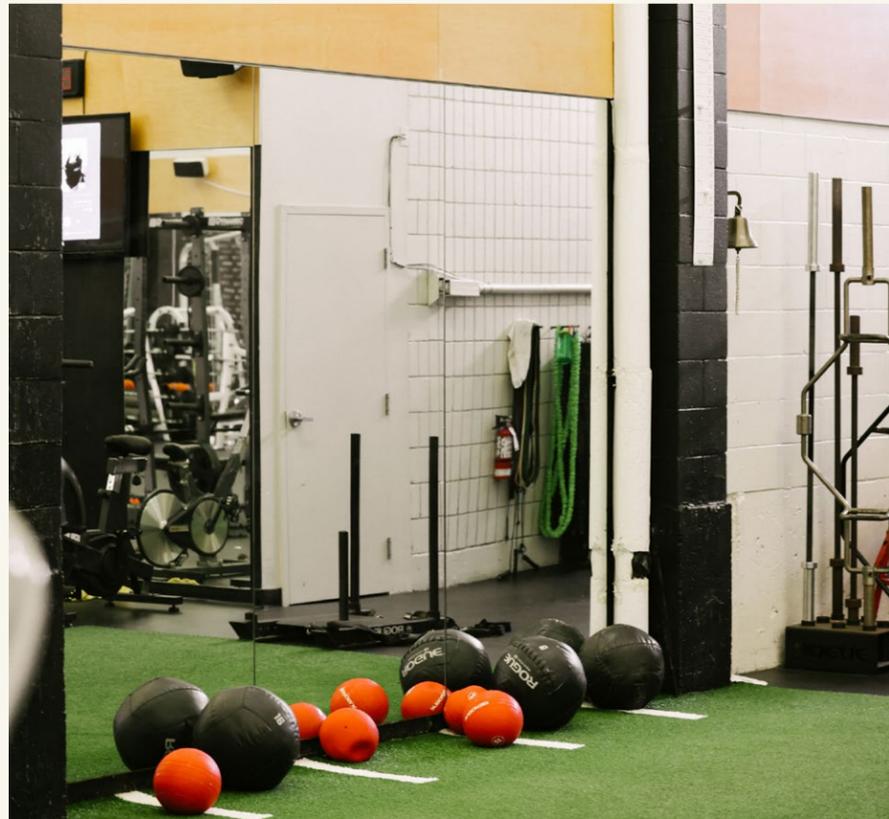
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# Moody Yards

- |   |                               |    |                               |    |                               |
|---|-------------------------------|----|-------------------------------|----|-------------------------------|
| 1 | Inlet Park                    | 9  | Matsuzushi                    | 17 | The Boathouse Restaurant      |
| 2 | Shoreline Trail               | 10 | Caffé Divano                  | 18 | Moody Ales                    |
| 3 | Moody Centre SkyTrain Station | 11 | Pizzeria Spacca Napoli        | 19 | Port Moody Farmers Market     |
| 4 | Rocky Point Ice Cream         | 12 | Innovative Fitness Port Moody | 20 | Port Moody Recreation Complex |
| 5 | Twin Sails Brewing            | 13 | The Parkside Brewery          | 21 | Port Moody Public Library     |
| 6 | EV charging station           | 14 | Taps & Tacos                  | 22 | Suter Brook Village           |
| 7 | Yellow Dog Brewing Co.        | 15 | KAFFI Espresso Bar            | 23 | Inlet Centre SkyTrain Station |
| 8 | Rocky Point Spirits           | 16 | Rocky Point Park              | 24 | Newport Village               |



Moody Centre Station & Rocky Point Park



Clockwise: The Parkside Brewery, Innovative Fitness, Rocky Point Ice Cream, Brewers Row



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# Want to Lease a Moody Yards Commercial Space?

Contact Us For More Details

Marcus & Millichap

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# MOSAIC

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## A Better Commercial Space

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For over 20 years, and 8,000 homes, Mosaic's focus on designing and building better communities has never wavered. With a growing collection of commercial spaces that includes award-winning restaurants like Published and Salvio Volpe, we are expanding our commercial footprint to include over 30,000 square feet planned in the next 5 years, with more to come.

Our approach to commercial opportunities has always remained clear, we provide spaces for growing businesses to thrive.

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