

MARINE gateway



ON THE CANADA LINE

OFFICE LEASING
OPPORTUNITIES



CBRE



THE BUILDING

Marine Gateway is a premier, mixed-use community fully integrated with the Canada Line and the South Vancouver Bus Loop. The LEED Gold, Class A office space comprises of 259,000 square feet and spans 14 floors, complementing the substantially leased retail space and sold out residences.

This is a rare and exciting opportunity to lease office space at Marine Gateway – one of the most sought-after developments in Metro Vancouver. Up to +/- 116,000 square feet of contiguous space is currently available for lease.

Marine Gateway is a Top 25 Finalist for the Urban Land Institute's 2017 Global Awards of Excellence.



WINNER

Urban Land Institute's 2017-2018 Global Awards for Excellence

EVERYDAY CONVENIENCES

Including medical and dental offices.



BIKE MOBILITY CENTRE

Gear up before you ride. Our cutting edge bike facility will provide bicyclists with secure bike storage, a repair service shop and other convenient cycling services.



RESTAURANTS

A short elevator ride to great restaurants and a diverse range of food options.



SHOP HERE

From gourmet fare to daily essentials, Marine Gateway offers a wide range of stores for all your shopping needs.



END OF TRIP FACILITIES

Enjoy a morning workout or afternoon bike ride, and take advantage of the convenient end of trip facilities.



MOVIE THEATRE

The Cineplex movie theatre features 11 screens, including 3 VIP cinemas with VIP services, RealD 3D Technology, and an Ultra AVX auditorium.

CANADA LINE

Access the Canada Line just steps from your front door at Marine Drive Station.



GROCERY MARKET

With both a T & T Supermarket and a Shoppers Drug Mart right outside your door, running daily errands will be a breeze!



BANK HERE

Enjoy easy access to your neighbourhood bank.



SOUTH VANCOUVER'S BEST TRANSIT-ORIENTED ADDRESS

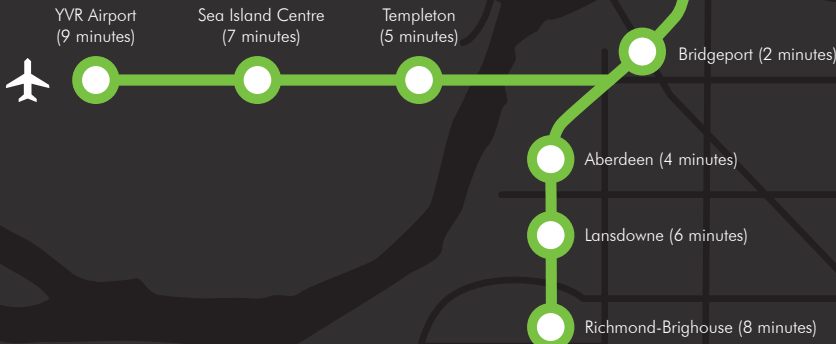
Marine Gateway is the most accessible Class A office building between YVR Airport and Downtown Vancouver. The offices are perfectly situated on the Canada Line at Marine Drive Station and adjacent to the South Vancouver Bus Loop, which is home to seven feeder bus lines including a direct bus line to the Expo Line. With car-share programs and ample parking also available, your employees will have a variety of options for their commute.

BUS LOOP EXCHANGE

No. Bus	Route
3	Downtown via Main Street (Expo/Millennium Line Connection)
10	Downtown via Granville Street
15	Downtown via Cambie Street
17	Downtown via Oak Street
100	22nd Street Station (Expo/Millennium Line Connection)
100	Marpole
N15	Downtown NightBus via Cambie Street

MARINE gateway

SEA ISLAND



RICHMOND

Sea Bus



UNSURPASSED AMENITIES

The High Street at Marine Gateway offers tenants a fully serviced community, featuring a Steve Nash Fitness Club, Cineplex Cinema, T&T Supermarket, Shoppers Drug Mart, Winners, Dublin Crossing Irish Pub, Pink Elephant Thai, Starbucks, BMO, TD and CIBC banks, and much more.

ON-SITE AMENITIES

- First-class fitness facility (exclusive to office tenants)
- Discounted membership to Steve Nash Fitness Club
- Secure bike storage and end of trip facilities
- Common landscaped patio
- City of Vancouver bike station, in addition to the building's bike facility
- Discounted rental of Cineplex theaters for corporate functions





OFFERING DETAILS

Marine Gateway’s Class A LEED® Gold Certified offices are located in one of the most successful mixed-use transit oriented communities within Vancouver, providing employees with incredible on-site amenities.

This highly sophisticated building provides state-of-the-art mechanical, electrical and telecommunication systems. The lobby, outdoor patios, fitness centre, green roofs, expansive operable windows with natural daylight and great views will all contribute to the comfort of your employees, potentially reducing absenteeism and turnover, and attracting new talent.

With a variety of available floor plates ranging from 8,040 square feet up to 21,586 square feet, Marine Gateway provides flexibility for many types of employers seeking high quality premises. Up to +/- 116,000 square feet of contiguous space is currently available for lease.

Level	Available Area (SF)
19	15,144
18*	15,144
17	21,586
16	21,586
15	21,586
14	21,586
Total	116,632

*Private deck/outdoor space

AVAILABLE
Immediately

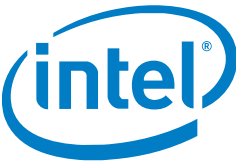
LEASE RATE
Please contact listing agents for details

TAXES AND OPERATING COSTS
\$15.52 per SF (2018 estimate)

TENANT IMPROVEMENT ALLOWANCE
\$35.00 - \$50.00 per SF

PARKING
1.6 stalls per 1,000 SF leased

Join the following tenants:



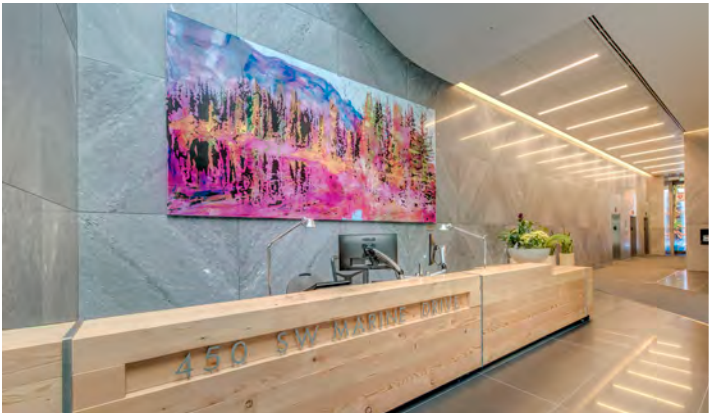
TECHNICAL SPECIFICATIONS

OFFICE FEATURES

- Class A office space with 9’6” ceiling height
- Variety of floorplates available with majority at 21,500 SF
- Column-free perimeter providing unencumbered access to continuous perimeter glazing
- Eight possible corner offices, flexible floor plan
- Units with flexible zoning, open plan - office arrangements accommodated
- Accessible washroom facilities on each floor
- High quality multi-tenant lobby finishes carried to typical floor elevator lobbies
- All six elevators serve each level of the parkade as well as the office tower – no transfers or shuttle elevator
- Telecommunications closet on each floor
- Outdoor, accessible landscaped terraces on three floors
- Exceptional views of Mount Baker to the east, Richmond and Vancouver Island to the south, mountains to the north

GREEN FEATURES

- Geothermal heating system
- Occupant controlled operable windows and natural ventilation throughout
- Untinted low-E glazed windows, good for daylight transmission
- Green roofs
- 4-pipe fancoil system connected to District Energy System
- High efficiency lighting (0.54 Watts/SF) - lighting controls with daylight sensors and advanced switching
- Sub-metering





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