

# features

## health & safety features

- electric vehicle charging outlet available for each unit
- occupancy sensor lighting in common areas
- efficient heating and cooling via variable refrigerant flow from fan coils
- passive cooling via sun shading to south facing exposures
- Building Access Control system includes enterphone interface with fob-controlled access and video surveillance at building entrance and common areas

## investment highlights

- progressive design with flexible options to suit your specific business needs
- opportunity for Vancouver ownership in an amenity-filled neighbourhood
- secure future investment value due to low supply of similar space in Vancouver
- historic roots, with a modern future
- new industrial, creative and employment space in Vancouver
- located on major transportation routes with convenient downtown, highway, transit and bike access
- a walk score of 98 and transit score of 85

## building features

- unit sizes from 850 SF and up
- secure, underground parking with overhead door for restricted access and ample bike storage
- common lobby with 2 over-sized elevators with freight capacity
- end of trip facilities with lockers, washrooms, showers
- common outdoor patio on the top floor with North Shore mountain views
- common washrooms on every level\*
- floor loading of 50 lbs per square foot

\*except in L2

## covid features

- main entry, common loading and common amenity doors upgraded with auto operators for touchless access
- touchless fixtures and faucets in end of trip facility and common washrooms
- pressurized corridors throughout the building common areas
- enhanced air filtration system in the building common areas

