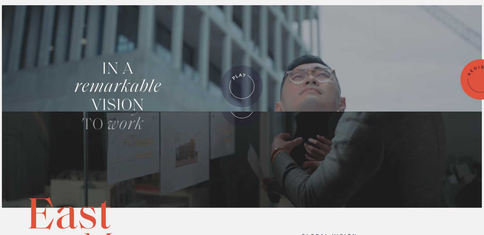
MARCO POLO

Life *in* Balance

Own the future of Oakridge District

The future of Oakridge District is here; a highly desirable enclave with a plethora of exciting business opportunities. Marco Polo, located at the crest of Cambie Corridor, revolutionizes the future of work and living.

Designed for a new generation of business professionals, Marco Polo delivers a forward-looking workplace model that effortlessly combines the best of traditional offices and co-working spaces, complete with private-club amenities and services.



East *Meets* West

GLOBAL VISION

Experience a new way to work at Marco Polo, a lifestyle business hub features AAA strata office and a range of premium amenities. Guests can access to commercial, retail and lifestyle services all under one roof. Designed to enhance collaboration and creativity, Marco Polo brings international inspiration to a perfect Vancouver location.

PHILOSOPHY

The Lifestyle *Business Hub*

Innovate and create at Marco Polo, a next-generation AAA strata office ownership opportunity by Gryphon. Inspired by the cross-cultural connections that have made Vancouver the gateway to Asia, Marco Polo delivers unmatched amenities and a premium lifestyle experience to the workplace.

Vision
FUTURE OF WORKSPACE →

Evolution
WORK, LIFE, IN BALANCE →

Intention
AAA OFFICE OWNERSHIP →

Gryphon ATELIER

We harness the creative potential of a wide spectrum of world class artists to create new living art forms. This collaborative process embraces each individual, their unique perspective and creative backgrounds in a collaborative process that brings new insights and ideas to the art of development.

DESIGN

Fastest *growing* Neighbourhood

At the crest of the highly desirable Cambie Corridor, Marco Polo offers an Oakridge District address, connected to the many things that contribute to a truly balanced life. Higher education, public transit, YVR, Downtown Vancouver, Richmond and the more than 300 upscale shops and services at the adjacent Oakridge Centre.

LOCATION

Work, Life, *In Balance*

A Stunning central atrium draws people together in a collaborative, workplace community. From co-working spaces to the ultimate collection of health and lifestyles amenity. Discover a new way to work at Marco Polo, a unique place that makes the office feel like home.

AMENITIES

MARCO POLO

BY GRYPHON

SHOWROOM

2762 Granville Street
Vancouver, BC V6H 3J3
BY APPOINTMENT ONLY

CONTACT

P: 604-620-8295
E: sales@marcopolobygryphon.com

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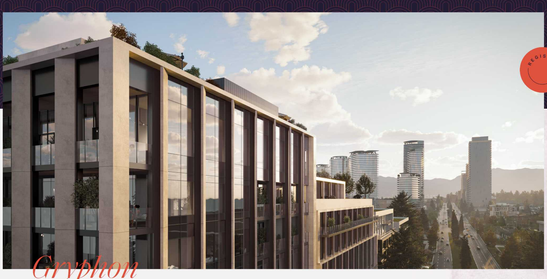
BC Condos & Homes

Overview

Design



Gryphon ATELIER

DREAMS ARE BORN FROM COLLABORATION

At Marco Polo, we foster collaboration across diverse disciplines and professions, encompassing talents in architecture, music, wellness, and more. By bringing together a range of talents, we aim to create transformative experiences that push the boundaries of artistic expression and redefine the art of development.

PHOTO COURTESY
HARPER'S BAZZAAR HK

Betty Ng

Founder & Director at COLLECTIVE

The timeless architectural design of Marco Polo by Betty Ng, the award-winning architect and founder at Hong-Kong based COLLECTIVE architecture studio, incorporates a rotational column grid, combining horizontal and vertical architectural elements that resonate with Eastern and Western architectural systems.

COLLECTIVE is an international architect studio based in Hong Kong and Madrid, their research driven design approach resonates in their body of multi-disciplinary works globally. Founder Betty has extensive experiences internationally at renowned firms at OMA and Herzog & de Meuron. As an Adjunct Associate Professor at Chinese University of Hong Kong, she contributes and inspires a young generations of aspiring architects with her dedication to architectural design.

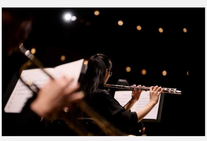
PHOTO COURTESY
KEVIN MAK BY YKM STUDIO

Ken Hsieh

Music Director, Principal Conductor

Ken is a vibrant and dynamic ensemble that has captured the hearts of music lovers across Canada and beyond. A passionate and dedicated musician, Ken has made it his life's work to inspire and uplift audiences through the transformative power of music.

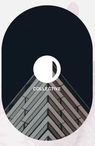
With a deep reverence for the beauty and intricacy of classical music, Hsieh has built the Vancouver Metropolitan Orchestra into an ensemble that brings together some of the finest musicians in the country, creating a sound that is both rich in emotion and technically superb.



a Team *of experts*

CLVR STUDIOS
INTERIOR DESIGN

CLVR STUDIO is a multidisciplinary design studio for commercial, retail, hospitality, and multi-residential developments. Passionate, nimble designers creating clever, sophisticated spaces worldwide. Projects in North America and Asia. Bringing a unique, holistic design approach to Vancouver through thoughtful, artistic spaces and objects.

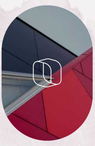


COLLECTIVE
ARCHITECTURE

Founded in 2015, COLLECTIVE is a global architecture studio led by Betty Ng and her team, specializing in Architecture, Interiors, Exhibition, and Urban Design. They prioritize research, concepts, and narratives, and emphasize clarity, beauty, and function.

GALA LANDSCAPE
ARCHITECTURE

GAUTHIER & ASSOCIATES LANDSCAPE ARCHITECTS is a Vancouver-based design firm formed in 2014, focused on bringing creativity, adaptability, and collaboration to landscape architecture. They transform spaces into big ideas, emphasizing collaboration between staff, clients, and disciplines for sharper site focus.



OPULENCE
ARCHITECTURE

OPULENCE ARCHITECTURE is a Vancouver design firm specializing in architectural design, master planning, and interior design. Since 2010, committed to creativity and design excellence in every project. Known for sophisticated elegance and a unique, compelling architectural concept.

BY GRYPHON

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Condos&Homes

Overview

Location

Fastest *growing* Neighbourhood

Oakridge *district*

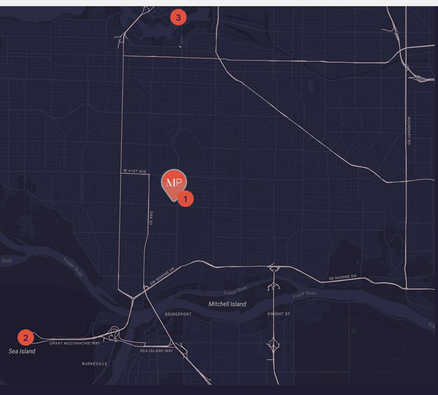
The Oakridge District will soon be a community of 3,000 homes and 6,000 residents. There will also be a 10 acre park and 300 upscale stores, set to be the fastest-growing neighbourhood in the city. The AAA Strata Offices at Marco Polo are within easy reach of the shops, services, and parklands of Oakridge while retaining the refined scale of a true boutique development.

AAA OFFICE SPACE OWNERSHIP

With major developments underway, this future downtown centre is driving the demand for business. Marco Polo's AAA office spaces allows you to tap into prime future opportunities.

AN EXCLUSIVE LIFESTYLE

At Marco Polo, exceptional living comes naturally. An elevated lifestyle awaits – from our concierge lobby to our Curator Club, and our private kitchen to a luxurious wine lounge.



Neighbourhood *map*

- TRANSPORTATION
  1. Langara-49th Avenue Station
  2. Vancouver International Airport
  3. Downtown Vancouver
- RECREATION & PARKS
- EDUCATION
- RETAIL & SHOPPING
- PUBLIC FACILITIES
- RESTAURANTS & COFFEE SHOPS

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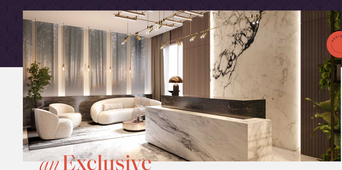
BC Condos & Homes

Overview
Amenities



an Exclusive *lifestyle*

the Curator *club*

The workplace has changed. The combination of a global pandemic and advances in digital communications technology has made work from home a popular alternative for many people. Since the start of Covid-19 new ways of working employees are finding increasingly difficult in bringing staff back to their offices.

At Marco Polo, we have created an office environment that provides a wide range of amenities, including fitness amenities, co-working and casual workspaces to use throughout the day, and features and finishes that make a trip to the office an extension of your own play lifestyle.

Co-Working *Lounge* + Atrium

A private co-working lounge located on the North Plaza of Marco Polo offers a space for a more casual workspace to the residents. Complete with comfortable seating, a television, new desks, fitting rooms for photography and finishes so you are never short of a dress formal or casual for the day. The lounge can also be used as an event venue for your guests to have a cocktail or a game of ping pong.

Health + *Wellness*

Before, after or even during the success, physical activity, health and wellness are important for everyone's well-being. With unprecedented health and lifestyle amenities, Marco Polo welcomes tenants and their staff to enjoy a fully equipped fitness centre, a yoga studio, a steam room and much more. From a sweat after work day can become a spa day.

an Exclusive *lifestyle*

The amenity spaces at Marco Polo are functional and flexible. After hours socializing, a dinner party or a private chef for a catered dinner, anything is possible with a Crystal Lifestyle Concierge looking after all the details.

Fitness Centre

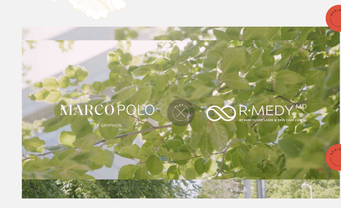
- WEIGHTS AREA
- YOGA
- LOUNGE
- SOCIAL KITCHEN
- MASSAGE CHAIRS
- SAUNA
- STEAM
- CRYOSENSE
- LIGHT THERAPY
- UNIVERSAL WASHROOM

Changing the way you approach Health *and* Beauty

R·MEDY (YVR)
BY VANCOUVER LASER & SKIN CARE CENTRE

ABOUT R·MEDY

R·MEDY is a global personal health management centre that combines both conventional and practical medicine. Based on the principles of Functional Medicine, R·MEDY allows customers to gain a complete understanding of their nutritional, lifestyle, genetic or environmental factors that may be contributing to their symptoms or disease. With an advanced and scientific approach to disease prevention and management, R·MEDY is committed to providing customers with high medical care and delivering highly customized care for sustainable results.



BY CRYSTAL

SHOWROOM
2 Dr. Crowder Street
Vancouver, BC V6H 3J3
BY APPOINTMENT ONLY

CONTACT
P: 604-620-8089
E: sales@marcopolotoyp@yahoo.com
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Condos.Homes