

GATEWAY

FOR SALE

3333 BRIDGEWAY STREET
Vancouver, BC

portliving

**FLEX INDUSTRIAL /
PRODUCTION STRATA UNITS**

LAST UNITS REMAINING

UNDER CONSTRUCTION – COMING Q1 2020



**10 MINUTES TO
DOWNTOWN VANCOUVER**

HASTINGS PARK

NEW BRIGHTON PARK

GATEWAY



INTRODUCING GATEWAY

An innovative flex industrial development in Vancouver's expanding and evolving Hastings-Sunrise neighbourhood. This is your opportunity to experience the true efficiency of convenience at your fingertips – the gateway to work, to transit, and to city life.

Gateway is well situated in a uniquely central location – direct access to Highway 1 and the Ironworkers Memorial Bridge, the Port of Vancouver, and a short drive to downtown – all points of Metro Vancouver are easily accessed via major routes, without battling Vancouver congestion to get there. The building will provide plenty of on-site, secure parking for staff, while transit service along the busy McGill and Hastings corridors provides frequent bus service to and from downtown and all points east.

Gateway's sleek exterior and captivating design seamlessly flow with the natural bend of Bridgeway Street, and the building features up to ±20,000 square feet of modern, skillfully designed flex industrial and production space to meet the widespread business needs of today. Featuring an expansive rooftop deck that delivers the building's occupants with an amenity space unseen in the area and provides a view backdrop wrapping from Downtown Vancouver to the North Shore Mountains.
Welcome to Gateway.



NORTH VANCOUVER

IRONWORKERS MEMORIAL BRIDGE

GATEWAY

BURNABY

**TRANS-CANADA
HIGHWAY**

FLEX INDUSTRIAL & PRODUCTION SPACE

INDIVIDUAL PRIVATE COVERED DOCK LOADING
(GROUND FLOOR UNITS)

FREIGHT ELEVATOR TO ALL FLOORS

SECURE UNDERGROUND PARKING



BUILDING SPECIFICATIONS

- Generous building spec ready for owner improvements
- Premium concrete construction with extensive curtain wall glazing
- 10' to 13' ceiling heights
- Heating & cooling base systems provided, distribution by unit purchaser
- Energy efficient LED lighting
- Advanced end-to-end security system
- Bike storage facilities
- Rooftop deck with outdoor patio area and expansive views of Downtown and the North Shore Mountains
- 30 secured underground and 19 at grade parking stalls allocated per unit and included in price
- Common dock loading & individual private dock loading for ground floor units

AVAILABLE UNITS

GROUND FLOOR / Flex Industrial Space

SUITE #	PARKING STALLS	UNIT SIZE
110	2	1,555 sf
120	2	1,944 sf
130	2	1,992 sf
140	2	1,642 sf
150	3	2,090 sf

Total Contiguous Space 9,223 sf

SIXTH FLOOR / Production Space

SUITE #	PARKING STALLS	UNIT SIZE
610	3	2,035 sf
620	2	1,666 sf
630	3	2,028 sf
640	3	2,028 sf
650	2	1,777 sf
660	3	2,281 sf

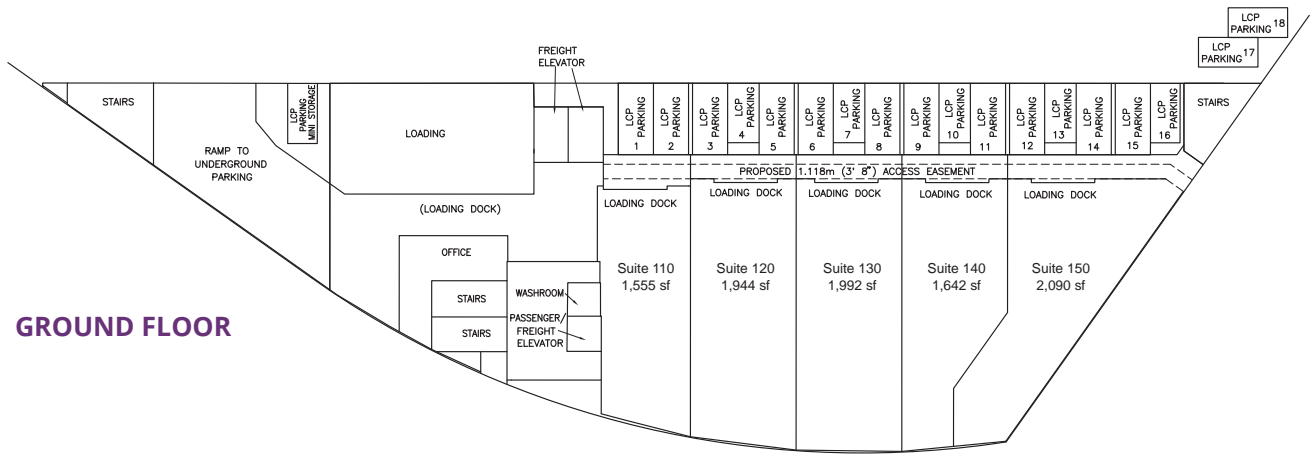
Total Contiguous Space 11,815 sf

PRICING

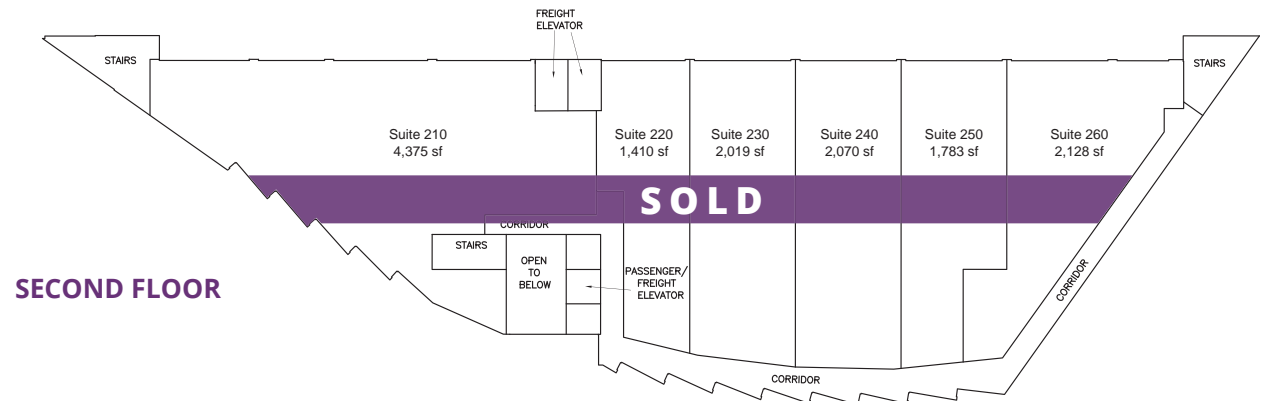
Unit Pricing Starting From \$950,000

ZONING

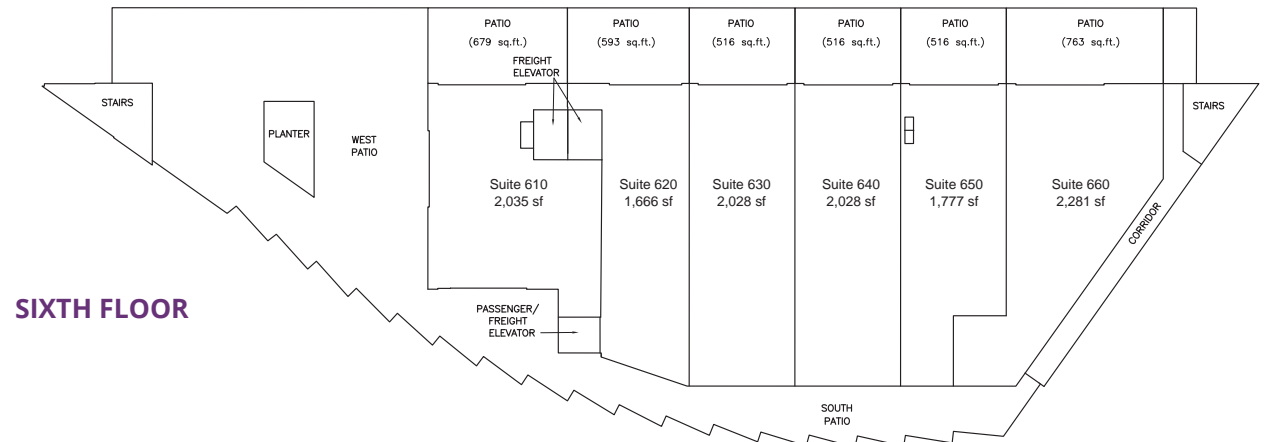
The intent of City of Vancouver's I-2 zoning bylaw is to permit industrial and service employment opportunities. Outright approval uses include manufacturing, service, storage, and wholesaling.



GROUND FLOOR



SECOND FLOOR



SIXTH FLOOR

ROOFTOP DECK

UNPARALLELED VIEWS

COMMON PATIO AREA FOR ALL OWNERS

PRIVATE PATIOS INCLUDED WITH 6TH FLOOR UNITS



* FURNISHINGS SHOWN FOR EXAMPLE ONLY. PATIOS TO BE DELIVERED FINISHED WITH PAVING STONES.

THE GATEWAY TO YOUR NEIGHBOURHOOD

Hastings-Sunrise is synonymous with centrality and convenience to Metro Vancouver. Its strategic location to downtown Vancouver, Chinatown, Gastown, Commercial Drive, and North Vancouver has attracted some of the city's most prominent businesses. The area offers a distinct rail and port character embodied by the Cascadia Terminal and a culturally distinct working-class neighbourhood home to many young families and professionals.



Mirroring Bridgeway Street's natural curve, Gateway's architecturally modern design and access points reinforce its ideal positioning and ease to take advantage of the city's arterial transit routes.

The area's easy access to the Trans-Canada Highway 1 as well as a number of major arterial transit routes, continues to feed an insatiable interest and influx of industries to the area. At the centre of the city, the experience and access to all that Vancouver has to offer is unsurpassed at Gateway.

A short drive away from the conveniences of the East Village retail node, where hip coffee joints such as the Laughing Bean Coffee Co. and eateries including the Red Wagon Diner, Campagnolo Roma and Tacofino Commissary serve the area's local employees and residents alike. Artisan hot spots such as Les Amis du Fromage and a quasi 'brewery district' with Powell Street Craft Brewery, Coal Harbour Brewing Company, Storm Brewing and Parallel 49 Brewing Company all bring the work and play crowd together, giving the area a lifestyle vibe hard to match elsewhere.

portliving



DEVELOPMENT TEAM

Since its formation in 2003, as part of Port Capital Group, PortLiving has focused on innovative property development in well-located neighbourhoods and communities throughout Vancouver, and most recently across North America. As an award-winning real estate organization, PortLiving is committed to the highest standards of quality and redefining urban living and workplaces through creating sustainable, practical and thriving residential and commercial destinations. Underpinning these developments is an ethos that is driven by creativity, social and economic responsibility, as well as a commitment to strengthening communities through innovative design and thoughtful intent.

Stuart Howard Architects was founded in 1977 and will celebrate 40 years positively contributing to the built environment this year. SHA's identity is defined by the exceptional quality of work, innovative designs and creative problem solving. Over the years, SHA has participated in a variety of building typologies with a strong emphasis on both single-family and multi-family residential projects, institutional facilities and the rehabilitation of buildings. SHA works with clients in a variety of locations including Western Canada, The United States, the Caribbean and India.

Cushman & Wakefield is a leading global real estate services firm that delivers exceptional value by putting ideas into action for real estate occupiers and owners. Cushman & Wakefield is among the largest real estate services firms with 48,000 employees in approximately 400 offices and 70 countries. In 2017, the firm had revenue of \$6.9 billion across core services of property, facilities and project management, leasing, capital markets, valuation and other services.

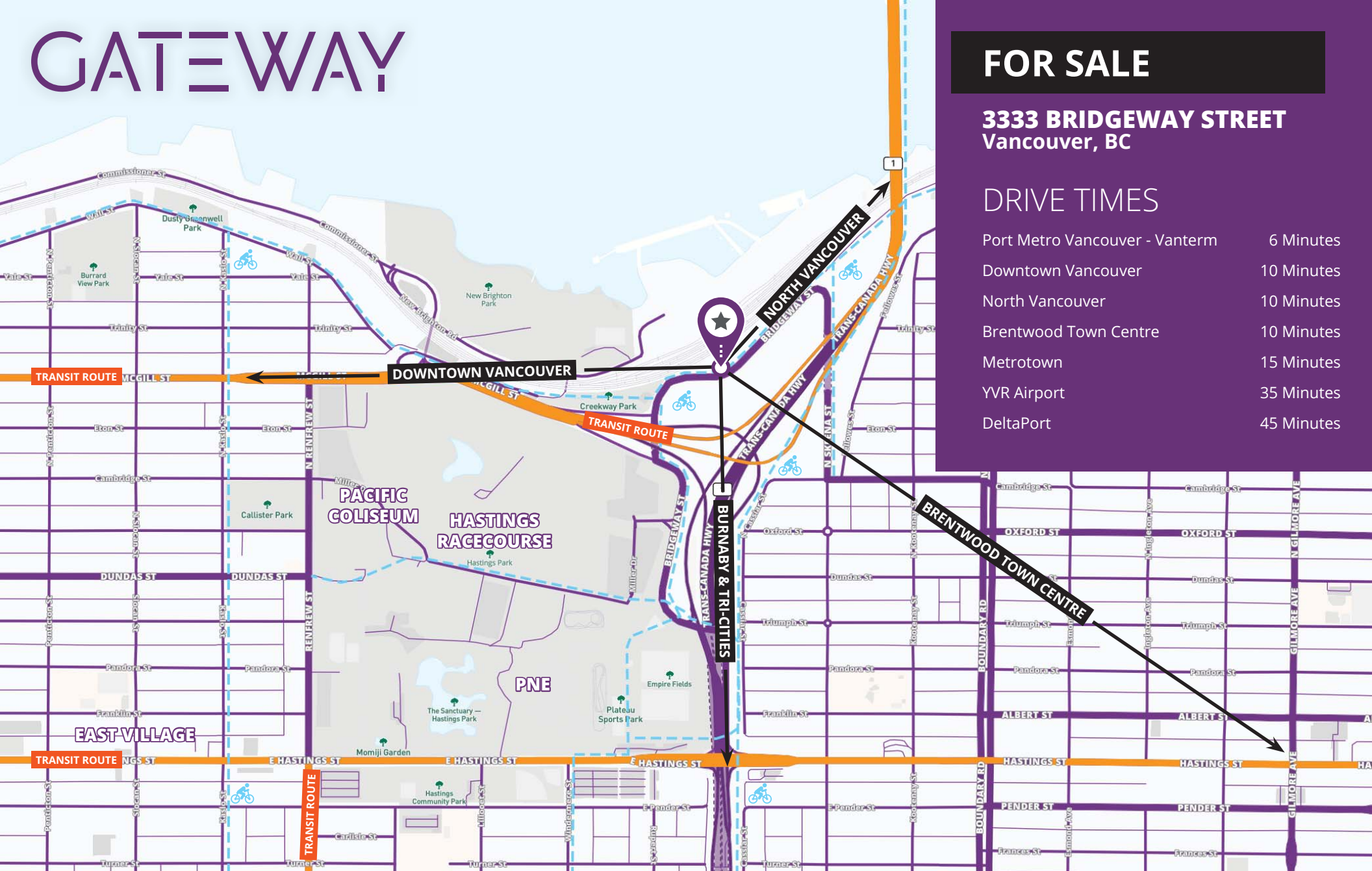
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DRIVE TIMES

Port Metro Vancouver - Vanterm	6 Minutes
Downtown Vancouver	10 Minutes
North Vancouver	10 Minutes
Brentwood Town Centre	10 Minutes
Metrotown	15 Minutes
YVR Airport	35 Minutes
DeltaPort	45 Minutes



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