

The evolution of industry.

CHANGE IS COMING.



Marine Landing

p. 01–11

ENVISION YOUR FUTURE:
THE BUILDING, THE AMENITIES,
THE NEIGHBOURHOOD

p. 12–15

FIND YOUR SPACE:
FLEXIBLE INDUSTRIAL AND OFFICE
SPACE FOR BUSINESSES OF ALL SIZES

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SEIZE THE OPPORTUNITY:
CONTACT A SALES
REPRESENTATIVE



Build your future as you build your business. Leverage a central location and savvy industrial design to shape and control your vision for growth. Seize the opportunity of Vancouver's newest industrial neighbourhood—before the competition catches on. So start building your own equity and be a part of the community at Marine Landing.

Marine Landing's central location means you're always close to the city, close to home, close to transit, close to suppliers, and close to customers.

CANADA LINE
MARINE CORRIDOR
SOUTH VANCOUVER

10
MIN DRIVE
YVR

05
MIN DRIVE
HWY 99

A purpose-built industrial/office building in the heart of the city's emerging industrial neighbourhood.

20
MINUTE DRIVE
TO DOWNTOWN

06
MINUTE WALK TO
MARINE GATEWAY STATION

CANADA
LINE

BIKE
ROUTE

Marine
Landing

BIKE
ROUTE

SW MARINE DRIVE





Team members will love the shorter commute. Clients will love the improved connections. Suppliers will love the easier logistics. And entrepreneurs will love the proximity to new opportunities in the city, in the region, and in the world.

20
HWY
99

MINUTE DRIVE TO DOWNTOWN

QUICK AND EASY ACCESS TO RICHMOND, SURREY, DELTA, AND USA FROM MARINE DRIVE

90



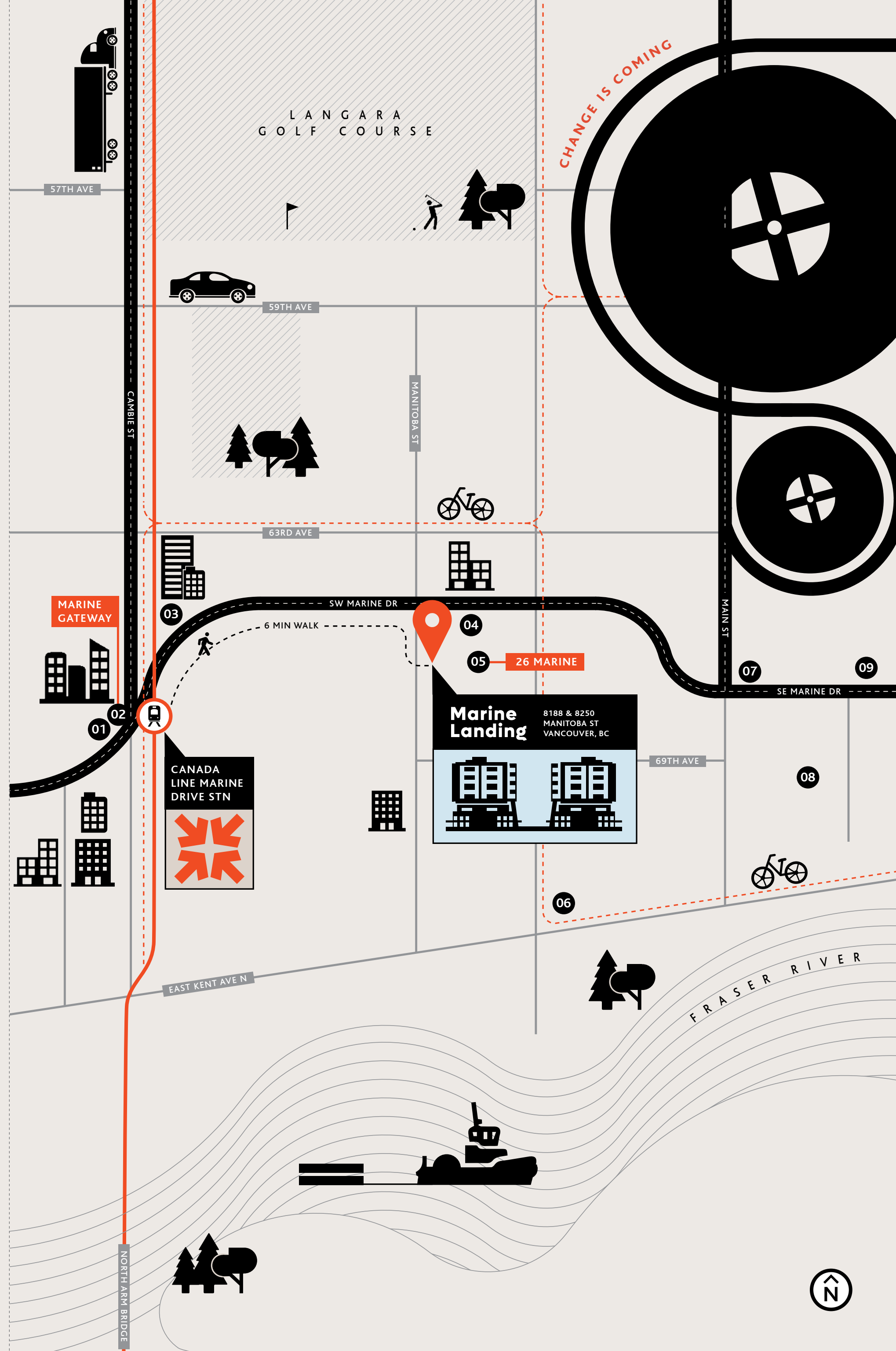
BIKE SCORE: "BIKER'S PARADISE"; DAILY ERRANDS CAN BE ACCOMPLISHED ON BIKE

06



MINUTE WALK TO MARINE GATEWAY SHOPS, RESIDENCES, AND SKYTRAIN

- 01 Scotiabank
 - 02 **MARINE GATEWAY**
Winners
Starbucks
Fresh Slice Pizza
A&W Restaurant
Subway
Pink Elephant Thai
Cineplex Cinemas
Dublin Crossing Pub
Shoppers Drug Mart
BCAA
CIBC
Pure Beauty Bar
Fitness World
TD Bank
T&T Supermarket
Marine Gateway Liquor Store
 - 03 Kids at Marine
YMCA Child Care
 - 04 McDonald's
 - 05 **26 MARINE**
Canadian Tire
Marshalls
Mark's
Sport Chek
Best Buy
 - 06 Mink Chocolate
Factory and Café
 - 07 HiFive Chicken
 - 08 Real Canadian
Superstore
 - 09 Marine Garden Child
Care Centre
- BIKE ROUTE
— CANADA LINE





A NEW KIND OF WORKPLACE.



BUILDING A

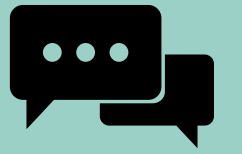
BUILDING B



ENHANCED ARTICULATION AND EXPRESSION ALONG MANITOBA STREET GIVE MARINE LANDING A STRONG STREET PRESENCE.

Welcome to flexible, well thought-out office & industrial spaces.

Work has changed. Shouldn't your workplace change with it? That's the insight behind Marine Landing. The development brings together three well-designed industrial applications, and flexible office space for a new generation of innovators and entrepreneurs to foster teamwork and collaboration.

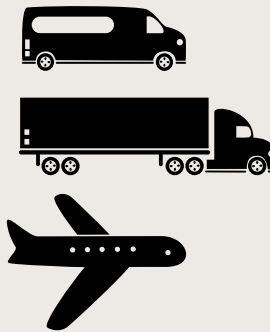


SHARED AMENITY BALCONIES (L6) AND COMMUNAL BALCONIES (L2-L4) FOR DURING- AND AFTER-WORK SOCIALIZING.

12' & 13'

CEILING HEIGHT ON OFFICE LEVELS.

AT-GRADE RAMPS, WIDE LOADING BAYS, AND SPACIOUS LOADING/ DELIVERY FACILITIES MAKE LOGISTICS EASIER—WHICH MAKES BUSINESS EASIER.



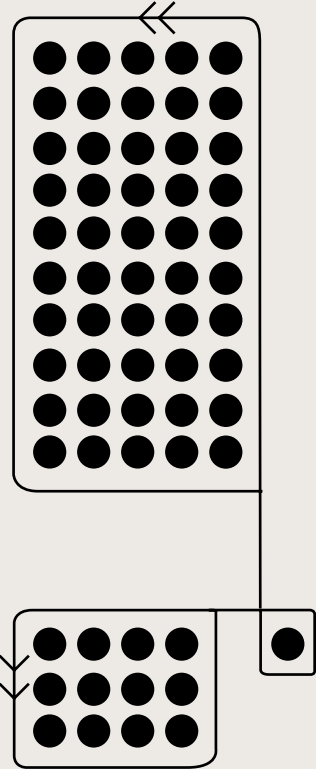
12'x14' & 10'x8'

WIDE, AT-GRADE LOADING BAYS MAKE SHIPPING AND DELIVERY A SNAP.



MINIMUM 6' WIDE EXTERIOR CORRIDORS MAKE IT EASY FOR GOODS (AND PEOPLE) TO GET WHERE THEY NEED TO BE.





FLEXIBLE WORKSPACES RANGING FROM 616 SF – 34,000 SF.

OFFICE: LEVEL 05 – 06

COMMERCIAL OFFICE SPACES FEATURING DYNAMIC OPEN ENVIRONMENTS, WITH CREATIVE BREAKOUT ROOMS CUSTOMIZED TO THE UNIQUE NEEDS OF EACH BUSINESS.

FLEX INDUSTRIAL: LEVEL 03 – 04

SMALLER FLOORPLATES FOR BUSINESSES WITH LESS NEED FOR PHYSICAL SQUARE FOOTAGE, BUT STILL REQUIRE ALL THE FUNCTIONALITY AND FLEXIBILITY OF A MODERN INDUSTRIAL SPACE.

URBAN INDUSTRIAL: LEVEL 02

LARGE SPACES IDEAL FOR BUSINESSES THAT STILL NEED OPEN AREAS AND PURPOSE-BUILT INDUSTRIAL AMENITIES, BUT BUT DON'T NEED 24/7 AT-GRADE ACCESS.

INDUSTRIAL: LEVEL 01 + MEZZANINE

LARGE, OPEN-CONCEPT SPACES WITH HIGH CEILINGS, AT-GRADE LOADING BAYS AND PLENTY OF ROOM FOR BUILDING, MAKING, STORING, AND SHIPPING.

Space that works with your workflow.





THE LARGE ROOFTOP PATIO GIVES TEAM MEMBERS A PLACE TO COME TOGETHER — AT THE BBQ, THE HARVEST-STYLE DINING TABLE, THE DOG RUN AREA, OR A BENCH UNDER THEIR FAVOURITE TREE.

Smartly designed amenities that support team building and foster collaboration.



A full suite of well-thought-out amenities help you get the most out of your workday. Communal spaces such as a shared lounge, meeting areas and rooftop patio space, help to forge a strong company culture, transforming work from a chore into a passion.

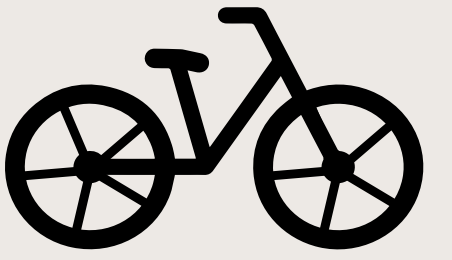
9' 50⁺
PARKADE CEILINGS.



OVERSIZED PARKING STALLS FOR SPRINTER VANS AND DELIVERY VEHICLES IN SECURE GATED PARKADE.



AMPLE AND SECURE BIKE STORAGE FACILITIES, WITH CONCRETE-WALLED STORAGE LOCKERS THAT ARE HIDDEN FROM VIEW FROM THE PARKING LOT FOR AN ADDITIONAL LAYER OF SECURITY.



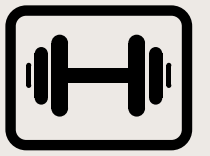
END-OF-TRIP FACILITIES MAKE IT EASY FOR TWO-WHEELED COMMUTERS.



WELL-PROPORTIONED CHANGEROOMS COMPLETE WITH PRIVATE SHOWERS AND DRYING STATIONS FOR WET DAYS.

2,400^{SF}
OF AMENITY SPACE

COMMUNAL LOUNGE | ROOFTOP PATIO | BOOKABLE BOARDROOM | END-OF-TRIP BICYCLE FACILITY | BIKE REPAIR ZONE | FULL GYM AND WORKOUT FACILITY.



STATE-OF-THE-ART EQUIPMENT AND GEAR FOR EVEN THE MOST RIGOROUS OF WORKOUTS.



A LARGE FLEXIBLE LOUNGE SPACE WITH FULLY OPERATIONAL KITCHEN PROVIDES PLENTY OF ROOM FOR CORPORATE MEETINGS AND IMPROMPTU EVENTS. TEAM MEMBERS CAN ENJOY SOME DOWN TIME IN FRONT OF THE TV, OR APPRECIATE THE OUTDOOR PATIO SPACES WITH A COFFEE OR A COCKTAIL.



Industrial space that makes business easier, faster, and more competitive. Which gives you the freedom to grow.

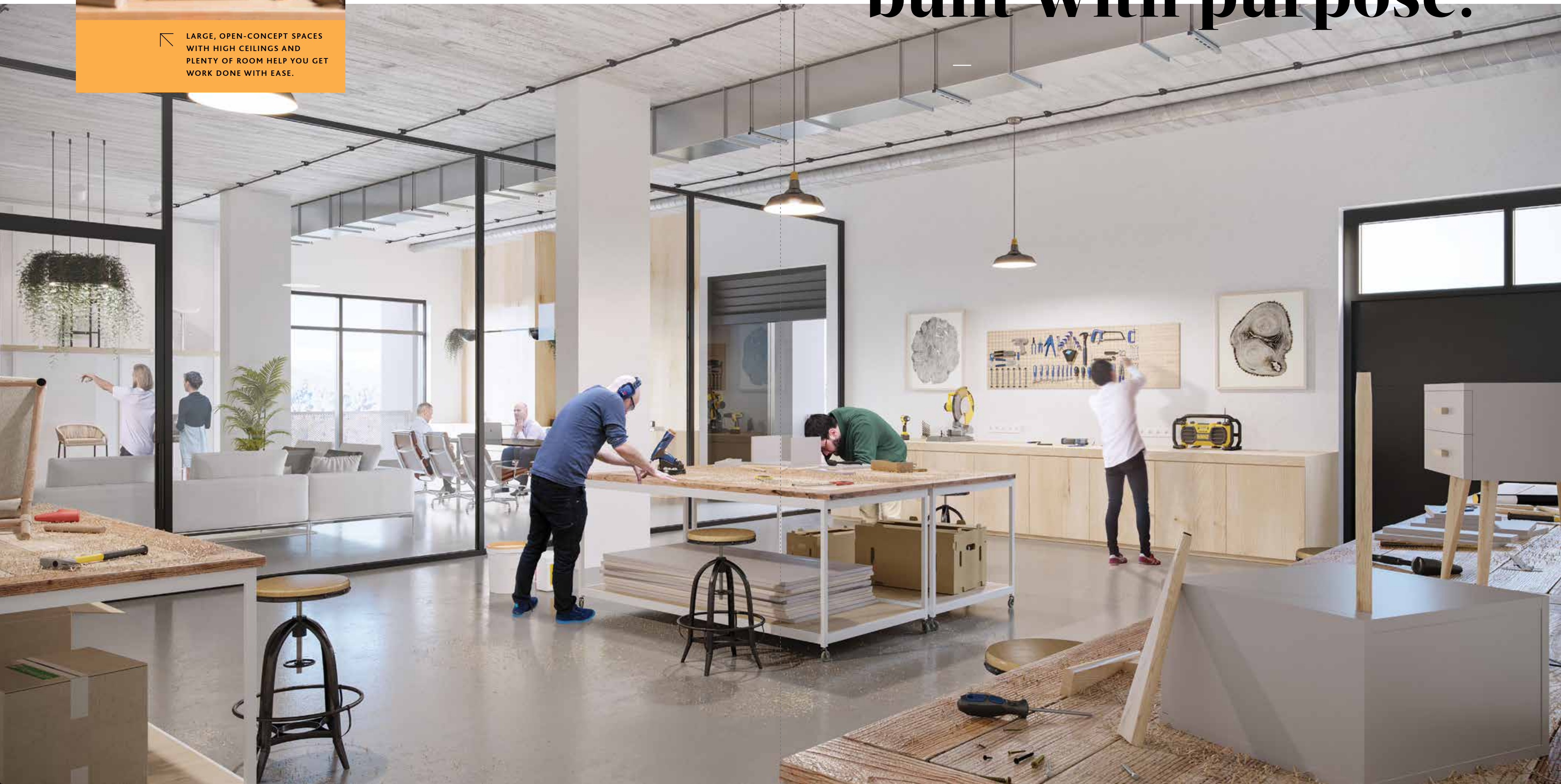
Features such as high ceilings, extra-wide corridors, oversized elevators, and plentiful at-grade access take the effort out of doing

business, while providing flexibility and scalability to a new generation of business innovators.

INDUSTRIAL SPACES ARE LOCATED ON LEVELS 1 – 4 WITH FLEXIBLE SPACES RANGING FROM 616 TO 34,000 SF.

↳ LARGE, OPEN-CONCEPT SPACES WITH HIGH CEILINGS AND PLENTY OF ROOM HELP YOU GET WORK DONE WITH EASE.

Designed with intention, built with purpose.





There is no “one size fits all” in business, so we’ve designed flexible spaces that can be tailored to suit your unique needs.

SMART WORKSPACES WITH STAFF-CENTRED AMENITIES THAT SUPPORT YOUR BUSINESS, YOUR TEAM, YOUR STYLE, AND YOUR OPPORTUNITIES. CREATIVE BREAKOUT AREAS GIVE YOU PLENTY OF SPACE TO WORK, MEET, CONNECT, AND GET INSPIRED.

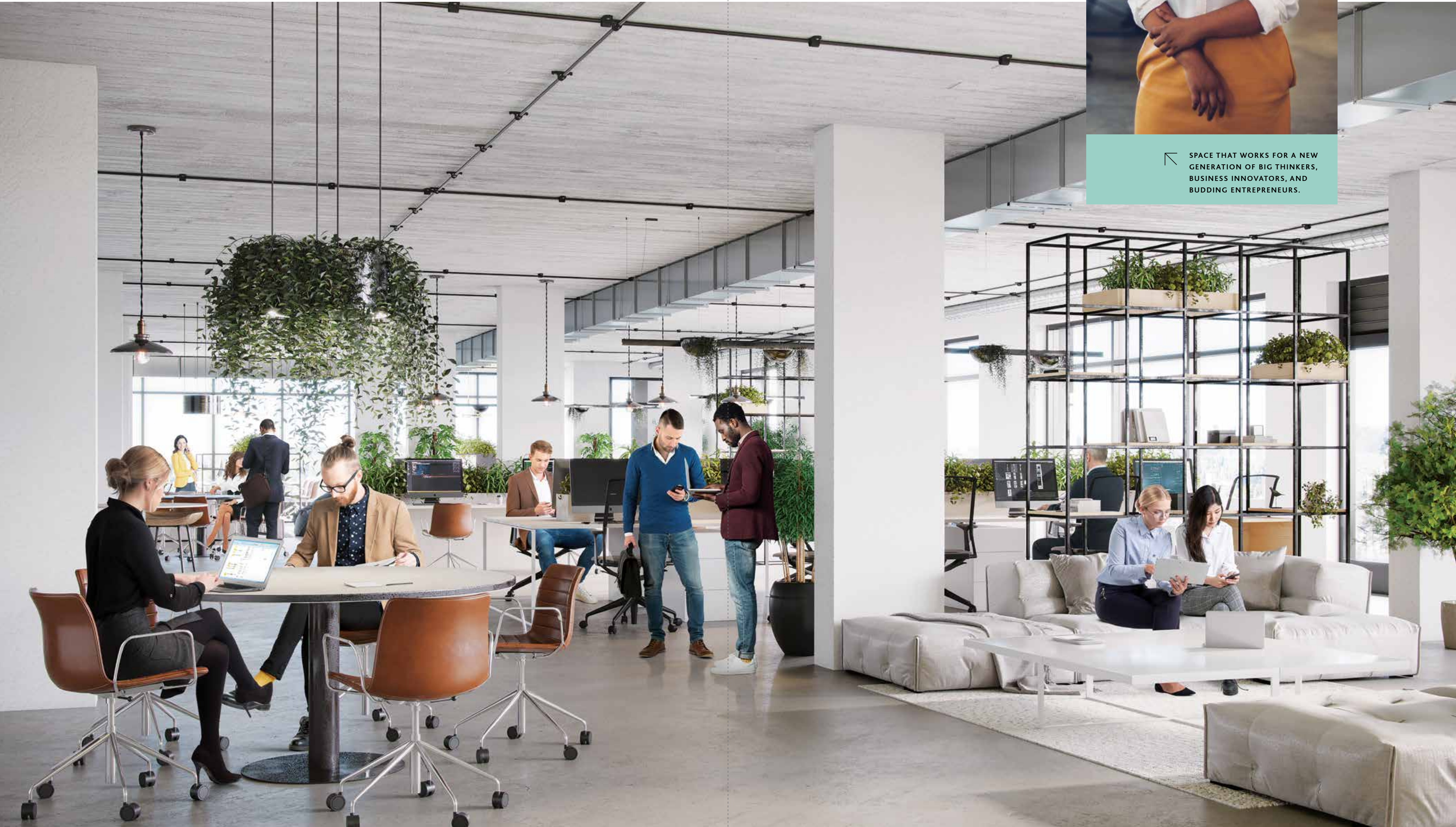


Open concept floorplans give you maximum flexibility, while a clean industrial/West Coast aesthetic gives you a “blank slate” to design a space that fits your style.

OFFICE SPACES ARE LOCATED ON LEVELS 5 – 6 WITH FLEXIBLE SPACES RANGING FROM 616 TO 25,000 SF.



SPACE THAT WORKS FOR A NEW GENERATION OF BIG THINKERS, BUSINESS INNOVATORS, AND BUDDING ENTREPRENEURS.



A team that works.

Build your future as you
build your business.
Leverage a central
location and savvy
industrial design to shape
and control your vision
for growth.

SEIZE THE OPPORTUNITY OF
VANCOUVER'S NEWEST INDUSTRIAL
NEIGHBOURHOOD—BEFORE THE
COMPETITION CATCHES ON.

Contact a representative
to learn more about
this exciting ownership
opportunity.

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Since 1981, Wesbild has been creating exceptional masterplanned residential and resort communities in addition to investing significantly in commercial and industrial projects throughout Western Canada.

Wesbild contributes to a large, diverse investment portfolio as part of our parent company, Persis Holdings. From pharmaceuticals to music to real estate, Persis' companies are in the business of creating value.

WESBILD.COM



KingSett Capital is Canada's leading private equity real estate investment business co-investing with institutional and ultra-high net worth clients seeking to provide sustainable premium risk weighted returns through its various fund strategies.

KingSett has a robust development program executing mixed-use residential, retail, office, industrial and affordable development projects in major urban centres across Canada.

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