

MARCO POLO

BY GRYPHON

INVESTMENT *highlights:*

- **The New Downtown:**
5-minute walk to the future Oakridge Town Centre, 15-minute drive to Downtown Vancouver, Richmond and Vancouver International Airport
- **Different Sizes for Different Needs:**
From big to small and everything in between, ownership opportunities like this are rarely available in the Oakridge District
- **Medical Use Ready:**
Level 6 to 8 are equipped with waterline and sewage line, perfect for medical professional to set up their offices
- **Easy Commute for Tenants and Employees:**
Langara-49th SkyTrain Station and Bus Stop located right at the door

highlighted FEATURES

- A boutique AAA Strata Office Building
- 11 feet floor-to-ceiling height with panoramic windows
- Expansive, triple height commercial lobby
- The Curator Club with over 4,000 sf of coworking space and 4,000 sf of fitness centre
- Functional amenity spaces for company events with the help from Gryphon Lifestyle Concierge
- Dedicated bike and locker storage available for purchase
- Designated parking stalls available for purchase
- Secured fob entry system and CCTV in common areas for enhanced security

OFFICE *information*

- Construction Type: LEED Gold 11 storey mix-used concrete building
- Unit Mix: 198 offices and 13 retail units
- Estimated Strata Fee: \$0.85/sf
- Estimated Completion: Winter 2027

