

OFFICE AMENITIES

**Marine
Landing**

OFFICE FEATURES

- Smaller floorplates give up-and-coming businesses maximum flexibility
- Bookable boardroom
- Audio-visual equipment for presentations and/or teleconferencing
- BC Energy Step Code Level 2 to reduce energy usage and provide clean air
- Shared lounge and meeting areas for hosting events and celebrations
- Multiple shared loading access points for upper floor users (at grade and within parkade)

COMMUNAL AMENITIES

- Communal balconies for during- and after-work socializing
- High-speed Fibre Optic internet throughout the building
- WiredScore certified



BUILDING FEATURES

Marine Landing is a bold step forward in the design of industrial architecture. It's modern strength comes from a commitment to function, as well as an intentional use of materials connected to Vancouver's riverfront heritage.

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ENTRANCE AND MAIN LOBBY

- A dramatic double-height lobby lends a sense of expansion and enlargement to the building's opening
- Enhanced frontage design elements along Manitoba Street gives the building an attractive, confident street presence
- Industrial meets West Coast modern aesthetic throughout the building

BUILDING LOGISTICS

- Minimum of 6' wide exterior corridors to allow for easy movement of goods
- Multiple shared loading access points for upper floor users (at-grade and within parkade)
- Centralized loading corridor at-grade

- Durable concrete industrial materials
- Courier parking and Amazon drop-off area
- Large roll-up bay doors for larger industrial users on levels 1–4
- Heightened security features throughout the building
- Office levels to meet Step Code 2 to reduce energy usage and provide clean air
- Rooftop patio space for team building and after-work bonding
- Approximate ceiling heights

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| Level 01..... | 21' |
| Level 02..... | 16' |
| Level 03/04..... | 13' |
| Level 05..... | 12' |
| Level 06..... | 11' |

