BRIDGEPORT
BUSINESS CENTRE

OFFICE & COMMERCIAL
STRATA SPACE
FOR SALE

PUT YOUR BUSINESS FRONT AND CENTRE

Welcome to Bridgeport Business Centre, a new eleven storey AAA purpose-built office and commercial strata development designed for business owners looking to enhance their profile in Metro Vancouver. Seize this rare opportunity to own office and ground-floor commercial space in the urban hub of Richmond.

This development has two modern office towers complete with contemporary interiors and cutting edge-building systems. Situated beside two brand new Marriott Hotels, and a 66,325 SF office building with nearby transit and the Vancouver International Airport, this is a space perfectly situated for your business. Make your mark in this unprecedented 130,000 SF landmark building that will positively shape the future of Richmond.

CENTRALLY LOCATED

Bridgeport Business Centre offers easy access to Highway 99 with great exposure to Bridgeport Road and is less than a kilometre to the Bridgeport Canada Line SkyTrain Station.

Employees and visitors will appreciate the 8-minute drive or 7-minute train ride to Vancouver International Airport, and proximity to a slew of retail shops, commercial centres, restaurants and essential services nearby.

HIGH EXPOSURE

Crown signage opportunities are available to ensure your company has high visibility and brand recognition from Bridgeport Road and Oak Street Bridge.

MIXING BUSINESS WITH PLEASURE

Locating your business within Bridgeport Business Centre gives employees the sought-after balance between achieving peak productivity and taking time to unwind.

On-site retail and nearby services bring convenience and efficiency to an otherwise hectic workday. Neighbourhood restaurants and cafes provide the ideal setting for team brainstorming, client meetings and celebratory lunches. Should employees feel the need to decompress and re-energize, they have their choice of surrounding fitness facilities.

CLASSIC WEST COAST

Beginning with a stunning arrival, Bridgeport Business Centre is designed with the employee in mind. An elegant lobby welcomes you and is a tranquil space for hosting clients, informal meetings or finding respite from a busy day.

The floorplans are open and ideal for having a collaborative working environment. An innovative and inspiring interior designed by Hager Design International is used throughout. Natural materials paired with modern elements inspired from the West Coast that surrounds the office.

Amenity space including exclusive outdoor terraces on the top two floors gives them the flexibility to have a place to do focused work or a venue to entertain. There is bike storage, washrooms and showers, and ample parking available for employees with 256 stalls of visitor parking.

AN OFFICE SPACE THAT WORKS FOR YOU

OUTDOOR AMENITY SPACE WITH VIEWS TO ADMIRE & INSPIRE

Expansive views of Greater Vancouver, the North Shore mountains, and the Fraser River.

Two exclusive terraces on top two floors.

BUILDING FEATURES

BUILDING

- 130,000 SF AAA retail, office and restaurant space over eleven-storeys
- High quality curtain glazing with an abundance of natural light
- Designed by the award winning IBI Group
- Large, efficient floorplates
- Signage opportunities available (ground floor and crown)
- Stunning arrival experience
- Three high-speed elevators
- Prominent 17’ height ground floor, and generous 12’ slab to slab tower levels building form
- Potential for full floor purchase, providing corporate identity with secured entry, and direct access to floor

PARKING

- Fully secured, camera-controlled parking garage
- Green rooftop podium level parking
- Additional, ample site parking

AMENITIES

- Common lobby with over-height ceilings
- End-of-trip facilities, inclusive of secure bike storage, washrooms and showers
- Multiple outdoor lavish green terraces
- Secure floor-by-floor fob-controlled access

ENVIRONMENTAL/ SUSTAINABILITY

- Designed to LEED Silver equivalent
- High-efficiency water fixtures
- Low-E glazing for high-efficiency passive energy regulation
- Abundancy of e-vehicle parking spots

ELECTRICAL/LIGHTING

- Office shell space are supplied with 208V/3phase power
- Communications infrastructure is through a 2” co. to Main Tel/TV Room
- Office shell space are provided with life safety and emergency device

HEATING/COOLING

- Individually controlled heating and cooling system
- Four pipe fan coil units providing heating or cooling at any given time
- Fresh outdoor air ventilation
- Central bathroom exhausts

WHY OWNING IS A SMART BUSINESS DECISION

BUILD EQUITY

As you pay down your principal, your equity grows.

ENJOY CERTAINTY

Fixed interest rates mean you can lock in monthly payments.

REALIZED ADVANTAGES

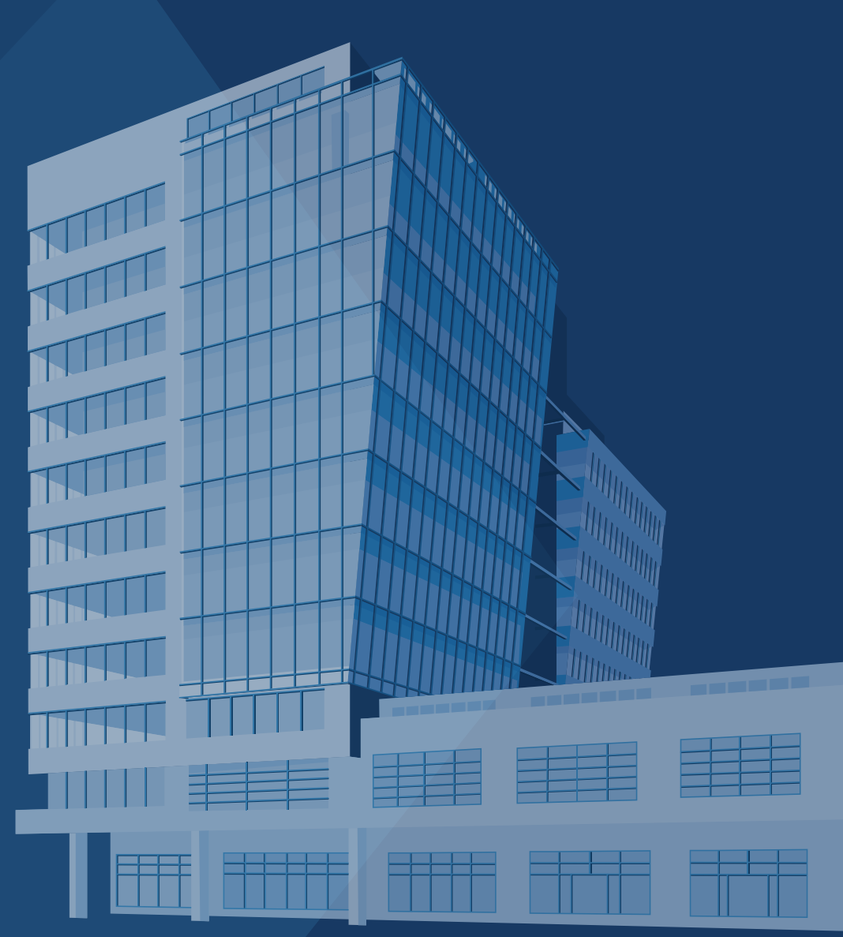
Capital investments bring long-term value while operating expenses and mortgage interest can be written off.

EXERCISE CONTROL

Avoid annual rent escalations, and have a say in your operating expenses and management fees.

REAP REWARDS

Property ownership means you have a long-term asset that can be leased or sold.



OWN A SPACE AND INVEST IN RICHMOND

Richmond is a city with a growing population, a central location in Metro Vancouver, and many industries including technology, aviation, transportation, tourism, manufacturing and agriculture.

Some of the many businesses that call Richmond home include The Keg, Boston Pizza, London Drugs Limited, Nature's Path Food, Inc. and Steve Nash Inc. as well as many professional services. Make Richmond your new office address and don't miss this opportunity to own strata office space in a highly central location.

Number of Jobs in the City

126,000

Number of Businesses

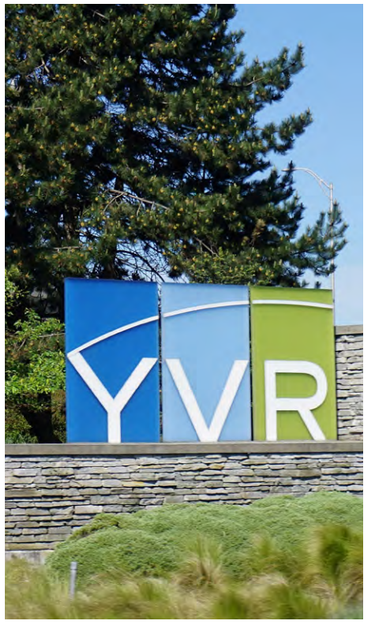
13,870

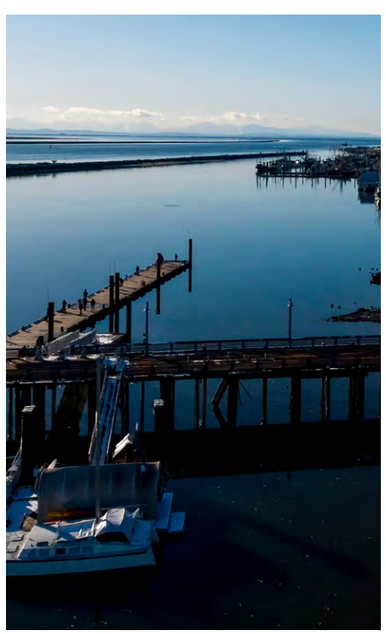
(Licenses Issued in 2017)

Total Labour Force 15+

107,725

Proximity to USA, YVR International Airport, and Downtown Vancouver





PROJECT TEAM

CHUNGHWA

CHUNGHWA INVESTMENT

Chunghwa Investment is a real estate development and investment company focusing on residential, commercial, industrial and hospitality properties.

Based in Vancouver, BC they believe in creating a practical approach to the properties they choose to develop, the kinds of real estate investments they make and how they approach every aspect of their business.

Chunghwa Investment focuses on a service-focused, hardworking approach to business. Their commitment over the long-term is driven by integrity and a desire to create a deep level of trust with their customers, partners and community. Their vision is one that is socially responsible, environmentally conscious and economically beneficial.

www.chunghwa.ca

IBI GROUP

IBI ARCHITECTS

IBI Group is one the largest architectural firms in the world, with over 300 globally connected registered architects and 180 LEED Accredited Professionals. Their core values are affordability, diversity and an increasingly vital commitment to sustainability. IBI's ever-growing portfolio of work spans six continents and projects of all shapes and sizes. With over 40 years of services experience in the private and public sectors including high-rise residential towers, office buildings, retail facilities, mixed use-retail residential buildings, and hospitals.

Some of IBI's notable office projects include World Trade Centre (New York), Yonge Eglinton Centre (Toronto), Waller Creek Properties (Austin), and One Burrard Place (Vancouver.)

www.ibigroup.com

Colliers
INTERNATIONAL

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Colliers International Group Inc. (NASDAQ: CIGI) (TSX: CIGI) is an industry-leading real estate services company with a global brand operating in 69 countries and a workforce of more than 15,000 skilled professionals serving clients in the world's most important markets. With an enterprising culture and significant employee ownership and control, Colliers professionals provide a full range of services to real estate occupiers, owners and investors worldwide.

Colliers professionals think differently, share great ideas and offer thoughtful and innovative advice that help clients accelerate their success.

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