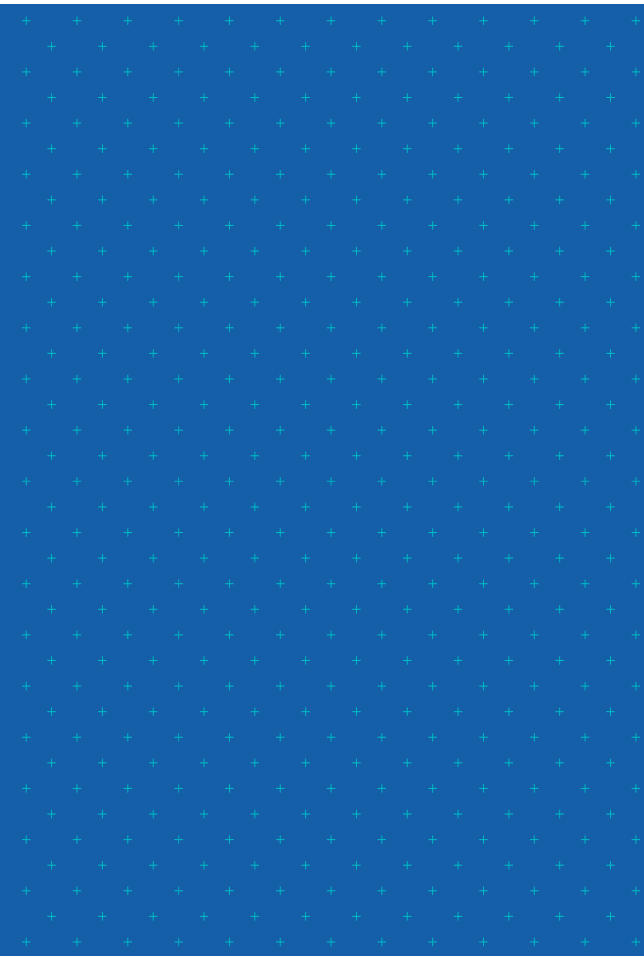


URBAN INDUSTRIAL + & OFFICE + SPACE

VANCOUVER CLARK & 1ST





INVEST IN THE FUTURE OF STRATIFIED INDUSTRIAL+ & OFFICE+ SPACE

Frameworks represents a new era in industrial, office, and medical office spaces, redefining the landscape of modern work environments. Coming to Clark and 1st in the False Creek Flats neighbourhood, its location gives you high visibility in one of the city's commercial hubs, it connects you to downtown, the ports, and to major traffic and transit corridors bringing you closer to your clients, suppliers and vendors.

As the most innovative industrial and office space this close to the city, Frameworks is a unique combination of accessibility, adaptability and opportunity - making it the most desirable commercial investment in the city.



- Industrial space starting at 1,300 sq. ft.
- Office space starting at 1,100 sq. ft.
- I-2 zoning allowing for a broad range of office, medical and industrial uses 
- High visibility & accessibility
- 5-storey high end steel & concrete construction
- Streetside exposure opportunities
- False Creek Flats location
- High ceilings
- Freight elevators available
- High-end heating & cooling systems
- Easy pickup & drop off shipments and materials designed for easy loading
- Secured parking
- Individual loading

8 MINUTES walk to VCC-Clark SkyTrain Station

5 MINUTES drive to Vancouver Port

28 MINUTES drive to VVR

91 Walk Score **90** Transit Score **96** Bike Score



38 RESTAURANTS **15** COFFEE HOUSES **7** CRAFT BREWERIES **23** BUSINESSES **6** PARKS & RECREATION

INVESTMENT + GROWTH

Frameworks' unrivaled location and connections to major transportation corridors will make it one of the most desirable industrial + office spaces in the city. Part of the City of Vancouver's False Creek Flats redevelopment, Frameworks will also be part of a regional initiative that will transform the area into a dynamic commercial and economic ecosystem. Combined with the tax benefits of commercial ownership, and the investment and growth opportunity that Frameworks represents is unmatched.

DINING & ENTERTAINMENT

- Off The Rail Brewing
- Bonbor Brewing
- Truck Stop Cafe
- Savory Chef Foods
- Strange Fellows
- Urban Market
- Havana Vancouver
- Cafe Du Soleil
- The Dime
- La Messalaria
- Terminal City Brewing
- Fox Plaza
- Prado Cafe
- Apollia (daybreak.org)
- Cafe Deus Soleil
- J.J. Bean Coffee Roasters
- Loku Japanese Cuisine
- St. Augustine's

BUSINESSES

- ICBC Head Office 2150 Keith Drive (opening early 2027)
- FreshPoint Warehouse
- The Home Depot
- MEC Head Office

PARKS & RECREATION

- Litlan Beach
- Strathcona Park
- Tribulum Turf
- Cliffhanger Climbing Gym
- The Hive Bouldering Gym
- Chau Creek North Park

TRANSIT

- Stadium-Chinatown Bus Line
- 422 Clark/Knight Near Bus / #99 B-Line
- Adams Bike Route

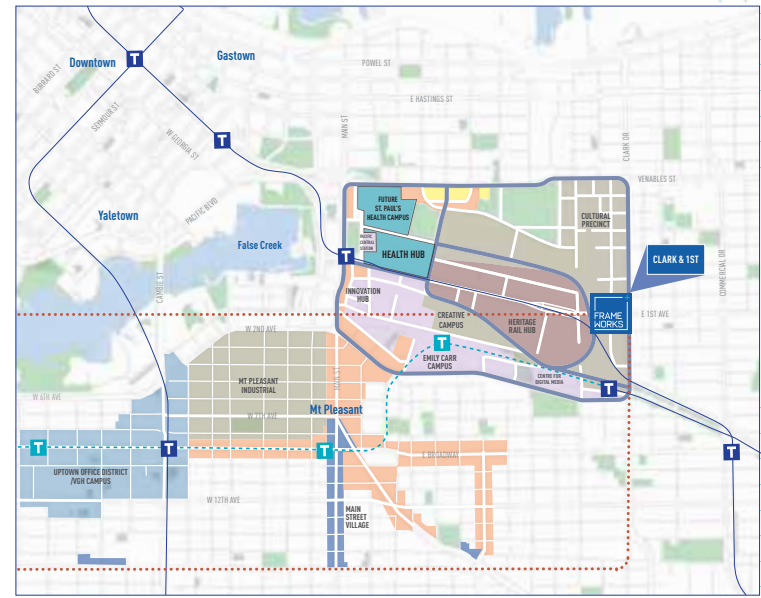
T Skytrain Station
— Expo Line **—** Millennium Line
— Future Millennium LRT Extension

FALSE CREEK FLATS - A FUTURE YOU CAN COUNT ON VISION

- A thriving light industrial district** that is focused on the production, distribution and repair economy.
- A tech centric district** that combines industrial innovators and institutions to drive the economy into the future.
- A center for sustainable innovation** that demonstrates how central industrial districts can create economic diversity and resilience within cities.
- A central economic hub** that unites the industry, the arts, healthcare, entertainment, and community space activation into a dynamic urban district.

- Existing Transit Station / SkyTrain Line
- Future Transit Station / SkyTrain Line
- Strikingly Plan area
- High Density Mixed Use with Residential
- Innovation, Technology, Creative, Research, Industrial
- Industrial, Production, Distribution, Services, etc.
- Industrial, Commercial, Creative Manufacturing
- Uptown Office Districts, IGA Service
- Villages

The False Creek Flats development is currently in planning by the City of Vancouver. For the most up-to-date information please visit www.vancouver.ca.



CULTURALLY VIBRANT & ECONOMICALLY DIVERSE

FALSE CREEK FLATS COMMUNITY HIGHLIGHTS

FUTURE ST. PAUL'S HOSPITAL
18.4 ACRE
Healthcare Campus

HOME TO
30+
Technology, and Research & Development Firms

EMILY CARR + CDM
1.3 M sq. ft.
Institutional, student housing, office & retail

Canada's Premier
ASIA-PACIFIC
gateway

15%
of Vancouver's Industrial Land Base

APPROVED PLAN WILL BRING

30,000+
New Jobs

1,000+
New Businesses

50,000+
New Residents

DISTRICT ENERGY FACILITY
5.2 ACRE
Bio Fuel Facility

HOME TO
7
Universities and Educational Institutions

ICBC
165,000 sq. ft.
new headquarters opening in 2027

600 Existing Businesses & **8,000** Employees



A NEW ERA IN STRATA OWNERSHIP

- 5-storey stacked industrial and office space
- Light industrial floors: 1-3
- Office floors: 4 & 5
- Functional mezzanine levels
- Efficient vehicle ramp access to 2nd floor industrial
- Secured bike storage & end-of-trip facilities
- Courtyard
- EV parking stalls
- Secured underground parking
- Vernon St. vehicle access



INDUSTRIAL +

Frameworks unprecedented industrial design has been created to inspire creativity, production, and offers flexible business use that makes it perfect for showrooms, warehouses, manufacturing, distribution and more.

Floors 1-3
Starting at 1,300 SQ. FT.

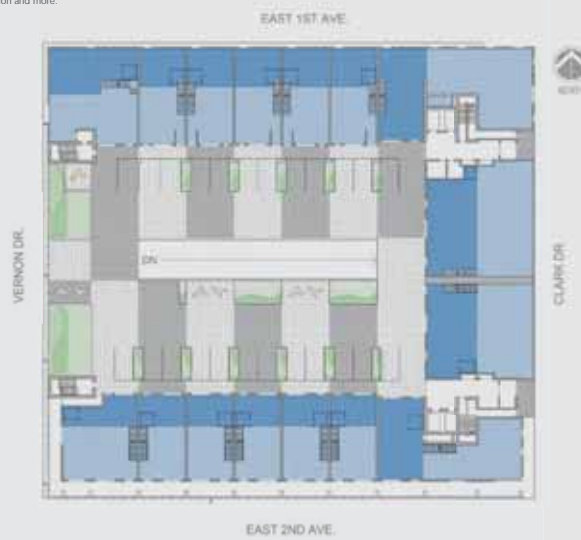
- High visibility & accessibility
- 5-storey concrete and steel construction
- Street side unit exposure available
- False Creek Flats location
- Individual loading dock
- High ceilings
- Expansive windows

• **MEZZ**

• **MEZZ LEVEL**

• **MEZZ FLOOR**

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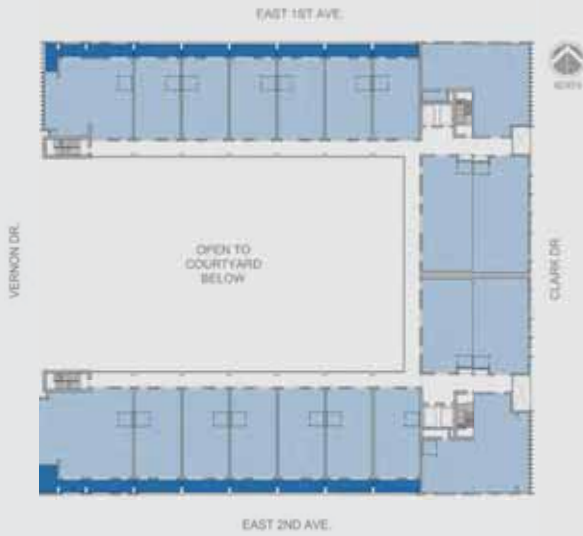
MEDICAL/OFFICE+

Floors 4-5
Starting at 1,100 SQ. FT.

- Ample staff and visitor parking
- Dedicated suite entrances offering 24/7 access
- Plumbing, electrical, mechanical systems with capacity to support medical users
- High ceilings
- Flexible suite sizes starting at 1,100 sf
- I-2 zoning which allows for medical use (dentists, medical clinics, wet labs, counselling, etc.)

- SUITE
- LAB ZONING
- MAIN FLOOR

100% GREEN BUILDING CERTIFIED
LEED GOLD



OFFICE+

Frameworks redefines office space. Frameworks is transforming workspace culture that offer experience, technology, and collaboration. A place of opportunity to build a future-proof work culture.

Floors 4 and 5 Starting at 1,100 SQ. FT.

- Panoramic downtown & mountain views
- Expansive windows
- Roughed in kitchenettes & bathrooms
- Secure underground parking
- High ceilings

 DESIGNATED INDUSTRIAL

- MEZCLINE
- MEZCLINE
- MEZCLINE

MEZCLINE IS A TRADE NAME FOR A TYPE OF INDUSTRIAL SPACE THAT IS USED FOR MANUFACTURING AND INDUSTRIAL PURPOSES. IT IS NOT A RESIDENTIAL OR COMMERCIAL SPACE.





ALLIANCE ON VANGUARD
Stacked Industrial
Richmond, BC



KNIGHT RENTAL
Vancouver, BC

EXPERIENCE + INNOVATION

DEVELOPER | Alliance Partners

We believe that reputation is the most important thing we build. As a real estate developer, builder and member of the community, we see what we do a little differently than most. Founded by a self-made entrepreneur, we are guided as much by social responsibility as we are by creating distinctive, meaningful homes and commercial projects.

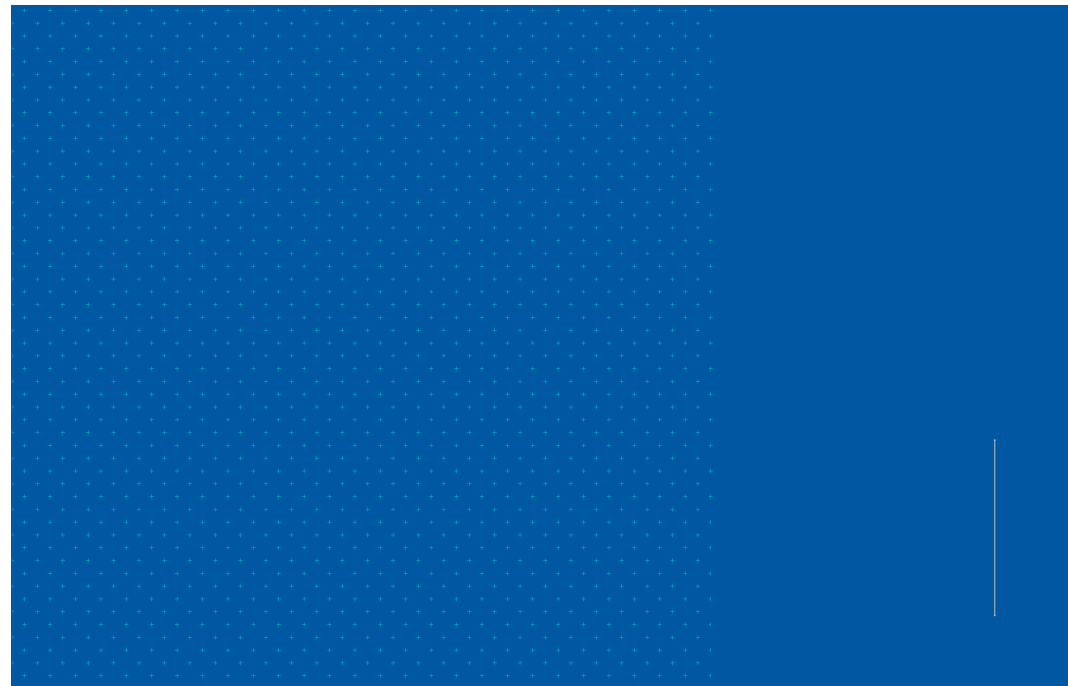
ALLIANCEPARTNERS.CA

TKA+D

ARCHITECTURE | Taylor Kurtz Architecture & Design Inc.

TKA+D architects have over the last 40 years created a global portfolio of projects that have each been conceived to follow their distinctive design philosophy. With an overarching objective to make the world a better place for their clients and the users of their buildings and spaces, they strive to ensure that their actions have a positive impact on our environment. By striving for sustainability at every level, they understand that for a project to be truly successful, it must first be sustainable at a financial, social as well as an environmental level.

TKAD.CA



DISCOVER A NEW ERA OF INDUSTRIAL + OFFICE SPACE

ALLIANCEPARTNERS.CA/Frameworks



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The developer reserves the right to make modifications or substitutions should they be necessary. Any measurements provided are approximate only. The developer reserves the right to alter prices, features and commissions at any time. E & O.E. The quality industrial and office spaces at Frameworks are built by Alliance Partners. 2025.