

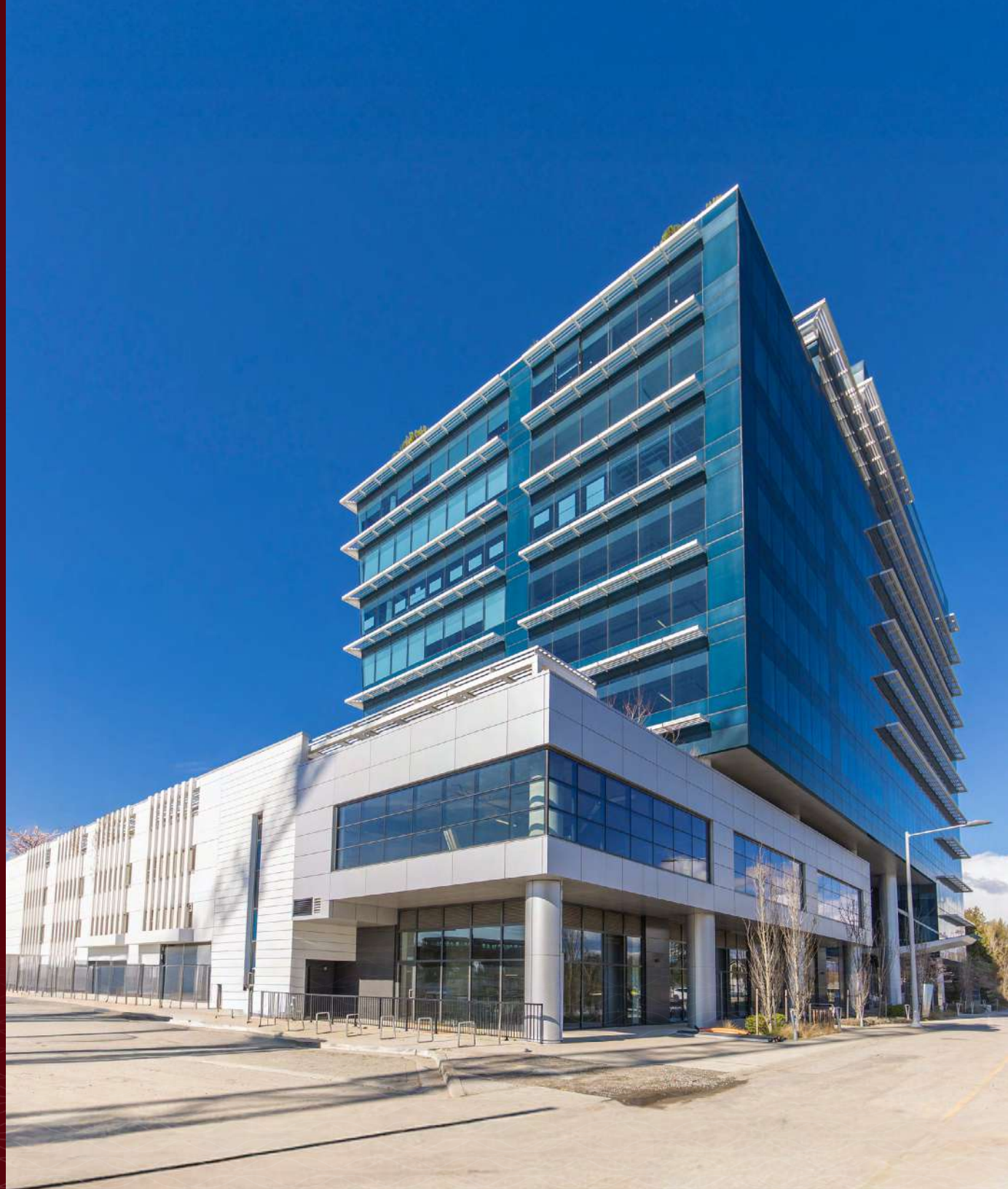


BRIDGEPORT BUSINESS CENTRE

2777 JOW STREET, RICHMOND

OFFICE & COMMERCIAL
STRATA SPACE

FOR SALE



PUT YOUR BUSINESS FRONT AND CENTRE

Introducing Bridgeport Business Centre, an iconic 11 storey, AAA purpose-built office and commercial strata development spanning 130,000 SF, created for forward-thinking business owners ready to elevate their presence in Metro Vancouver. This is a rare opportunity to secure premium office and ground floor commercial space in the thriving urban core of Richmond.

Bridgeport Business Centre features two modern office towers with sophisticated interiors and advanced building systems designed for today's business demands. Situated beside two newly built Marriott Hotels and a 66,325 SF office building just moments from rapid transit and Vancouver International Airport, this is a location engineered for visibility, connectivity, and longterm growth.

Make your mark in this landmark development and shape the future of Richmond's business landscape.





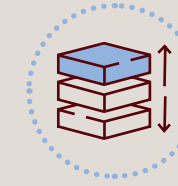
INSPIRED BY THE WEST COAST

Beginning with a striking arrival experience, Bridgeport Business Centre is designed to enhance how people work and connect. A refined, light-filled lobby welcomes you into a calm, contemporary environment and flexible, open floorplans support a collaborative and efficient workplace.

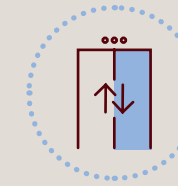
Throughout the building, interiors by Hager Design International blend natural materials with modern West Coast inspired elements, creating an atmosphere that feels both elevated and grounded in its surroundings.



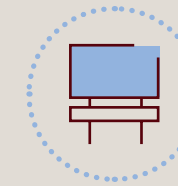
130,000 SF of AAA retail, office and restaurant space over 11 storeys



Large, efficient floorplates and prominent 17' height ground floor, and generous 12' slab to slab tower levels building form



Three high-speed elevators



Signage opportunities available (ground floor and crown)



Potential for full floor purchase, providing corporate identity with secured entry, and direct access to floor

BUILDING AMENITIES

A full suite of conveniences enhances the daily experience, including secure bike storage, end-of-trip facilities with showers, and ample parking with 256 visitor stalls. The building's private amenity spaces, including outdoor terraces on the top two floors, offer a memorable setting for focused work, gatherings, or hosting clients with expansive views of the surrounding cityscape.



2777 JOW STREET, RICHMOND

AMENITIES

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

SUSTAINABILITY

- Designed to LEED Silver equivalent
- High-efficiency water fixtures
- Low-E glazing for high-efficiency passive energy regulation
- Abundance of EV parking



PARKING

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

ELECTRICAL/LIGHTING

- Office shell space supplied with 100A and 120/208 VAC
- Communications infrastructure through a 2" co. to Main Tel/ TV Room
- Office shell space 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



CENTRALLY LOCATED

Bridgeport Business Centre offers convenient access to Highway 99 with strong exposure to Bridgeport Road and is less than one 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 wide selection of retail shops, commercial centres, restaurants and essential services nearby.

HIGH EXPOSURE

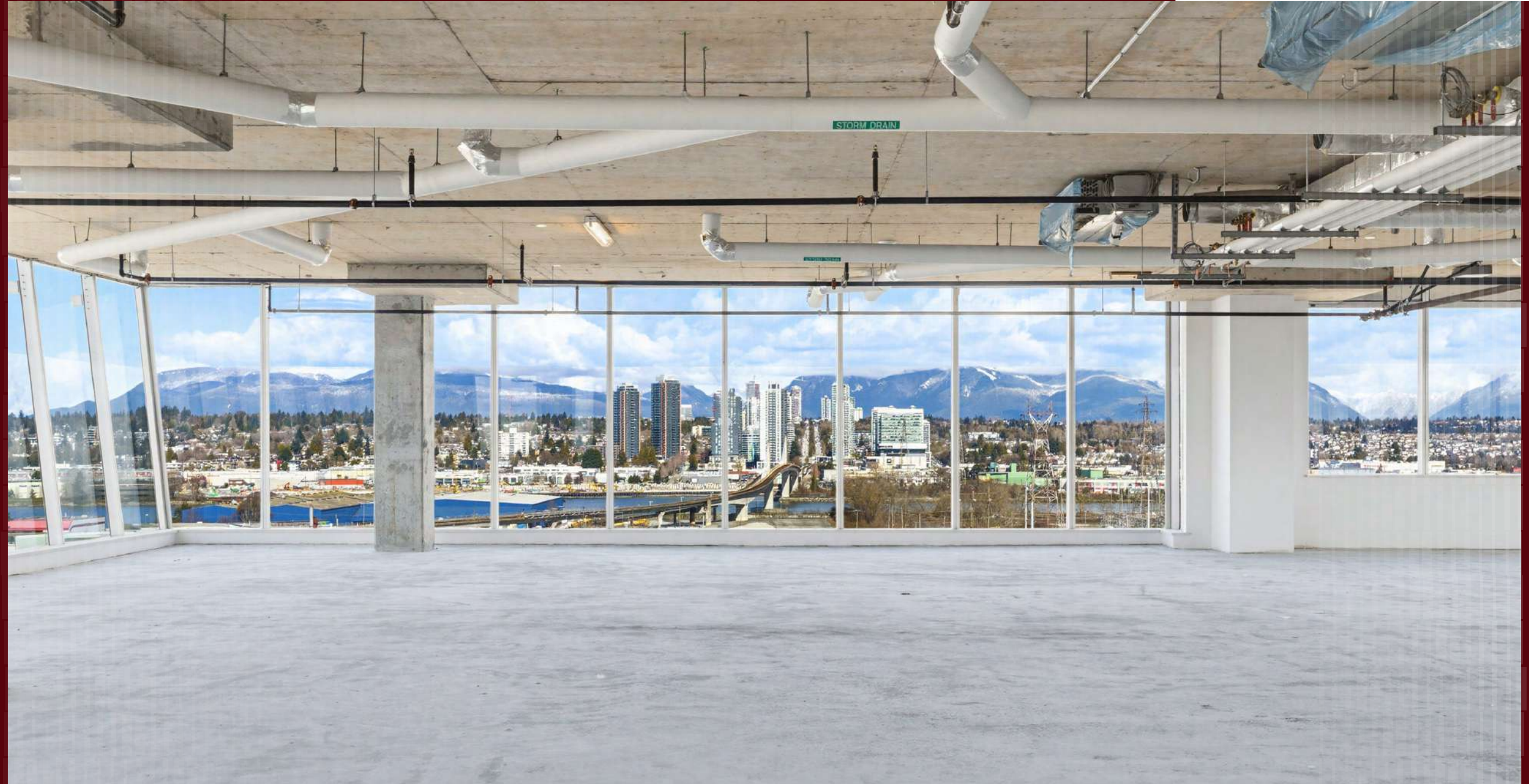
Crown signage opportunities are available to ensure your company has high visibility and brand recognition from Bridgeport Road and Oak Street Bridge.

WHERE WORK MEETS LIFESTYLE

Locating your business at Bridgeport Business Centre gives employees a balanced workday shaped by convenience, choice, and connection.

On-site retail and nearby services streamline daily errands, helping teams move through their day with ease. A wide selection of neighbourhood restaurants and cafés provides inviting spaces for brainstorming sessions, client meetings, or team celebrations. And when it's time to reset, employees can take advantage of the many nearby fitness studios and wellness facilities, offering plenty of ways to decompress and re-energize before returning to work.





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.

PROJECT TEAM



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



ARCADIS

Designed by IBI Group, a technology-driven design firm with global architecture, engineering, planning and technology expertise.

In September 2022, IBI Group joined Arcadis, a global leader in delivering some of the most transformative projects with businesses, cities and industries. With 34,000 people active in more than 30 countries, we bring together the best minds from around the world to deliver intelligent products and solutions across the environment, energy, water, buildings, transport and infrastructure sectors.

www.arcadis.com



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BRIDGEPORT
BUSINESS CENTRE



BRIDGEPORTCENTRE.COM

Graham Davidson

Personal Real Estate Corporation
Vice President
604 694 7206
graham.davidson@colliers.com

John Waslen

Associate Vice President
604 603 2296
john.waslen@colliers.com



Colliers

1067 W Cordova St Suite 1100,
Vancouver, BC V6C 1C7
collierscanada.com

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