

ASV





LIVE  
TOGETHER.  
WORK  
TOGETHER.

# Assembly.

STRATHCONA

## The Opportunity

### RETAIL, OFFICE & CREATIVE INDUSTRIAL SPACE FOR SALE

Assembly is a boutique community offering 12 commercial strata units below 40 courtyard townhomes and condominiums. The Bauhaus inspired design reflects a synthesis of multiple art forms aimed at creating an inspiring workspace for retail, office and creative industrial users. The clean lines and industrial design elements honor the history of the neighborhood while re-imagining what future workspace can be.

Assembly is located in the burgeoning area of Strathcona, one of Vancouver's oldest and unique neighborhoods with a deep history in industry and creativity. Assembly is the prototype for the ultimate live work lifestyle, minutes from downtown Vancouver but far enough away to appreciate the fabric of an authentic neighborhood.

Assembly will be Strathcona's premier opportunity for innovators and professionals alike with a mission to remain genuine to the community it resides in.

12

LOCAL  
MERCHANT  
SPACES

40

COURTYARD  
TOWNHOMES AND  
CONDOS



“ The whole is greater than  
the sum of its parts. ” Aristotle

## The Building

Cladded in a two-tone charcoal brick, the exterior of Assembly drew reference from the surrounding industrial and heritage homes of Strathcona. Designed for a new generation of workers, Assembly is a place where work and living can co-exist seamlessly. With reverence to the tight-knit community of Strathcona, an incredible open-air courtyard and lower floor internal mews were created to bring community members together to connect and find inspiration. Beautifully simple interiors with spacious floor plans and an abundance of natural light encourage businesses to imbue their own personality into the space.



## Designed To Inspire

- Contemporary and expressive architectural design by award winning International firm, Ekistics Architecture
- Bauhaus-inspired, functionally designed spaces with clean and elevated materials
- Main floor mews/courtyard designed to enhance + maximize dual fronting glazing for all merchant spaces
- Curated artwalk installation by Canadian artist Ola Volo

## Elevated Amenities

- Fully equipped cardio-focused gym for a healthy lifestyle
- End of trip facility with ample bike parking
- Optional electric vehicle fast charging

## A Space To Connect

- A ground floor internal mews with street access allows business operators, residents and community members to gather and interact in the local merchant spaces.

## Flexible Zoning

- The zoning offers a variety of different options for retail, office and industrial user groups.

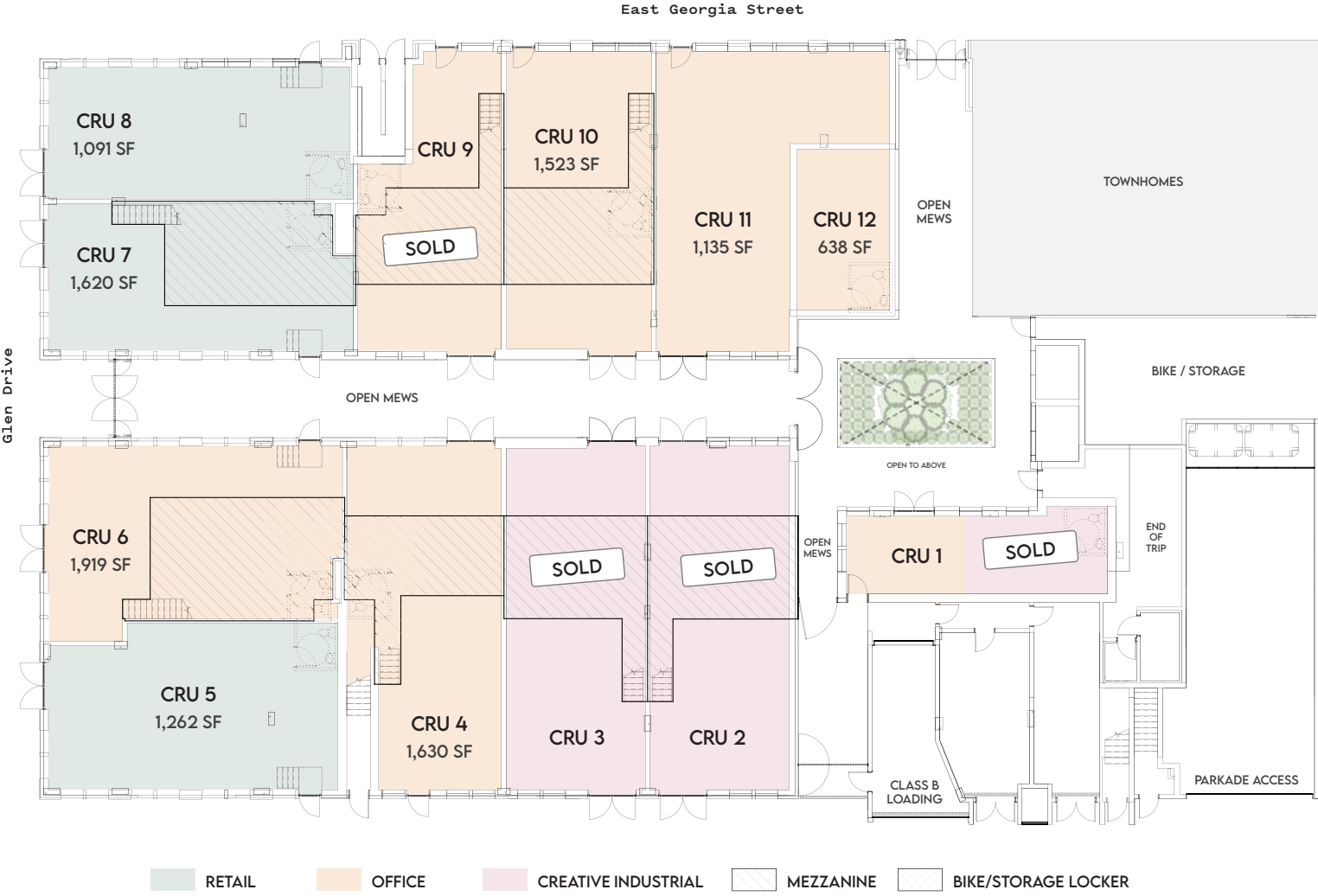




Artistic Rendering of Interior – CRUs 7 & 8



Artistic Rendering of the common Mews / Artwalk / Courtyard



OCCUPANCY Q3 2023

UNIT	MAIN FLOOR	MEZZANINE	TOTAL	CEILING HEIGHT	PARKING
CRU 1	SOLD 645 sf		645 sf	16' 3"	1 Stall
CRU 2*	SOLD 1,279 sf	425 sf	1,704 sf	17' 1"	1 Stall
CRU 3*	SOLD 1,220 sf	408 sf	1,628 sf	17' 1"	1 Stall
CRU 4*	1,263 sf	367 sf	1,630 sf	17' 7"	1 Stall
CRU 5	1,262 sf	-	1,262 sf	19' 4"	1 Stall
CRU 6*	1,352 sf	567 sf	1,919 sf	19' 4"	1 Stall
CRU 7*	1,145 sf	475 sf	1,620 sf	20'	1 Stall
CRU 8	1,091 sf	-	1,091 sf	20'	1 Stall
CRU 9*	SOLD 958 sf	384 sf	1,342 sf	17' 2"	1 Stall
CRU 10*	1,115 sf	408 sf	1,523 sf	16' 1"	1 Stall
CRU 11	1,135 sf	-	1,135 sf	16'	1 Stall
CRU 12	638 sf	-	638 sf	16'	1 Stall

\* Unit includes mezzanine.

Additional parking stalls available for purchase.

LOADING

2 Class A loading stalls within parkade & 1 shared Class B loading stall at grade.





## The Amenities

**A SPACE TO CONNECT** — A ground floor internal mews with street access allows residents and community members to gather and interact with local merchant spaces.

**GET MOVING** — A private gym with clean, minimalist design lets you workout and recharge on your own terms.





# A Place With A Story

Strathcona is real urban living, complete with the diversity that comes with being a truly established neighbourhood. It is known for its eclectic mix of heritage homes, art studios, community parks and local one-of-a-kind businesses. This diversity is the fabric that holds us together, it's the source of our inspiration, it's the complete opposite of suburbia and it's why we love Strathcona.



Landyachtz



The Gourmet Warehouse



Luppolo Brewing



Les Amis du Fromage



The Garden



Wilder Snail



Caffe La Tana



Bike



Union Wood Co



Walk



MacLean Park



Play



Union Market



Off The Rail Brewing



Work



Strathcona Beer Company





10

Min Bike Friendly Commute to Downtown

05

Min Walk to Commercial Dr Neighbourhood

05

Min Walk to Over 50 Local Merchants, Cafes and Restaurants

BIKE PATH

SLOW STREET

10 MIN WALK ZONE

#### GROCERIES

- 01 Benny's Market
- 02 Choices Markets
- 03 Les Amis du Fromage
- 04 No Frills Supermarket
- 05 Union Market
- 06 Vernon Drive Grocery
- 07 Wilder Snail
- 08 Wayne Grocery

#### RECREATION

- 09 Britannia Centre
- 10 Franc Gallery
- 11 Frazakas Gallery

- 12 Slice of Life Gallery & Gift Shop
- 13 The Gallery George
- 14 Toso Wood Gallery
- 15 Vancouver Public Library
- 16 Wil Aballe Art Projects
- 17 York Theatre, The Cultch

#### SHOPPING

- 18 By Design Modern
- 19 Landyachtz
- 20 The Gourmet Warehouse
- 21 Union Wood Co

#### FOOD

- 22 Agro Roasters
- 23 Bob Likes Thai Food
- 24 Bump N Grind Cafe
- 25 Coho Coffee
- 26 Dolce Salani Bakery
- 27 Downlow Chicken Shack
- 28 Earnest Ice Cream
- 29 Finch's Tea House
- 30 Fujiya
- 31 Harbour Oyster + Bar
- 32 Kin Kao Thai Kitchen
- 33 La Casa Gelato
- 34 Moja Coffee

- 35 Pepino's Spaghetti House
- 36 Pink Pearl
- 37 Prototype Coffee
- 38 Sopra Sotto Pizzeria
- 39 Starbucks
- 40 Takenaka Japan
- 41 The Heatley
- 42 Timbertrain Coffee
- 43 Trees Organic Coffee
- 44 Uprising Breads
- 45 VV Tapas
- 46 Yolks
- 47 BOSA Foods

#### BREWERIES

- 48 Bomber Brewing
- 49 East Van Brewing Company
- 50 Luppolo Brewing
- 51 Off The Rail Brewing
- 52 Strange Fellows Brewing
- 53 Strathcona Beer Company
- 54 Superflux Beer Company

#### JOIN LOCAL BUSINESSES

- 55 Local Practice Architects
- 56 Ten Tree Apparel
- 57 Noble Gentleman
- 58 Werklab
- 59 Jute Design
- 60 Molo Design



# Hudson. + fabric

Hudson and fabric are two local Vancouver developers known for creating spaces that support and enhance their local communities and pay reverence to the unique character of each neighbourhood. They design and build one-of-a-kind multi-family homes and merchant spaces across Vancouver that focus on beautiful aesthetics and ways to bring people together. They make spaces you'll want to visit, work in and call home.

Working closely with a team of local creatives, including Ste. Marie Design and Ekistics Architecture, the mission for Assembly was to stay authentic to Strathcona by embracing its industrial roots and eastside creativity. The collective of locals that came together to create Assembly resulted in a space that fully embodies urban living in Vancouver.

## Sales Inquiries

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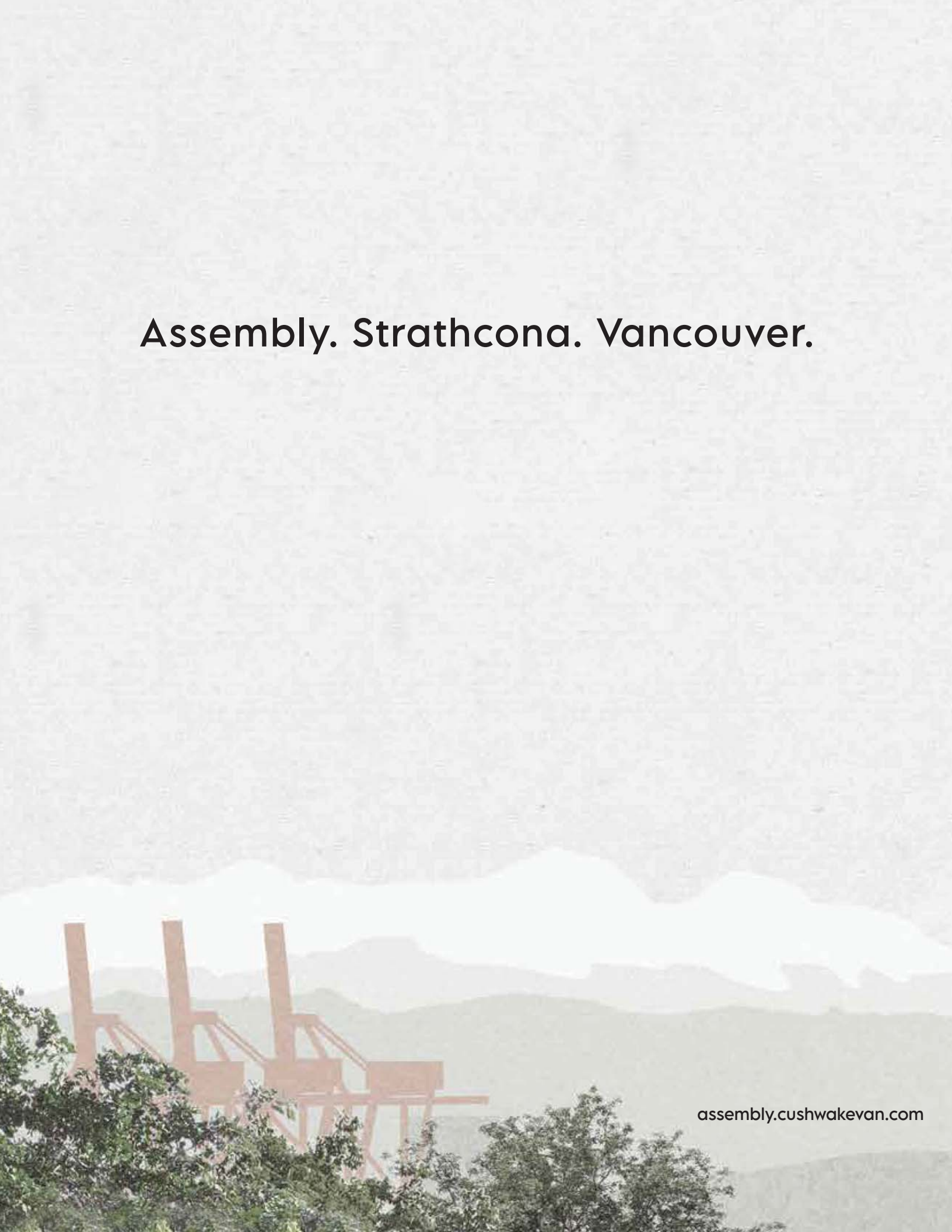
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# Assembly. Strathcona. Vancouver.



[assembly.cushwakevan.com](http://assembly.cushwakevan.com)