

Assembly.

STRATHCONA



Assembly. Strathcona. Vancouver.

Assembly.

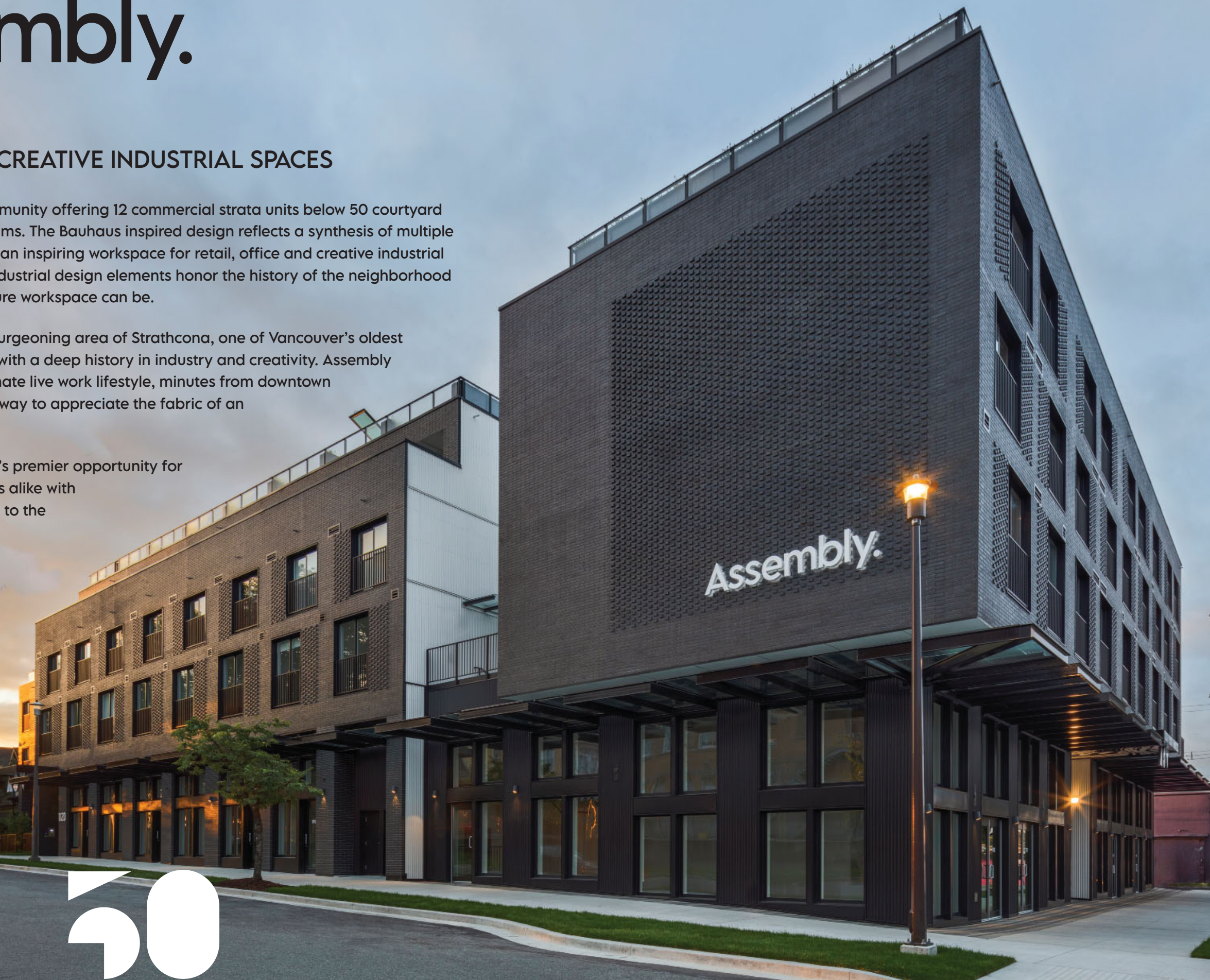
STRATHCONA

RETAIL, OFFICE & CREATIVE INDUSTRIAL SPACES

Assembly is a boutique community offering 12 commercial strata units below 50 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

50

COURTYARD TOWNHOMES AND CONDOS

The Building

Clad 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.

Assembly is a two time Georgie Award winner - including a Grand Georgie.



Designed To Inspire

- Contemporary and expressive 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 gym for a healthy lifestyle
- End of trip facility with ample bike parking
- Optional electric vehicle fast charging

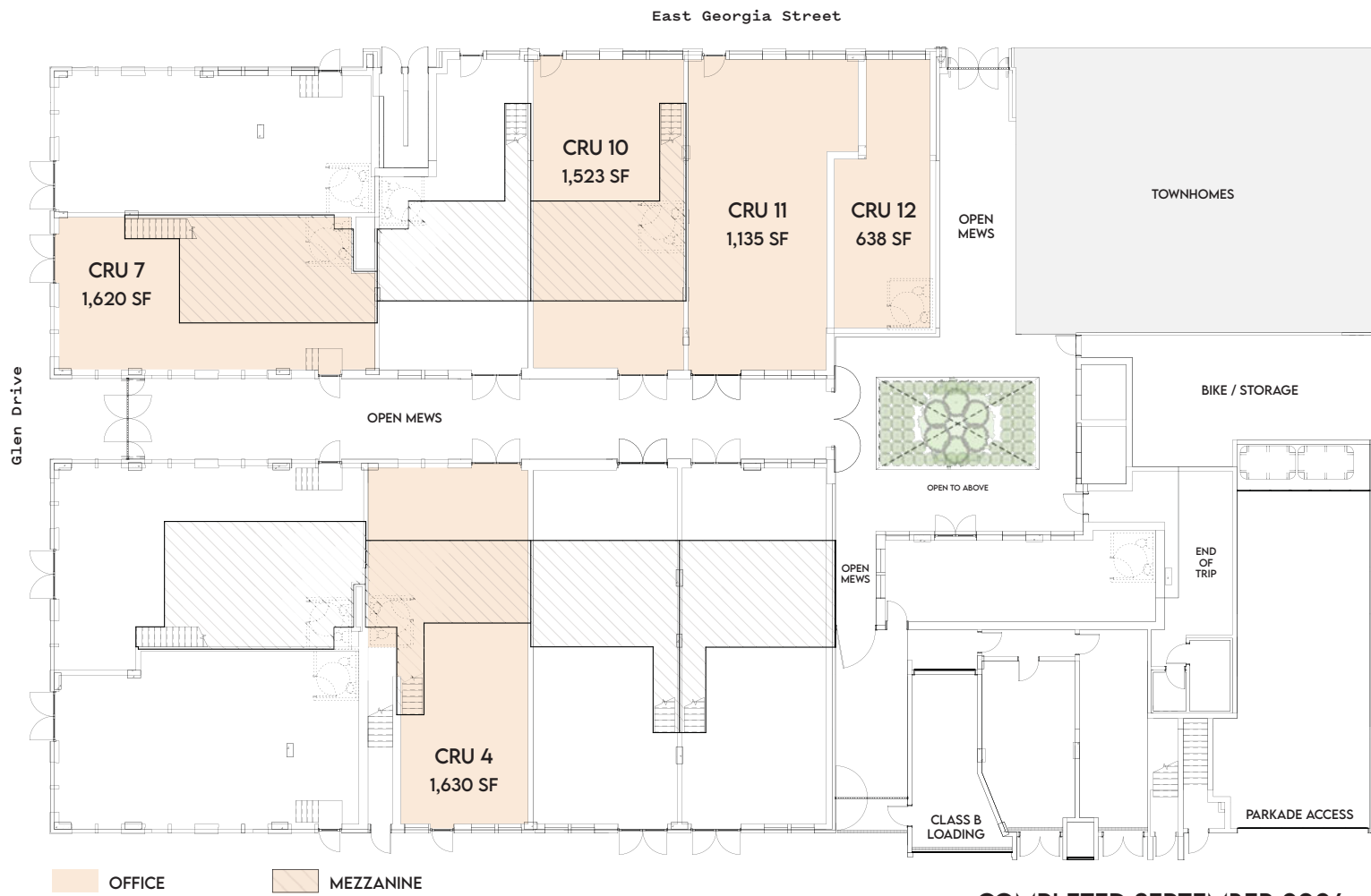
A Space To Connect

- 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 flexible General Office and Digital Entertainment and Information Communication Technology zoning allows for a wide range of uses including engineering, architecture, design, accounting, professional services, digital media production, e-commerce, and many more.





COMPLETED SEPTEMBER 2024

UNIT	MAIN FLOOR	MEZZANINE	TOTAL	CEILING HEIGHT	PARKING
CRU 4*	1,263 sf	367 sf	1,630 sf	17' 7"	1 Stall
CRU 7*	1,145 sf	475 sf	1,620 sf	20'	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.



Curated Artwalk Installation
by Canadian Artist Ola Volo



**OLA
VOLO**



Ola Volo (*BFA, Emily Carr University*) is a Canadian Mural artist and illustrator from Kazakhstan with a distinctive style drawn from folklore, multiculturalism and identity. Her intricate works bring animals, people, architecture and nature together to articulate diverse stories rich with symbolism and elaborate forms. Ola creates complex narratives that acknowledge the subtleties of human nature while celebrating the little surprises of everyday life.

Her work is internationally recognized for its inventiveness and unique stories; every character is full of spirited personality and inhabits a dynamic environment. Her practice lends itself often to the public realm, with many of her murals helping to shape and beautify spaces across the world. As well as creating commissions for a wide range of international clients including Starbucks, Louis Vuitton, Lululemon and Volkswagen, Volo also finds time to do gallery artwork.

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.



Earnest Ice Cream



The Gourmet Warehouse



Luppolo Brewing



Les Amis du Fromage



The Garden



Wilder Snail



Caffe La Tana



Bike



Union Wood Co



MacLean Park



Walk



Union Market



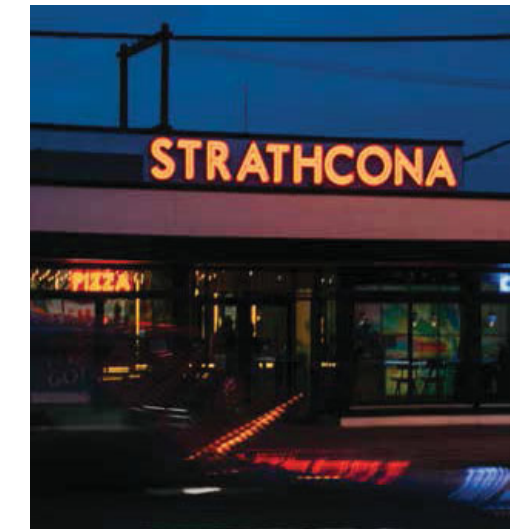
Play



Off The Rail Brewing



Work



Strathcona Beer Company



10

Min Bike Friendly Commute to Downtown

BIKE PATH

05

Min Walk to Commercial Dr Neighbourhood

SLOW STREET

05

Min Walk to Over 50 Local Merchants, Cafes and Restaurants

10 MIN WALK ZONE

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.



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Assembly.