

FOUNDATION



FOUNDATION

WHERE FUNCTION
MEETS INNOVATION,
ON THE PARK



A PRESTIGE OFFICE + CREATIVE INDUSTRIAL OFFERING

FUNCTION AND INNOVATION FIND A UNIQUE PLACE TOGETHER BESIDE THE ICONIC JONATHAN ROGERS PARK, THE FOCAL POINT OF MOUNT PLEASANT. A BOUTIQUE OFFICE AND CREATIVE INDUSTRIAL OFFERING CHANNELS THE NATURAL, CREATIVE, AND CONNECTED ENERGY OF ITS SURROUNDINGS. IT'S FOR THOSE WHO UNDERSTAND THE IMPORTANCE OF PLACE.

Exceptional Strata

A flagship six-storey building by award-winning MCM Architects comprising 58,000 sf of office and creative industrial strata opportunities – all brought to you by Mount Pleasant's premier office and creative industrial developer.

Community Connection

Just steps away from Broadway, Cambie, and Main St. corridors, enjoy endless amenities at your doorstep. Flanked by three SkyTrain stations, endless bike routes, and some of Vancouver's most livable neighbourhoods, Foundation offers an ideal location to attract and retain talent.

Unencumbered Views

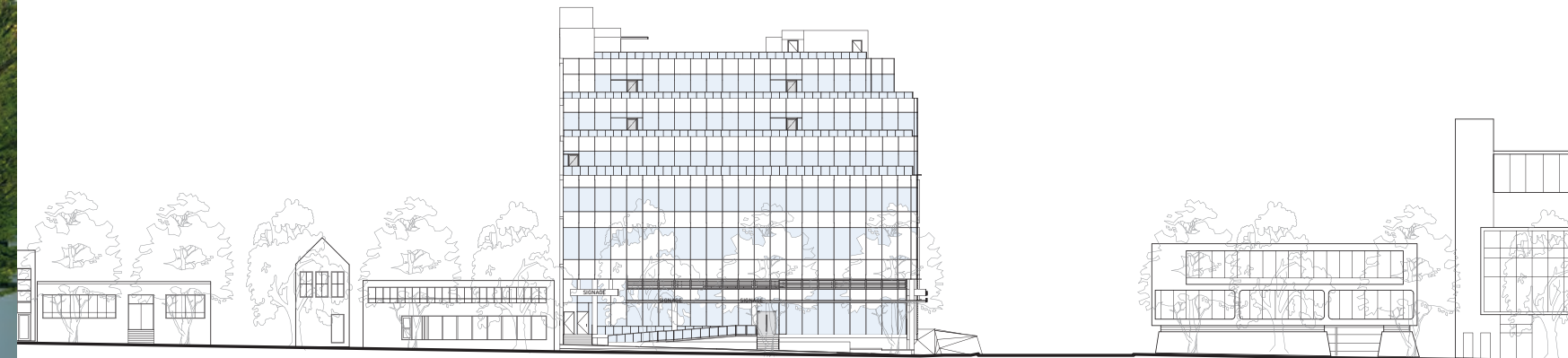
Overlooking Jonathan Rogers Park, Foundation offers stunning, protected city and mountain views that can be yours in perpetuity – a constant source of inspiration.





WHERE NATURE

A striking symbol of modern industry, this terraced masterpiece will overlook Jonathan Rogers Park at 8th and Columbia – right in the heart of Mount Pleasant. Its extensive glazing and thoughtful landscape architecture seamlessly blend nature, creativity, and community, fostering vibrancy and productivity.



The park's expansive green lawn is a meeting place for community; a destination to relax, exercise, socialize, and recharge; and food-truck central. The effects of nature on well-being have been extensively documented – the benefits influence every aspect of life, including work. It's a location and space that not only impresses clients, but also attracts, retains, and inspires the best talent for your business.

INTERSECTS CREATIVITY

BRIGHT NATURAL LIGHT PAIRS WITH
PROTECTED VIEWS THROUGH EXTENSIVE
WINDOW GLAZING TO THE WEST AND NORTH –
CREATING AN ENERGIZING WORKSPACE.

OUTDOOR

INDOOR

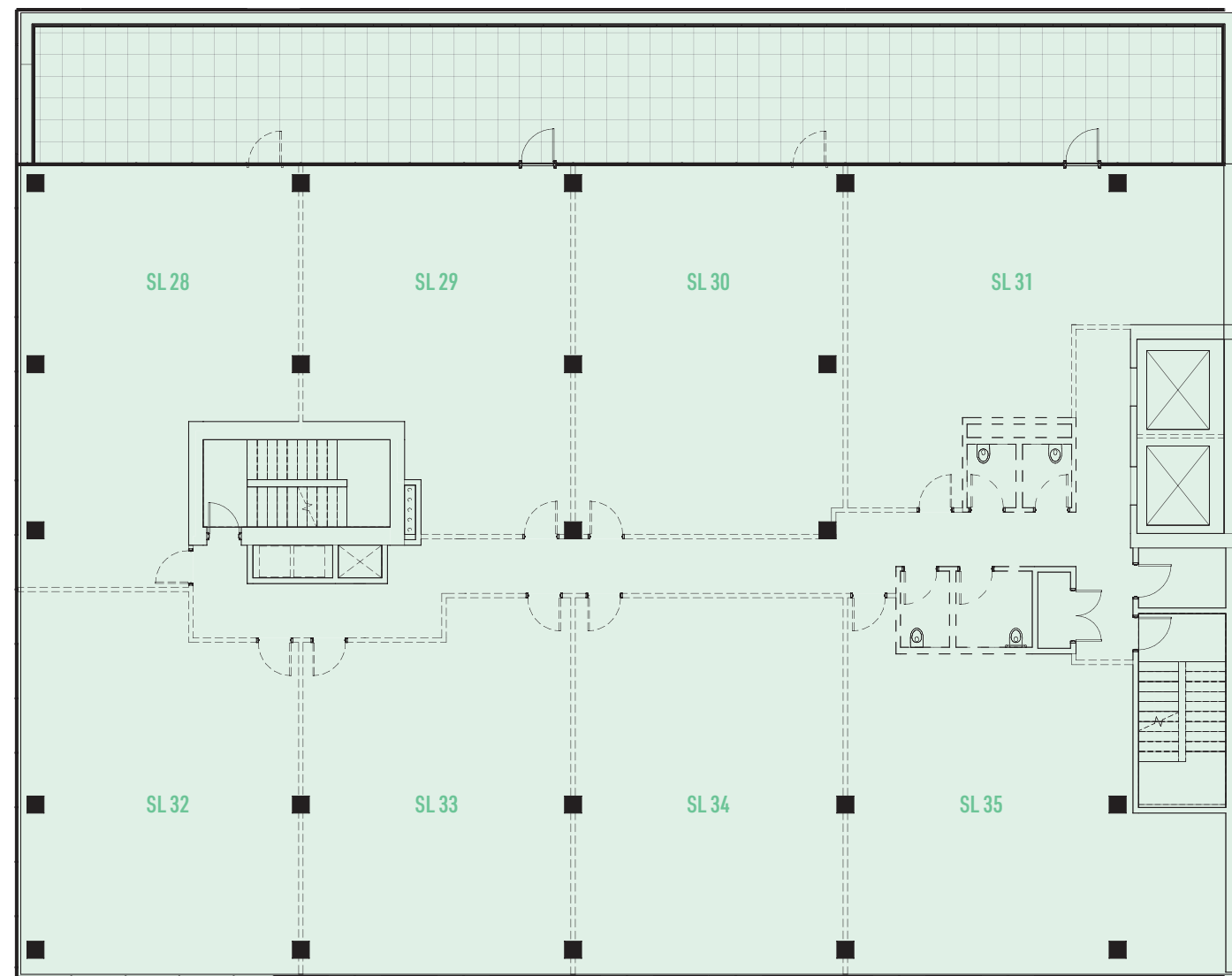


FLEXIBILITY DRIVES POTENTIAL

Expansive and efficient floorplates cater to a variety of uses, and are easily divided into a layout of choice. Units on higher levels open to private patios, with landscaped planters drawing the park upwards. Throughout, high-quality design sets a tone for exceptional work.

W 8TH AVE

COLUMBIA ST



LEVEL 5

^
N



33,000 Total Square Feet
Office Space

DEMISING OPTIONS FROM 750 SF TO MULTIPLE FLOORS

- Level 3: 9,276 sq. ft.**
- Level 4: 9,288 sq. ft.**
- Level 5: 7,699 sq. ft.**
- Level 6: 5,577 sq. ft.**

- 4 levels of exceptional office space with unencumbered general office uses
- Up to 11'5" exposed ceilings
- Private balconies on levels 4-6
- 1 parking stall per 1,200 sf with EV charging capability
- Professionally designed lobby and common areas, including refined end-of-trip facilities on mezzanine level
- 208/120V 3-phase service

- Energy efficient air source heat pump, gas fired boiler, and 4 pipe fancoils
- Designated mechanical shaft for venting
- Individually enclosed common washrooms with sophisticated finishes located on every floor
- Future-proofed communications backbone
- Unobtrusive column spacing for maximum efficiency

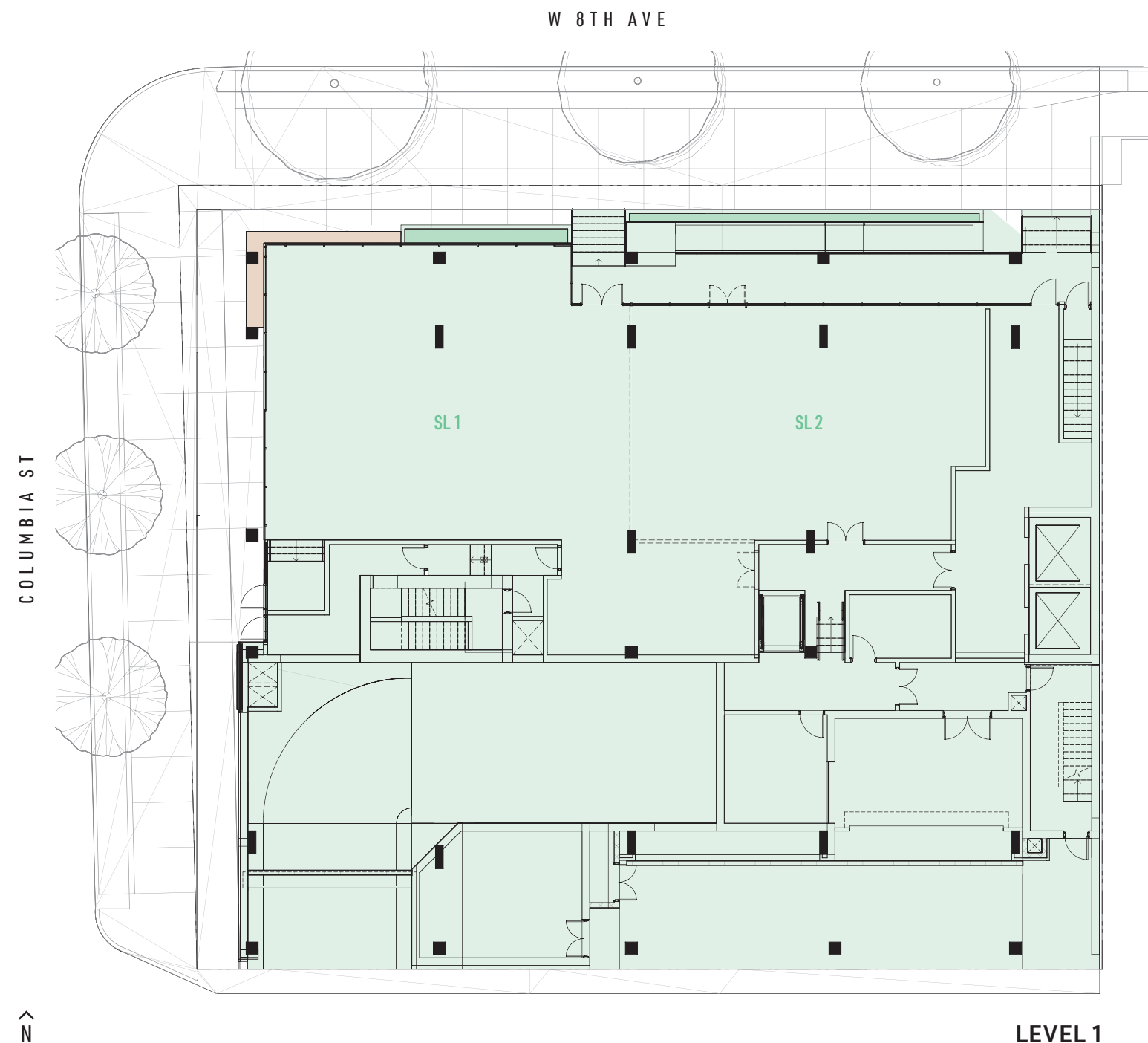
Located right on the park, a vibrant neighbourhood spills into creative industrial units. The bright and airy ground-level interior space opens to a covered exterior area. Here, makers naturally become part of the community.

COMMUNITY — INDUSTRY



CREATION FINDS INSPIRATION

Creative industrial spaces on the ground, mezzanine and second level, offer an ideal opportunity for a wide range of uses. Give life to your ideas.



18,000

Total Square Feet
Creative Industrial Spaces

DEMISING OPTIONS FROM 1,000 SF TO MULTIPLE FLOORS

Ground Level:
3,691 sq. ft.

Mezzanine Level:
2,212 sq. ft.

Level 2:
9,223 sq. ft.

- High-profile street and park exposure at ground level, with large openings on the northern elevation and a sidewalk patio, providing an indoor-outdoor experience
- Upper-level creative industrial spaces, featuring expansive glazing for ample natural light, with north and west-facing views, and high exposed ceilings
- 1 parking stall per 2,000 sf with EV charging capability
- Up to 21'3" exposed ceilings
- 600/347V 3-phase electrical to each unit

- Flexible I-1 zoning allows for a wide range of light industrial uses including manufacturing, ancillary retail, wholesale, arts and culture, and service uses
- Individually enclosed common washrooms with sophisticated finishes for level 2
- Energy efficient air source heat pump, gas fired boiler, and 4 pipe fancoils
- Signage opportunities
- Unobtrusive column spacing for maximum efficiency
- Class A & B dock loading servicing all industrial units
- Ventilation options for kitchens / manufacturing

ELEVATED AMENITIES

Rooftop Oasis

With lush landscaping and unencumbered views, the rooftop terrace is the perfect gathering place for meetings, events or employee lunch breaks.

End of Trip Facilities

Designed by cyclists for cyclists, the high-end facilities feature a bike hanging system, showers, unitized/private washrooms, and maintenance station.



PLACE INSPIRES PRODUCTIVITY



LEVELS 3 - 6 | OFFICE

LEVELS 1 - 2 | INDUSTRIAL

The possibilities at Foundation are endless

MEDICAL / DENTAL

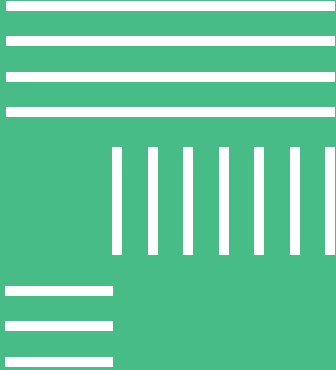
POSSIBILITIES:

Optometry, Dermatology,
Cosmetic Surgery, Physiotherapy,
Chiropractic, Orthodontistry,
Dentistry, Massage Therapy, etc.

TECHNOLOGY + LIFE SCIENCE

POSSIBILITIES:

Content Creation, VFX,
Animation, Post Production,
Imaging, Bio Science/GMP,
Software and Game
Development, etc.



CREATIVE INDUSTRIAL

POSSIBILITIES:

Textile / Clothing Manufacturing and
Retail, Commissaries, Furniture Design,
Brewery, Photo Studio, Creative Agency,
Event Planner, Bakery, Wholesale Show
Room, Auxiliary Retail, etc.

PROFESSIONAL SERVICES

POSSIBILITIES:

Accounting, Legal, Wealth
Advisory, Engineering,
Architecture, Developer,
Designer, etc.

In a neighbourhood that supports businesses of all kinds

TAILORED TO
YOUR VISION

Strata ownership at Foundation supports a diverse range of industries, fostering a vibrant business community. Companies will benefit from exceptional neighbourhood amenities and connectivity. Close proximity to Vancouver General Hospital and the future St. Paul's Health Campus links businesses to the city's major medical hubs, while nearby Great Northern Way and Vancouver Community College offer access to education and research opportunities. Mount Pleasant is also home to a dynamic mix of creative industries, tech firms, retail giants, and professional services, making it a thriving business ecosystem.



A complete community; nature, homes, amenities, industry, art and transit accessibility. With this urban vibrancy and abundant greenspace, people are drawn to both live and work here.

NATURE, CULTURE, AND A THRIVING COMMUNITY

CONVENIENCE VIBRANCY CONNECTIVITY

This part of Vancouver exhibits a booming ecosystem of independent businesses, lifestyle amenities, daily essentials, transportation connections, and colourful culture. You and your employees have everything you need and more than expected at your fingertips.

10

ARTS + CULTURE

Galleries, music venues, and other cultural facilities are scattered throughout – plus, there are colourful murals on every street.

15

DAYCARE GROUPS

Feel confident leaving your kids at a nearby daycare while you work.

5

SKYTRAIN CONNECTIONS

From either Olympic Village or Broadway-City Hall Stations, YVR Airport is approximately 20 minutes away. Downtown Vancouver is only 5 minutes away, where there are further SkyTrain connections.



CLOSE PROXIMITY TO DOWNTOWN, OLYMPIC VILLAGE, EAST FALSE CREEK FLATS, MAIN, & CAMBIE

Some of Vancouver's most coveted neighbourhoods are within reach. On foot or bike and by transit or car, commuting and exploring are easy.

4

PARKS + GREENSPACE

Even in an urban neighbourhood, parks and street greenery are abundant.

16+



COFFEE SHOPS

There's no shortage of caffeine – cafes are on almost every block.



100+

GROCERY + RETAIL

Everyday essentials – such as groceries or banking – are found in every direction.

HEALTH + WELLNESS

Maintain an exercise routine, check on your health, or book a wellness treatment close to the office.

24

35+

INDEPENDENT RESTAURANTS

Sample the best food Vancouver has to offer – from casual neighbourhood favourites to award-winning and Michelin-recommended restaurants.

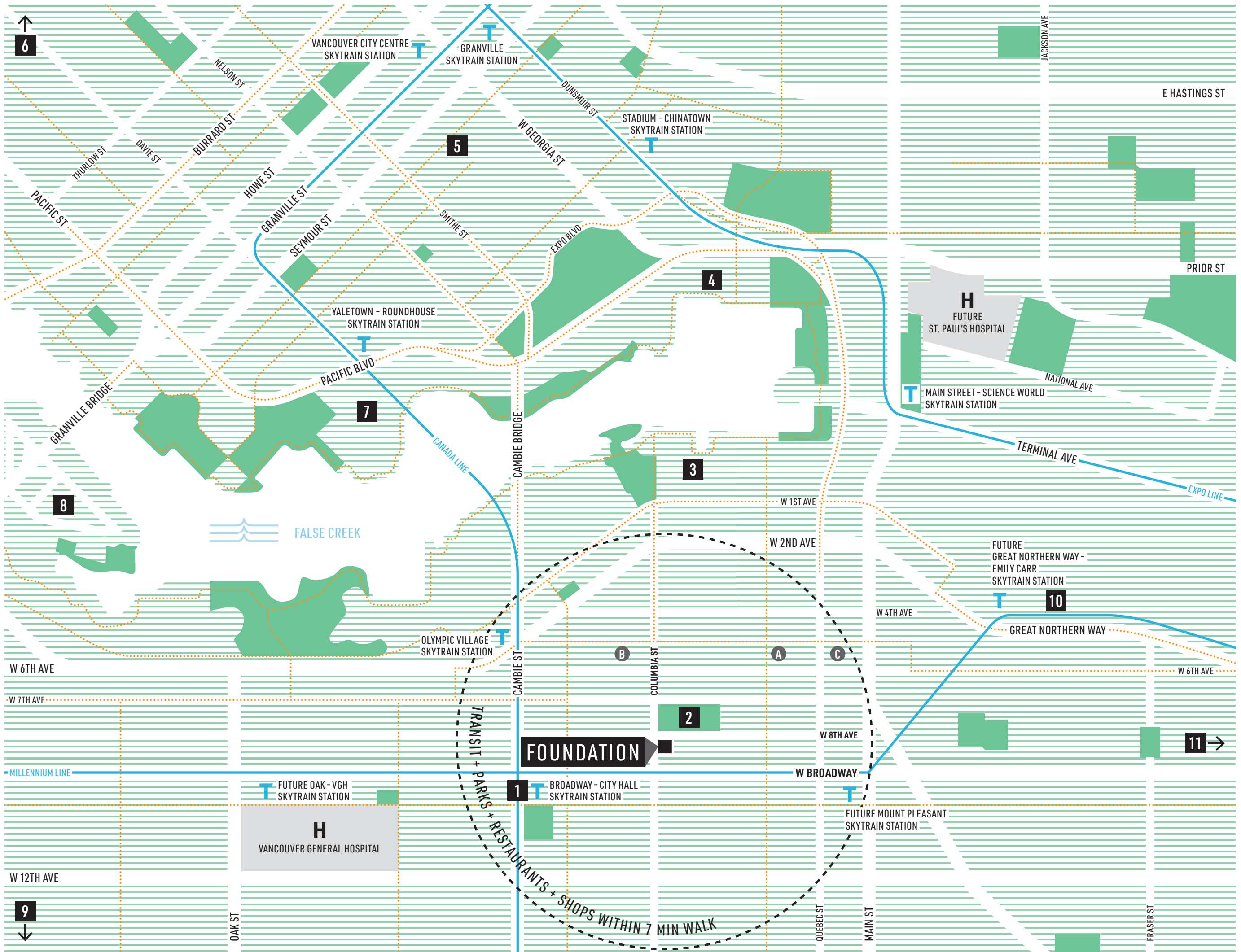


20+

BREWERIES + BARS

After-work socializing or client meetings may take place over drinks in a brewery or bar within walking distance.

CONVENIENCE + COMMUNITY



- 1. BROADWAY - CITY HALL SKYTRAIN STATION
5 Min Walk
- 2. JONATHAN ROGERS PARK
0 Min Walk
- 3. OLYMPIC VILLAGE
4 Min Drive
- 4. BC PLACE / ROGERS ARENA
4 Min Drive
- 5. DOWNTOWN VANCOUVER
8 Min Drive
- 6. VANCOUVER CONVENTION CENTRE
14 Min Drive
- 7. YALETOWN
7 Min Drive
- 8. GRANVILLE ISLAND
9 Min Drive
- 9. YVR
23 Min Drive
- 10. EMILY CARR UNIVERSITY + CENTRE FOR DIGITAL MEDIA
5 Min Drive
- 11. VANCOUVER COMMUNITY COLLEGE
7 Min Drive

- BIKE PATHS
- SKYTRAIN LINES
- PARKS

- PC URBAN DEVELOPMENTS
- A. THE LIGHTWORKS BUILDING
 - B. NICKEL
 - C. T3

TEAM

DEVELOPER

PC Urban

Founded in 2010, PC Urban Properties is a Vancouver based real estate development and investment company. The PC Urban team is a multidisciplinary group of dedicated individuals focused on maximizing unrealized potential for our clients, for our communities and for the properties we re-imagine. We have successfully developed and launched real estate projects across all asset classes – retail, office, industrial and multi-family. Our passion is to build spaces for people to live and spaces for people to work. PC Urban is active throughout Metro Vancouver, the

Central Okanagan, and Southern Vancouver Island, with over \$3.5 billion of developed projects across all asset classes. We currently have 5.2 million square feet of space under development, including 900 rental apartments and 500,000 square feet of industrial strata. PC Urban is one of the most active builders in the Mount Pleasant area of Vancouver. Our work includes "Lightworks," an award-winning office building and leading example of heritage revitalization, and the "Nickel" office building.



Lightworks



Nickel

Nicola Wealth

A dedicated team of experienced real estate and asset management professionals overseeing more than seven billion dollars' worth of real estate investments in Canada and the United States.



ARCHITECT

MCM

Founded in 1965 in downtown Vancouver, MCM Partnership has spent nearly six decades shaping the city's skyline. With a team of approximately 100 Architects and Designers, the firm is dedicated to creating buildings that 'work' aesthetically and functionally. MCM Partnership is behind some of Vancouver's most iconic structures, including The Post, the Convention Centre, and the Paradox Hotel. With a strong legacy in developing job space, the firm now focuses on mixed-use, commercial, retail, and residential projects, continuing to contribute to Vancouver's growth and evolution.



Musson
Cattell
Mackey
Partnership

LANDSCAPE ARCHITECT

DKL

Durante Kreuk is an award-winning landscape architectural firm with over thirty years experience in the private and public realm design and development. Their broad perspective and diverse thinking are the key to creating a wide range of sustainable, people-focused urban places.



CONTACT

SALES + MARKETING



Matthew MacLean
Personal Real Estate Corporation
matthew.maclean@cushwake.com
604 640 5855

Andrei Jelescu
Personal Real Estate Corporation
andrei.jelescu@cushwake.com
604 640 5812

Sydney Oslund
sydney.oslund@cushwake.com
604 262 8775



188 W 8TH, VANCOUVER, BC
foundationon8th.com



INNOVATIVE
SPACES WHERE
BIG IDEAS MEET
CONNECTION,
CULTURE, AND
COMMUNITY

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8th + Columbia
foundationon8th.com

