

A NEW FORM FOR INSPIRATION

TERMINAL DISTRICT VANCOUVER
AAA OFFICE AND RETAIL OPPORTUNITIES

THE
NINETY
X



B C C O N D O S . N E T



Landmark Design

AN ICON FOR THE TERMINAL DISTRICT

The Terminal District is Vancouver's next great neighbourhood, concentrating the region's most forward-thinking industries inside a thriving hub in the False Creek Flats. Adding to this community's growing acclaim is The Onyx. Its sculptural innovation and thoughtful floor plans make this one of the most talked-about commercial and retail structures in the city.



B C C O N D O S . N E T





VIEW FROM THORNTON PARK
LOOKING SOUTHEAST



B C C O N D O S . N E T



It begins as a simple layered form, strong in character and striking in its balance of light and dark. With a translucent, shimmering black exterior – like the stone it takes its name from – The Onyx’s interior spaces, by careful contrast, draw in sunlight and radiate warmth. Examine it more

closely and see how its framework spirals skyward. The structure genuflects around and away from the SkyTrain rails, infusing itself with energy. In every way, this artful design shows a deep appreciation for the ways this neighbourhood moves and the progressive spirit it represents.



Architecture For A New Age

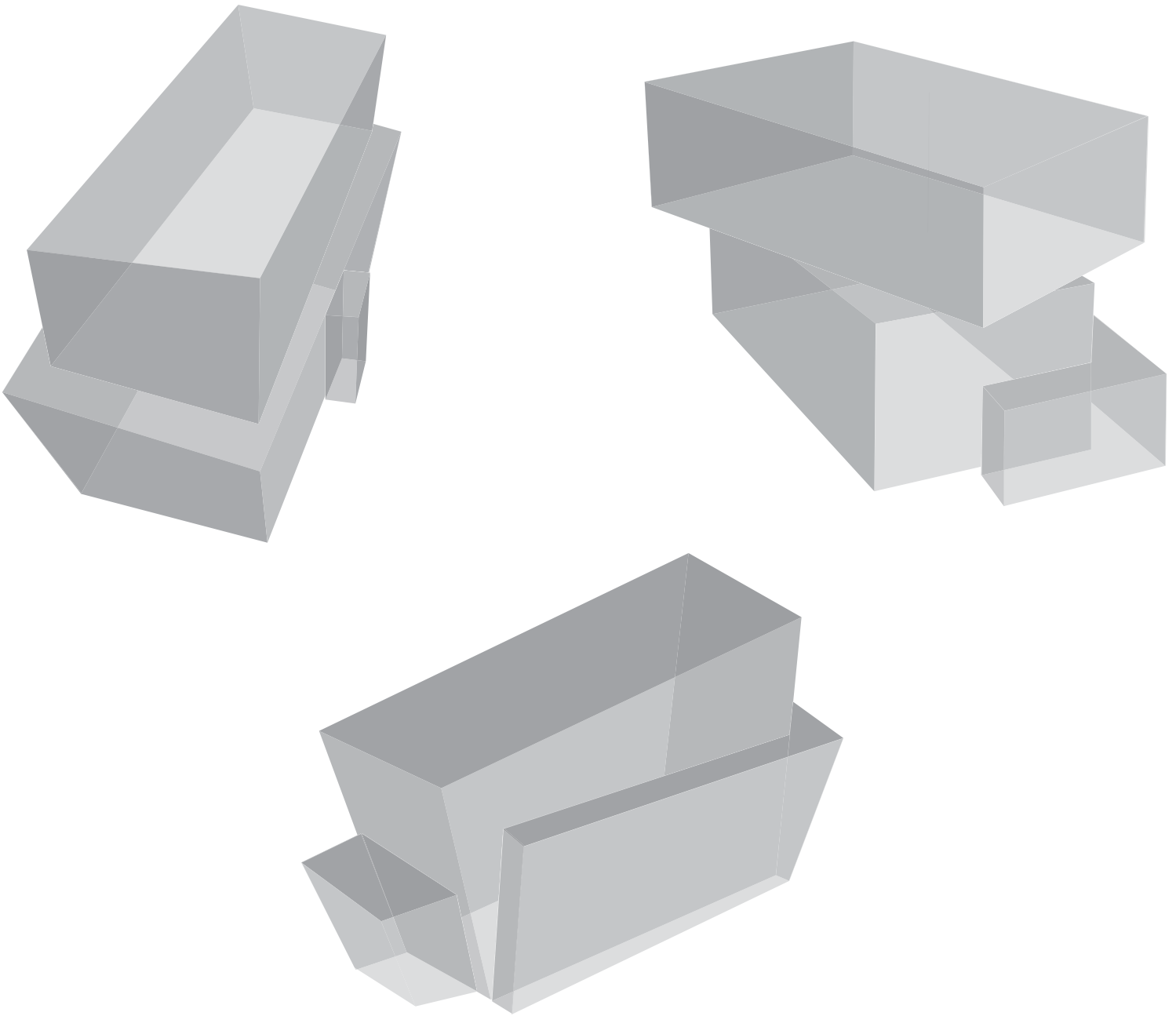
A MASTERSTROKE TO INSPIRE THIS CITY’S THINKERS, SHAPERS AND DOERS



B C C O N D O S . N E T



03



Architectural
Excellence

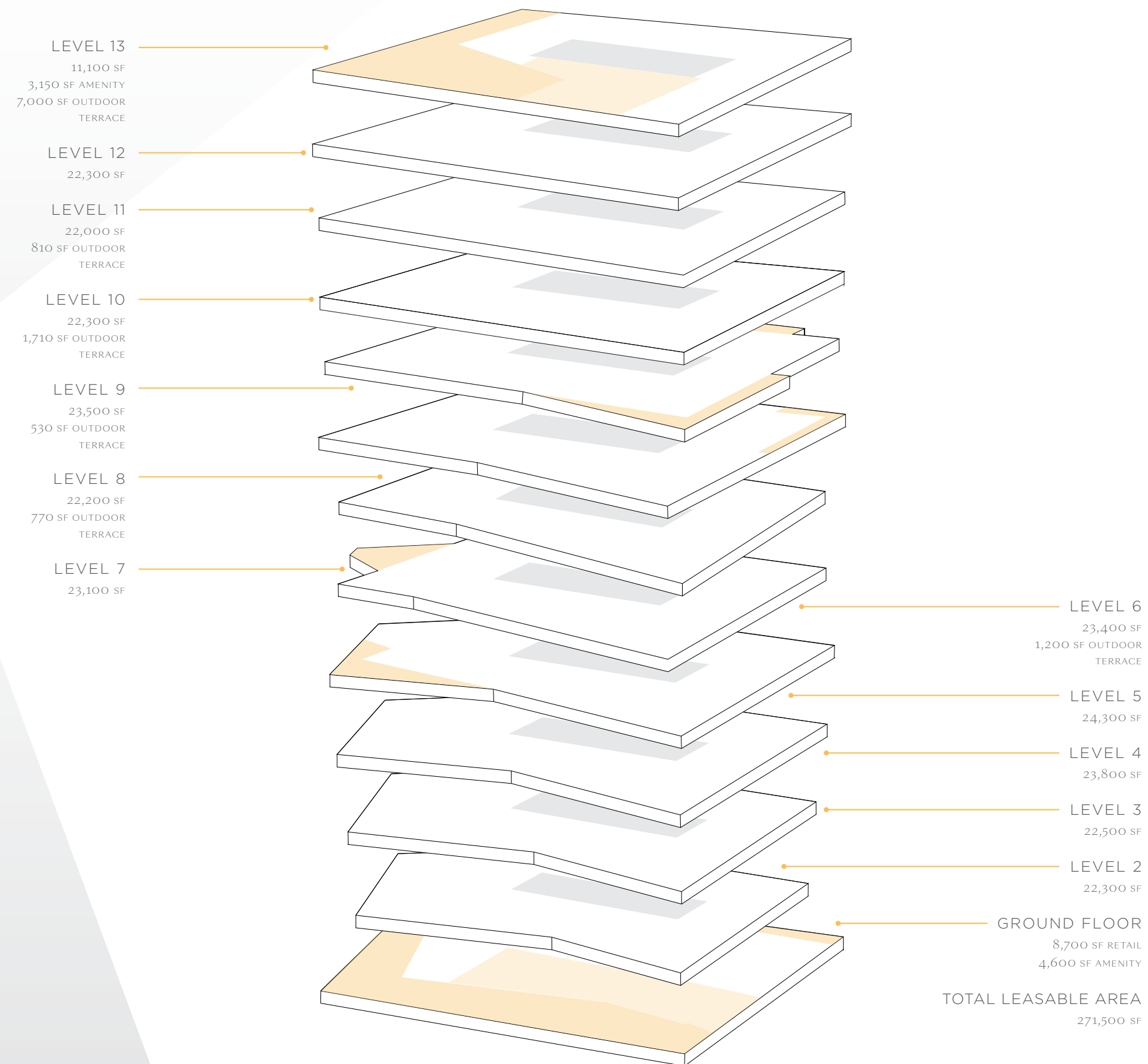
A dynamic corner
site for maximum
exposure

A building
comprised of three
distinct volumes

Truncated entryway
forms welcome
visitors and protect
from weather

Grounded, natural
materials with a nod
to the area’s
industrial roots

Window sizes
lengthen from south
to north according to
solar orientation

**Project Highlights**

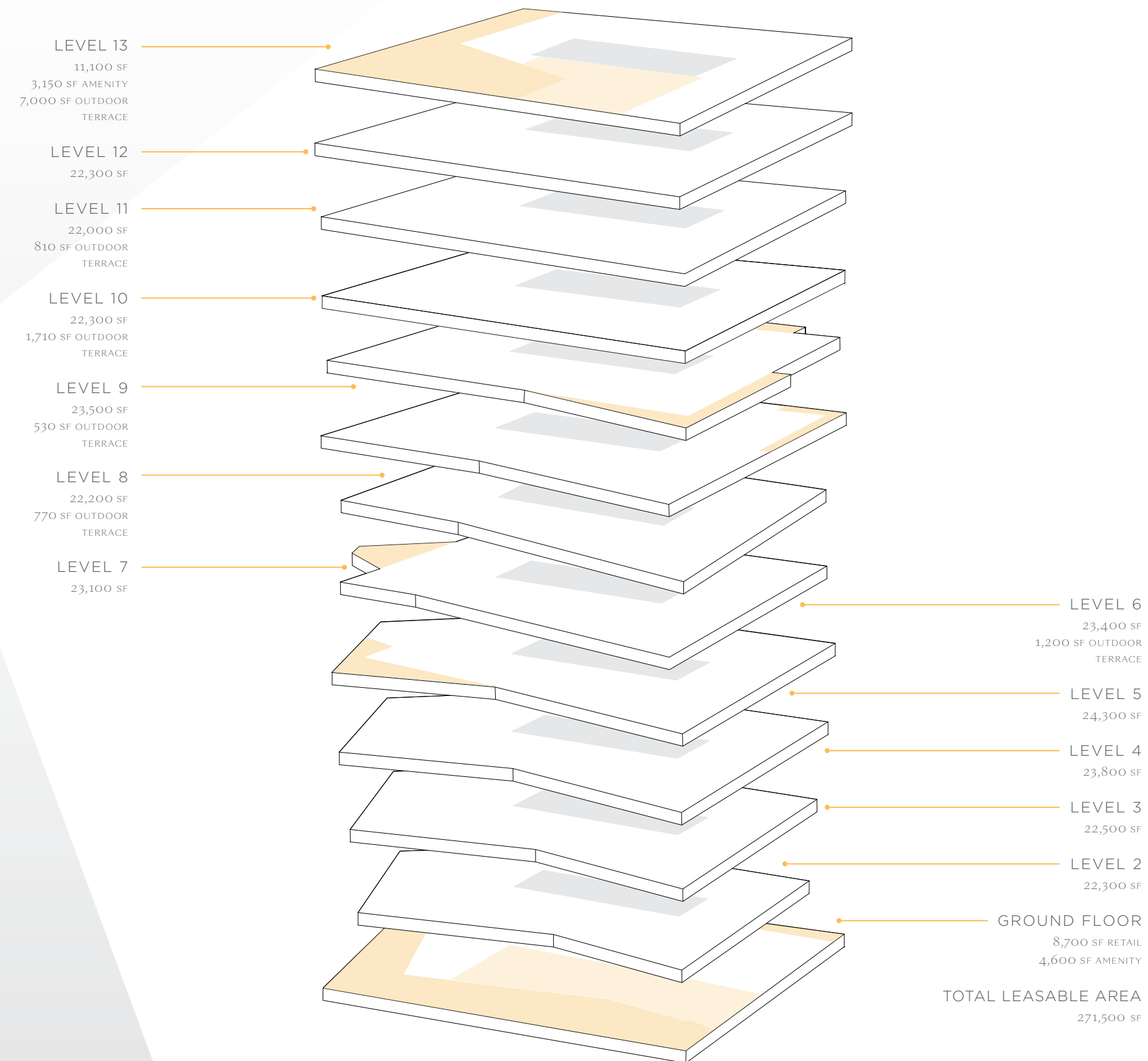
- Occupancy Summer 2021
- Northeast corner of Station Street and Terminal Avenue
- 13 storeys
- 262,800 SF of AAA office space
- Up to 24,000 SF floorplates
- 8,700 SF of retail
- Expansive rooftop amenity space including outdoor patio
- One-minute walk to SkyTrain
- Created to LEED Gold
- Parking ratio 1.64 : 1,000 SF
- Corporate signage opportunities

“CHANGING PLACE
CHANGING TIME
CHANGING THOUGHTS
CHANGING FUTURE”



B C C O N D O S . N E T





05

VIEW FROM TERMINAL AVENUE
LOOKING WEST



B C C O N D O S . N E T



The Terminal District is a locational kingpin. It borders essential, eclectic neighbourhoods on all four sides, with SkyTrain, bus routes and key thoroughfares deepening its reach into the region. Its convenience and vibrancy make it feel like an extension of Downtown; its livability and wise

planning make it feel visionary on a global scale. Current and upcoming neighbours are a testament to its appeal. This area is poised to be the home of big thinkers across a range of disciplines, transforming this already cool, arterial locale into the future-forward heart of the city.

The New Epicentre

STRATHCONA
OLYMPIC VILLAGE
CHINATOWN
MOUNT PLEASANT
DOWNTOWN
FALSE CREEK

FUTURE HOME OF
ST. PAUL'S HOSPITAL

The new St. Paul's Hospital and health campus will be located just north of Pacific Central Station, near The Onyx. The new hospital will employ over 2,000 staff, and attract doctors, clinicians, teachers and researchers from around the globe.

HEALTH HUB

An 18.5 acre site in the northwest corner of The Flats will be home to a host of innovative health and wellness services, from medical offices, leading-edge research and teaching facilities, as well as the new St. Paul's Hospital.

CREATIVE CAMPUS

The Creative Campus includes the newly located Emily Carr Art + Design University and the future Innovation Hub at Main and Terminal. With a unique mix of academic, industrial, office, IT, and creative industries, this transit rich area will be the new 'public face' of The Flats.

EMILY CARR UNIVERSITY
EXPANSION

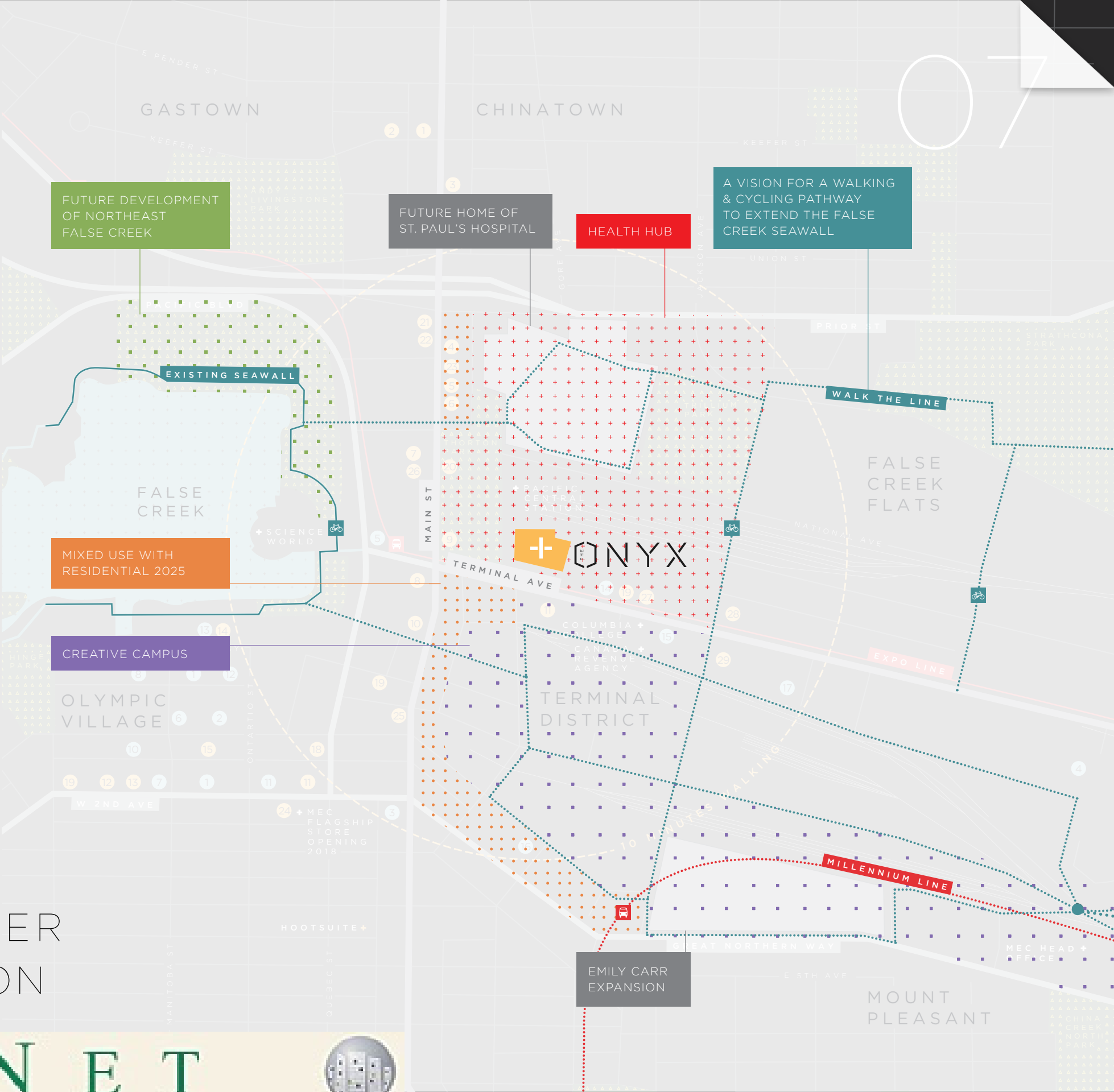
The pristine new campus of The Emily Carr University of Art + Design has relocated from Granville Island to The Flats in land shared with UBC, SFU and BCIT. This move brings together high-tech, visual arts and traditional post-secondary education in one dynamic new spot.

FUTURE DEVELOPMENT OF
NORTHEAST FALSE CREEK

Plans for False Creek's last large site of undeveloped land include: residential towers, 32 acres of new and renewed parkland, and a vibrant waterfront experience including an ice rink and cultural centre. With the removal of the Georgia Viaducts, The City is also restoring Hogan's Alley, an important multi-cultural site that serves as the gateway to Chinatown.



VANCOUVER
2025 VISION



The Terminal District is a locational kingpin. It borders essential, eclectic neighbourhoods on all four sides, with SkyTrain, bus routes and key thoroughfares deepening its reach into the region. Its convenience and vibrancy make it feel like an extension of Downtown; its livability and wise

planning make it feel visionary on a global scale. Current and upcoming neighbours are a testament to its appeal. This area is poised to be the home of big thinkers across a range of disciplines, transforming this already cool, arterial locale into the future-forward heart of the city.

The New Epicentre

STRATHCONA
OLYMPIC VILLAGE
CHINATOWN
MOUNT PLEASANT
DOWNTOWN
FALSE CREEK

FUTURE HOME OF
ST. PAUL'S HOSPITAL

The new St. Paul's Hospital and health campus will be located just north of Pacific Central Station, near The Onyx. The new hospital will employ over 2,000 staff, and attract doctors, clinicians, teachers and researchers from around the globe.

HEALTH HUB

An 18.5 acre site in the northwest corner of The Flats will be home to a host of innovative health and wellness services, from medical offices, leading-edge research and teaching facilities, as well as the new St. Paul's Hospital.

CREATIVE CAMPUS

The Creative Campus includes the newly located Emily Carr Art + Design University and the future Innovation Hub at Main and Terminal. With a unique mix of academic, industrial, office, IT, and creative industries, this transit rich area will be the new 'public face' of The Flats.

EMILY CARR UNIVERSITY
EXPANSION

The pristine new campus of The Emily Carr University of Art + Design has relocated from Granville Island to The Flats in land shared with UBC, SFU and BCIT. This move brings together high-tech, visual arts and traditional post-secondary education in one dynamic new spot.

FUTURE DEVELOPMENT OF
NORTHEAST FALSE CREEK

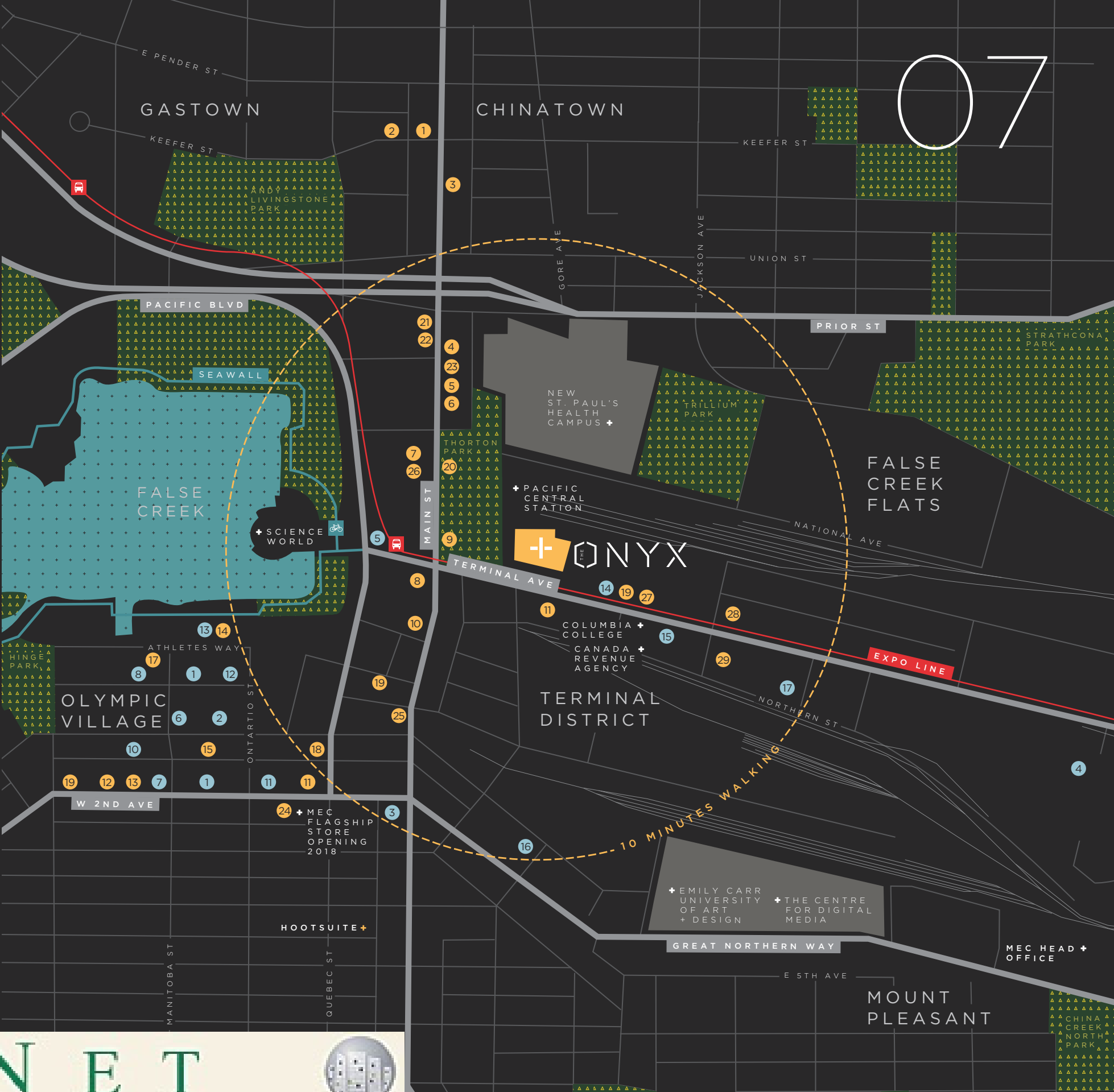
Plans for False Creek's last large site of undeveloped land include: residential towers, 32 acres of new and renewed parkland, and a vibrant waterfront experience including an ice rink and cultural centre. With the removal of the Georgia Viaducts, The City is also restoring Hogan's Alley, an important multi-cultural site that serves as the gateway to Chinatown.

FOOD & DRINK

- 1 Juniper
- 2 Bao Bei
- 3 Matchstick
- 4 The American
- 5 Bodega on Main
- 6 Campagnolo
- 7 Subway
- 8 Tim Hortons
- 9 Starbucks
- 10 McDonald's
- 11 Tractor Everyday Healthy Foods
- 12 Wild Tale
- 13 Flying Pig
- 14 Tap & Barrel
- 15 Craft Beer Market
- 16 JJ Bean
- 17 Terra Breads
- 18 Mario's Gelati
- 19 Dubh Linn Gate
- 20 Torofuku
- 21 Pizzeria Farina
- 22 Boxcar
- 23 Butter Mere Patisserie
- 24 Earnest Ice Cream
- 25 Railtown Cafe
- 26 Kabob Burger
- 27 To Dine For Eatery
- 28 Beta5 Chocolates
- 29 Red Truck Brewery

RETAIL & SERVICES

- 1 London Drugs
- 2 Urban Fare
- 3 Shell Gas Station
- 4 Home Depot
- 5 VanCity
- 6 TD Bank
- 7 Bank of Montreal
- 8 Legacy Liquor Store
- 9 Scotiabank
- 10 BMO Theatre Stage
- 11 RBC Bank
- 12 Canada Post
- 13 Creekside Community Centre
- 14 Raincity Athletics
- 15 Long & McQuade
- 16 Catriona Jeffries Gallery
- 17 The Hive



B C C O N D O S . N E T



Similar to Seattle's South Lake Union or the Bay Area of San Francisco, the Terminal District's energized urban streets and waterside beauty represent the ultimate amenity. All around The Onyx is the full West Coast experience that makes this city so legendary: diverse local and international.

West Coast Style

PADDLEBOARDS & PATIOS
ORGANIC EVERYTHING
DOGS & DRAGON BOATS
SLOW FOOD, FAST FOOD
ONE WORD: SEAWALL

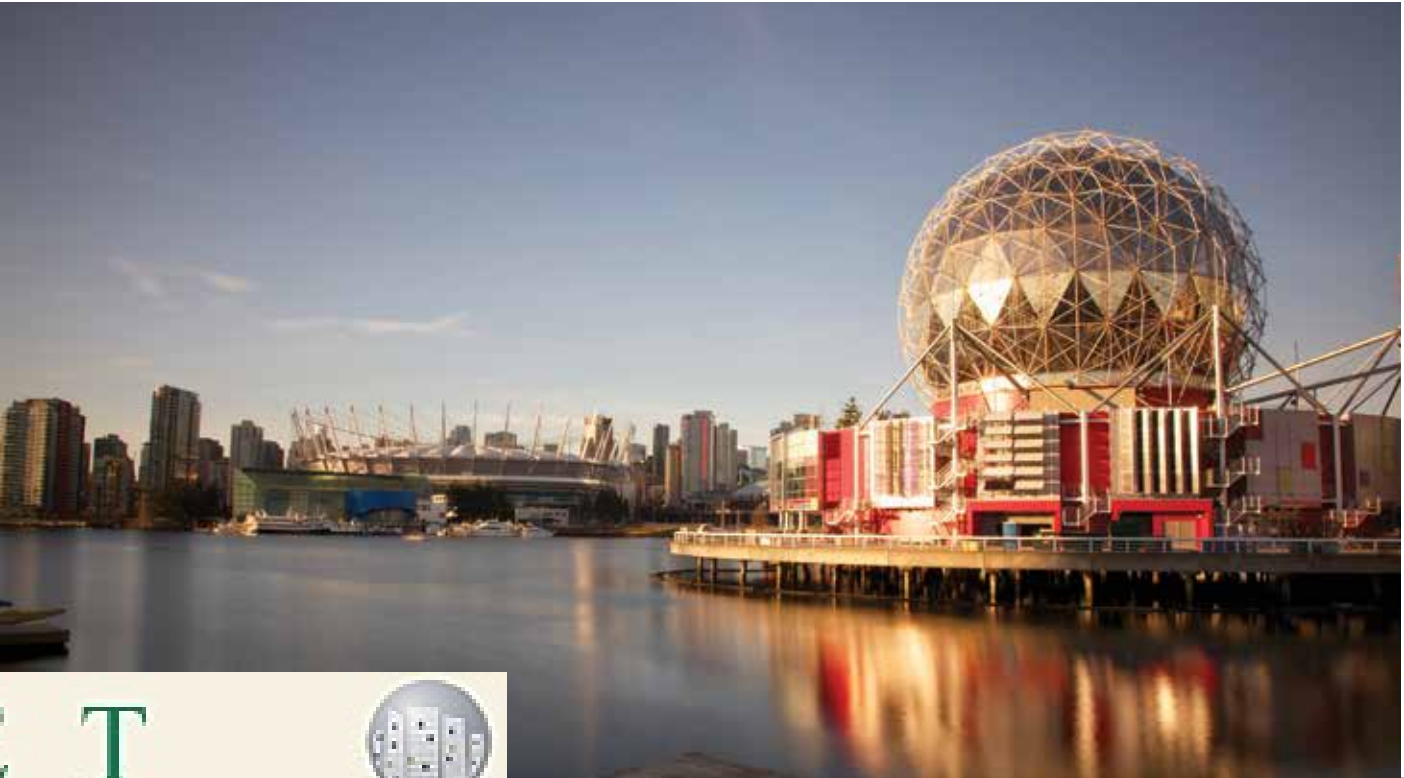
ADD FALSE CREEK
WATER PLAY TO THE
WORKDAY, FROM
KAYAKING TO
DRAGON BOATING.



CHINATOWN EATERIES
TO POP UP GALLERIES,
ENTERTAINMENT IS
ALL AROUND.



MAIN STREET AND
MOUNT PLEASANT
ARE EASY WALKS
FROM THE OFFICE.



B C C O N D O S . N E T



Lobby Details

Truncated entrance portals add modern character

Ground-floor spaces open onto spacious plazas for true indoor-outdoor flow

Collaborative seating throughout allows for spontaneous social moments

A soaring atrium creates drama and views to & from the second storey

Fitness amenity adds dynamism to multi-use ground floor



GROUND FLOOR

The Onyx's dynamic exterior gives way to a versatile collection of commercial spaces within – from fully customizable floors to boutique spaces of varying orientations. Classic materials featured in the lobby continue throughout the building, including sleek stone and rich wood detailing. The palette is inviting,

as warm grey tones and brilliant whites create an ideal backdrop for unexpected design details to shine. See how the champagne-tinted elevator doors and a dramatic, constellation-inspired lighting feature feel right at home in this creative, design-focused heart of the city.

Interior Details

NATURAL LIGHT GALORE
CONTEMPORARY FEEL
SIT HERE, GATHER THERE
NATURAL HUES



B C C O N D O S . N E T



Lobby Details

Truncated entrance portals add modern character

Ground-floor spaces open onto spacious plazas for true indoor-outdoor flow

Collaborative seating throughout allows for spontaneous social moments

A soaring atrium creates drama and views to & from the second storey

Fitness amenity adds dynamism to multi-use ground floor



GROUND FLOOR



VIEW FROM PLAZA
LOOKING WEST



B C C O N D O S . N E T



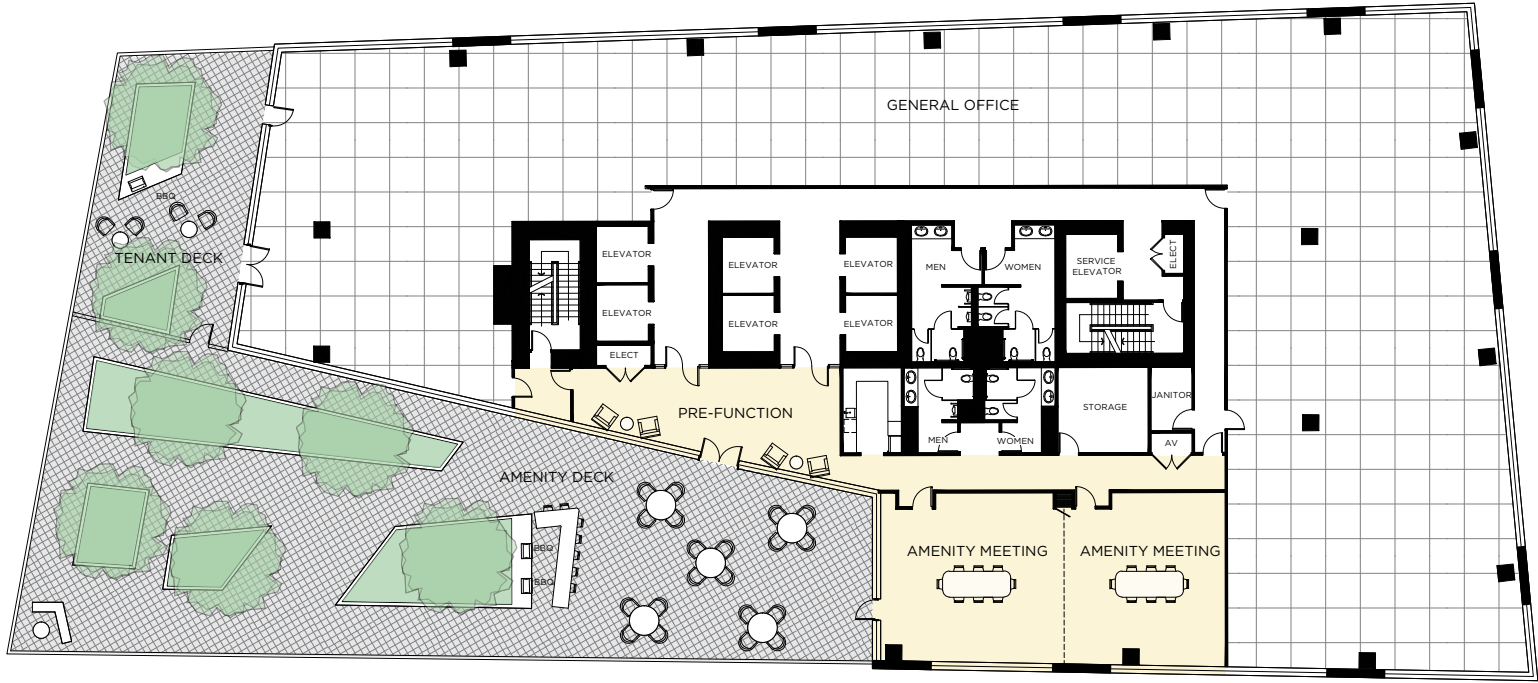
**Rooftop
Amenities**

A decorative fountain
provides pleasing,
ambient water sounds

The outdoor kitchen
with BBQ is an ideal
setting to host work
events

A central glass
canopy with leafy
trellis adds beauty
and year-round
coverage

Built-in seating offers
space for staff to
socialize, work and
eat throughout the day



LEVEL 13 PLAN



With views from Mount Pleasant to the
snow-capped North Shore peaks, The Onyx
has a variety of scenic, fresh-air spots for
staff to enjoy. Floors 5 to 11 feature private
terraces and, crowning this innovative
structure, is an entertainment-ready rooftop
deck adorned in abundant landscaping.



Added Bonus

MEET-UPS ON THE ROOF
PARKS & WATERFRONT
LET'S TALK VIEWS
LUNCHTIME AT THE GYM



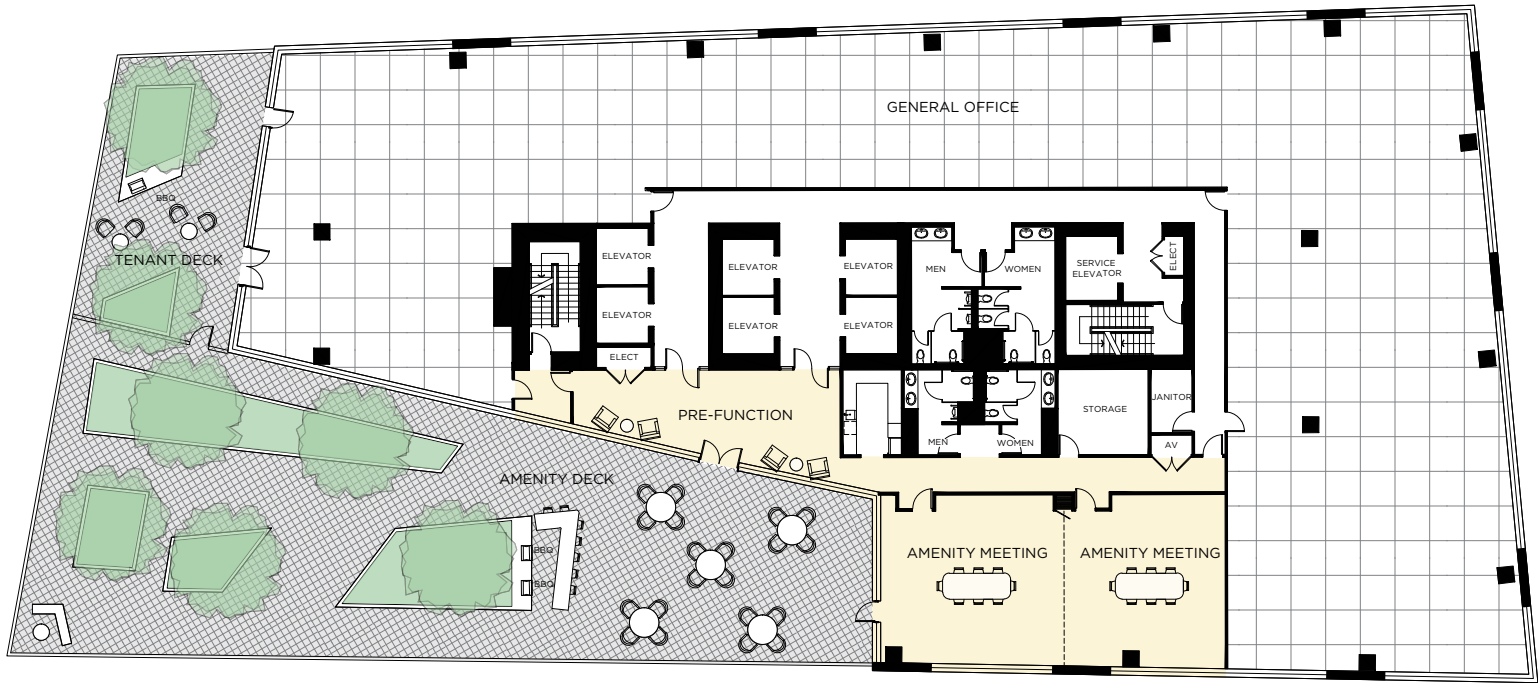
**Rooftop
Amenities**

A decorative fountain
provides pleasing,
ambient water sounds

The outdoor kitchen
with BBQ is an ideal
setting to host work
events

A central glass
canopy with leafy
trellis adds beauty
and year-round
coverage

Built-in seating offers
space for staff to
socialize, work and
eat throughout the day



LEVEL 13 PLAN



The Onyx Team

Rize

Rize is a boutique real estate developer focused on large scale, design forward, commercial and residential communities. With over 25 years of experience, we create unique, meaningful and inspiring places to live, work and learn throughout Metro Vancouver.

With an interest and expertise in both commercial and residential community building, Rize has been able to leverage a greater understanding of the complete lifestyle of those who reside in their developments. Whether they are working on places to work that feel more like communities or places to live that allow for increased entrepreneurial behaviour, Rize is focused on creating forward leaning developments that become a critical and highly valued part of people's lives.

rise.ca



MCM Architects /
Musson Cattell Mackey Partnership

Founded in Vancouver in 1965, Musson Cattell Mackey Partnership Architects Designers Planners (MCM) has grown to be one of British Columbia's most respected architectural practices, with an extensive portfolio of complex and acclaimed projects in response to the needs of a loyal and varied clientele. MCM is comprised of a single office, locally based in Vancouver, with over 60 staff including our associate firm MCM Interiors Ltd.

MCM enjoys a history of satisfied users and clients, resulting from a fundamental commitment to the appreciation and integration of client goals and aspirations. The firm's approach as a team player combines a strong design orientation with a depth of solid expertise in programming, master-planning, interior design, functional planning, construction methods, cost control, local code requirements, contract administration, sustainable building, integration of technology, and various methods of project delivery.

mcmparchitects.com



Colliers International

Colliers International is an industry-leading real estate services company with a global brand operating in 69 countries and a workforce of more than 15,000 skilled professionals serving clients in the world's most important markets.

With an enterprising culture and significant employee ownership and control, Colliers professionals provide a full range of services to real estate occupiers, owners and investors worldwide. Services include strategic advice and execution for property sales, leasing and finance; global corporate solutions; property, facility and project management; workplace solutions; appraisal, valuation and tax consulting; customized research; and thought leadership consulting.

Colliers has been ranked among the top 100 global outsourcing firms by the International Association of Outsourcing Professionals for 13 consecutive years, more than any other real estate services firm.

collierseanada.com



BC CONDOS . NET



COLLIERS INTERNATIONAL

200 GRANVILLE STREET, 19TH FLOOR
VANCOUVER, BC, V6C 2R6, CANADA
604 681 4111

ROB CHASMAR

PERSONAL REAL ESTATE CORPORATION
ROB.CHASMAR@COLLIERS.COM
604 661 0822

MARCO DIPAOLO

PERSONAL REAL ESTATE CORPORATION
MARCO.DIPAOLO@COLLIERS.COM
604 661 0838

DAVID KNIGHT

PERSONAL REAL ESTATE CORPORATION
DAVID.KNIGHT@COLLIERS.COM
604 661 0817



RIZE.CA



PIONEERINVESTCANADA.COM



COLLIERSCANADA.COM

