353 RAILWAY STREET
BENCH
BENCH
RAILTOWN'S NEW INNOVATION WORKSPACE

THINK. MAKE. DO.

BENCH

A TRIBUTE TO OUR PAST WHILE LOOKING TO OUR FUTURE

"A workshop will always contain the well known workbench of the trade."

Robert Kerr – The Gentleman's House

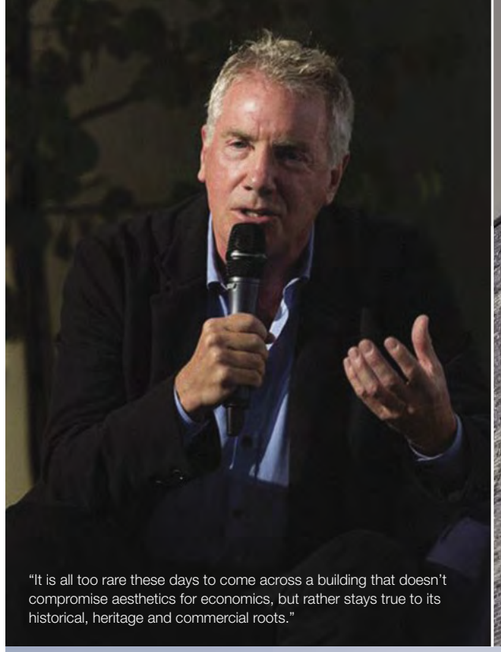
353 RAILWAY IS VANCOUVER'S NEW INNOVATION WORKSPACE

BENCH IS SET TO BECOME A CENTRE FOR INNOVATION AND COMMERCE IN THE RAILTOWN DESIGN DISTRICT

BENCH HIGHLIGHTS

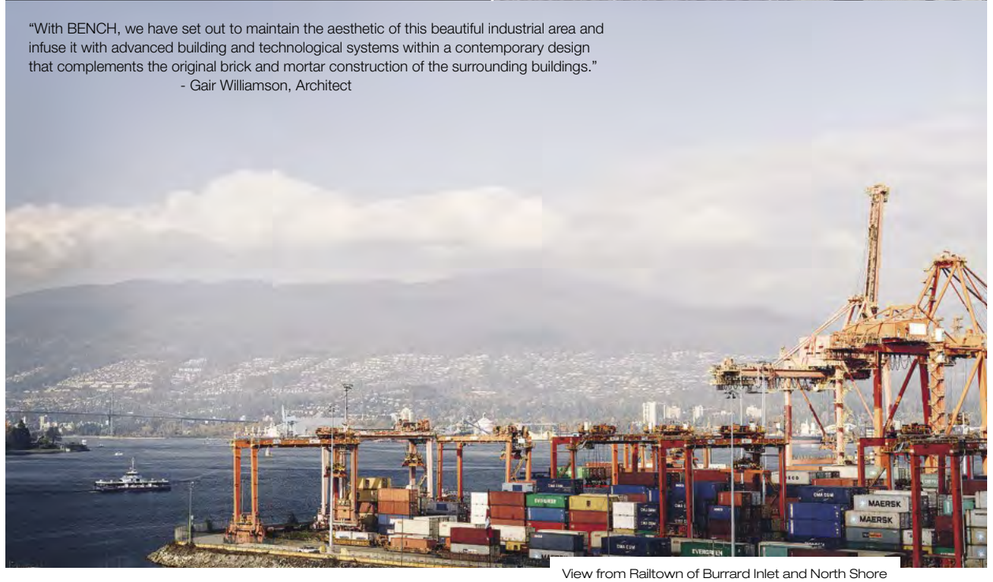
- Contemporary design by Gair Williamson Architects
- Developed by Rendition Developments
- Historic Railtown setting
- Bike and pedestrian friendly wide streets
- Unobstructed and protected water and mountain views
- Nearby amenities including cafes, restaurants and galleries
- Conveniently located just east of Vancouver's central business district, Gastown and adjacent Chinatown
- Private shuttle to downtown and transit hubs
- High efficiency finishings and fixtures
- Private balconies on each floor
- Secure underground parking
- Keyless FOB access system
- 6-storey concrete construction
- 5,117-5,709 sf functional floorplates
- Flexible I-4 zoning

An iconic structure rising from an industrial past



"It is all too rare these days to come across a building that doesn't compromise aesthetics for economics, but rather stays true to its historical, heritage and commercial roots."

"With BENCH, we have set out to maintain the aesthetic of this beautiful industrial area and infuse it with advanced building and technological systems within a contemporary design that complements the original brick and mortar construction of the surrounding buildings."
- Gair Williamson, Architect



View from Railtown of Burrard Inlet and North Shore

HERITAGE MEETS THE FUTURE

BENCH has a deep connection with the buildings in the Railtown area and we view them as more than historical points of interest. They reflect our inspiration for the creation and design of this building.

The vision for this project – and the striking design shows respect for the area's original industrial structural elements, while crafting a sculptural contemporary component, a tasteful glass addition with view spaces that overlook the Railtown Design District, North Shore mountains and working waterfront.

A LIVING HISTORY

Instead of drygoods and crates, BENCH will host ideas and innovation. The new building—fashioned from aluminum, glass and concrete—will look boldy forward to our future and enhance Railtown's evolution into the contemporary era.

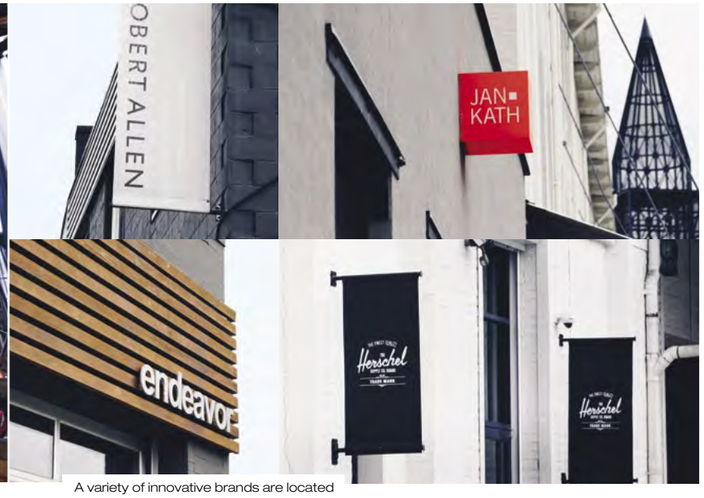
BENCH MAINTAINS THE AESTHETIC OF THIS INDUSTRIAL AREA WITHIN A CONTEMPORARY CONTEXT

BENCH

BENCH IS MORE THAN A PLACE TO WORK—IT'S AN AUTHENTIC LIFESTYLE

Railway Street contributes to Railtown's high walkability factor

Postmark Brewing at the Settlement Building is a BC born and built craft brewery



A variety of innovative brands are located in the Railtown Design District

A NEW WORK LIFESTYLE

BENCH was designed to be a collaborative micro-community of entrepreneurs, innovators, and creators, who leverage their collective energies to forge new ideas, technologies and products. It's BENCH's unique maker environment situated in the heart of the Railtown Design District that fuels entrepreneurs and artists to challenge convention and achieve new heights in innovation.

BENCH was not designed to be just a place to work—it's an authentic lifestyle, designed be the hub of a sustainable live, work, play lifestyle complementing the culture of this rising neighbourhood. Open floor-plates transform workspaces into interconnected hubs. In short, while working in this creative space, makers have the platform to think, make, and do—without constraints or boundaries.

THE RAILTOWN DESIGN DISTRICT

Established Vancouver brands including Aritzia, Herschel Supply Co., Thinkific, SFU School of Contemporary Arts and Inform Furniture, make Railtown home.

The Railtown Design District features prominent furniture and home decor showrooms frequented by the Vancouver design community.

Canada's first Virtual, Augmented and Mixed Reality hub—the BC Tech Cube "The Cube" sponsored by National Research Council—Industrial Research Assistance Program's Canada Accelerator and Incubator Program, Microsoft Corp, AMPD Games, Finger Food Studios, Archiact and Work at Play offer a tech forward approach in Railtown.

Trendy cafes and restaurants including: **Vital Cafe, St. Lawrence Restaurant, JJ Bean Coffee, Railtown Café, Ask for Luigi, The MacKenzie Room, The Uncommon Café, Belgard Kitchen & Urban Winery** are all within a few footsteps of BENCH.

Herschel Supply Co.
INFORM
Aritzia
SFU SCA SCHOOL FOR THE CONTEMPORARY ARTS
thinkific

BENCH WILL BECOME AN IMPORTANT EMPLOYMENT HUB FOR THE CITY

BENCH is an environment within a community where people will want to spend both their professional and recreational time. Our vision is to establish, enhance and promote Vancouver's core culture and contribute to a new employment hub for the city. Railtown's reputation as a cultural and innovation center will continue to attract a talented forward-thinking workforce.

CAFES
1. Railtown Cafe
2. JJ Bean Coffee
3. Uncommon Cafe
4. Vital Supply Cafe
5. The Birds & The Beets
6. Nelson the Seagull
7. Matchstick Coffee Roasters

RESTAURANTS & BARS
8. Belgard Kitchen/Postmark
9. MacKenzie Room
10. St. Lawrence
11. Cuchillo
12. Alibi Room
13. Ask for Luigi
14. The Flying Pig
15. Jules
16. Irish Heather
17. Nicili Antica Pizzeria

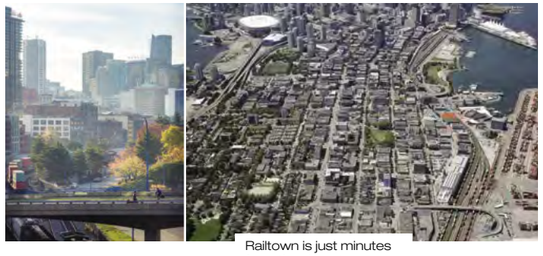
PARKS
18. Andy Livingstone Park
19. Crab Park at Portside
20. Maclean Park
21. Oppenheimer Park
22. Dr Sun Yat-Sen Classical Chinese Garden

ARTS AND CULTURE
23. Back Gallery Project
24. Wil Aballe Art Projects
25. Fazakas Gallery
26. Rennie Museum
27. Police Museum
28. Firehall Arts Centre

A CENTRAL LOCATION

Situated on Railway St. between Gore and Dunlevy, BENCH offers outstanding exposure to Vancouver's Creative East Side. Tenants will benefit from easy access to the surrounding neighbourhoods, including Gastown, Chinatown and downtown Vancouver.

BENCH is also within walking distance to the SkyTrain, West Coast Express and bus routes – offering an easy commute for employees. It also offers an exclusive shuttle service.



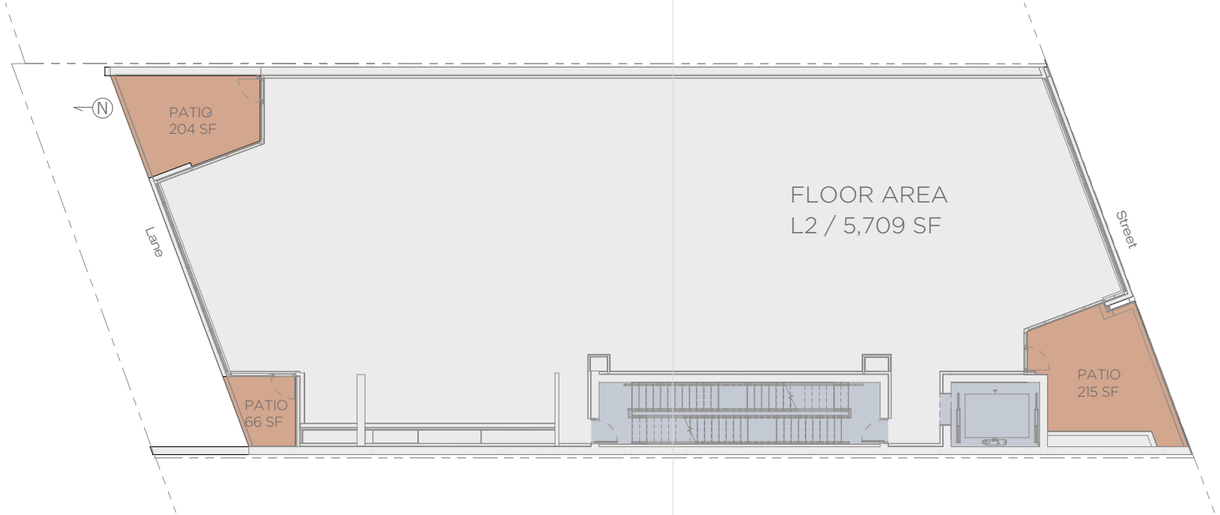
Railtown is just minutes from the downtown core

BENCH INCORPORATES 33,121 SF OF FLOORSPACE ON SIX LEVELS

Leasable Area

L6	/	5,631
L5	/	5,631
L4	/	5,117
L3	/	5,631
L2	/	5,709
L1	/	5,402
Total	/	33,121

BENCH



FEATURES

Building Features
- Building designed by Gair Williamson Architects
- Exposed concrete floors
- Private north and south facing patios
- Secure FOB access

Conveyance
- Dual-entry elevator off common entrance
- Oversized doors and freight capacity

Structural
- Concrete slabs and columns
- 100 lbs/psf live loading on all floors

Glazing & Cladding
- Double glazed operable windows on all floors
- Metal cladding with zinc finish

Interior Walls & Demising
- Exterior walls drywalled, sanded and ready for paint
- Exposed concrete ceilings, floors and columns

Ceiling Heights
- 16’ ceiling height on main
- 14’ ceiling height on floors 2 thru 6

Loading
- 2 loading bays off lane with dock levellers
- 2 class ‘A’ loading spaces on parking level 1

Mechanical & Fire Safety
- Sprinklered throughout
- High efficent heat pumps (1 ton per 350 square feet)
- Washroom configurations according to architectural drawings and supplied as part of the tenant space plans

Electrical & Lighting
- 600A 347/600V three phase main service
- Ample floor to floor electrical capacity
- Lighting connections according to tenant’s space plan

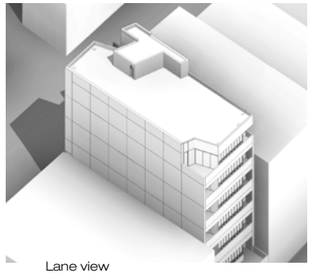
Communications
- Fibre Optic in building

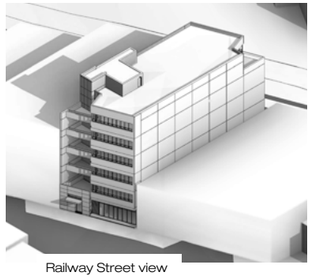
Parking
- 2 levels of secure underground parking available
- $175 per stall per month plus applicable taxes

Bicycle Storage Facilities
- Secure bicycle storage

Occupancy
- Immediate

Zoning
I-4 permitting a wide variety of creative, office, technology and light industrial/manufacturing uses


Lane view

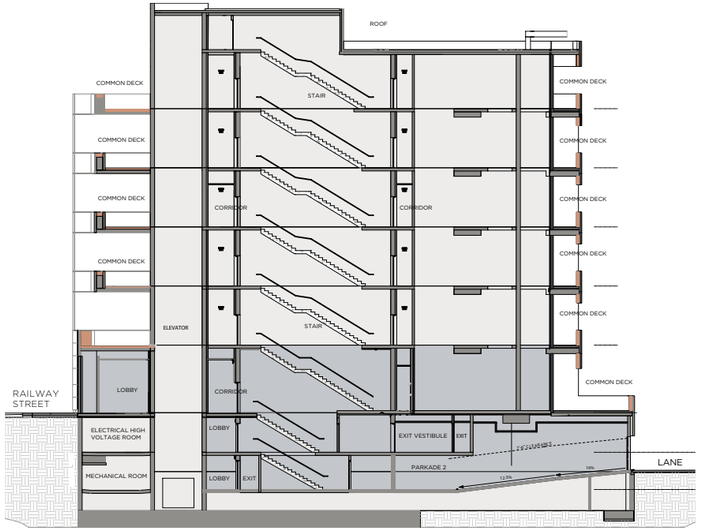

Railway Street view

ARCHITECTURALLY CONSIDERED SPACES

Each floorplate is sustainably developed with indoor/outdoor space within a tech-forward office structure, BENCH incorporates 33,121 SF of innovative production areas for creators, innovators, and craftspeople in design and digital production, manufacturing, production, distribution; and retail space capable of operating as a restaurant, brewery, coffee roaster, or showroom.

Basic Rent	**Taxes & Operating Costs**
Contact Listing Agents	Est. $14.00 psf per annum

TECH-FORWARD OFFICE STRUCTURE

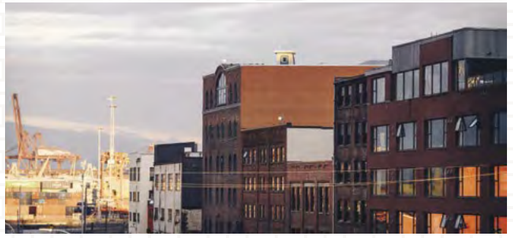


A RAILTOWN LEGACY BEGINS

Railtown is where the journey's end of the Canadian Pacific Railway would meet a busy sea port centred on the deep water of Burrard Inlet in 1887.

Railtown welcomed workers of all types and nationalities. Sailors on the ships, Aboriginal peoples, Chinese, Hawaiians, Chilean, Japanese, Northern and European workers were employed at the sawmill and docks.

It is here that an inspiring legacy of 4 Chinese immigrant sisters and their brother settled into the Chinatown area and were formative in building and shaping this historic area of Vancouver. Their legacy remains as we pay homage in the design details of BENCH Railtown.



www.emapeter.com

RENDITION

Rendition Developments is a specialist in creating and developing infill projects, with an emphasis on developing properties that build community and positively reflect lifestyles of the future.

Innovative design and technological advances are incorporated into building construction and is used to fuel the creative potential of projects and to push the envelope to devise and produce better environments for living and work.

renditiondevelopments.ca

RENDITION
DEVELOPMENTS

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Avison Young creates real economic, social and environmental value as a global real estate advisor, powered by people. As a private company, our clients collaborate with an empowered partner who is invested in their success. Our integrated talent realizes the full potential of real estate by using global intelligence platforms that provide clients with insights and advantage. Together, we can create healthy, productive workplaces for employees, cities that are centres for prosperity for their citizens, and built spaces and places that create a net benefit to the economy, the environment and the community.

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