



Three  
Sixty.

# Three Sixty Impact.

## THE SYNTHESIS OF WORK, DESIGN, AND LIFE

At the intersection of forward-thinking design and sustainability you will find Three Sixty, a progressive vision by Strand that reconsiders how and where we work, both now and in the future. Three Sixty is redefining the workplace experience. Situated in the bustling Mount Pleasant neighbourhood amongst restaurants, retail, residential, and five nearby SkyTrain stations, including the future Mount Pleasant and Great Northern Way stations, the area is accessible with high walk and bike scores. Three Sixty's striking architecture, expansive office and creative industrial spaces, purposeful amenities, and views of the city skyline and mountains complement Vancouver's desirable Mount Pleasant neighbourhood.

## BUILDING FACTS

### ADDRESS

360 West 2nd Avenue  
Vancouver, BC

### SIZE OF BUILDING

- Nine-storey commercial tower
- Total rentable area: 112,000 SF
- Floor plates ranging from: 7,689 SF to 16,555 SF

### ZONING

I-1C Zoning: allows for a wide range of uses, including general office, digital entertainment, information communication technology, showroom wholesale, software, retail, and production

### DELIVERY TIMELINE

Mid 2025

## KEY ELEMENTS

- 1 PRIME LOCATION**  
A highly visible location situated in the heart of Mount Pleasant; less than a five minute walk to rapid transit, a five minute drive to downtown, and in proximity to the Vancouver General Hospital and the new St. Paul's Hospital + Health Campus
- 2 CEILING HEIGHTS**  
From a dramatic 29' main floor height to lofty 12' office floor heights, all spaces offer an open and airy feel throughout
- 3 GLAZING**  
Floor-to-ceiling window glazing welcomes abundant natural light while the high-performance low E curtain wall system promotes energy-efficient spaces
- 4 PARKING**  
Generous allotment of parking with 100% of stalls EV ready and a parking ratio of one stall per 860 rentable SF leased
- 5 SUSTAINABILITY**  
Designed to LEED Gold standards and WiredScore certified
- 6 ACCESS TO AMENITIES**  
Expansive offering of neighbourhood amenities while also having immediate access to a welcoming lobby, carefully considered end-of-trip facilities, and stunning rooftop patio
- 7 360 DEGREE VIEWS**  
Oversee neighbouring parks, around to the boats and marinas of False Creek and the famous Vancouver skyline, with towers and mountains as a backdrop, the views are world class



Artist rendition. All renderings/pictures are for illustration purposes only. Credit: Images by Binyan.

# Three Sixty Access.



## COMMERICAL

**2,070,844 SF**

Currently Under Construction in Mount Pleasant, False Creek Flats and Strathcona

**22**

Major Commercial Projects in the Development Pipeline

## RESIDENTIAL

**1,443**

Residential Units Under Development in the Immediate Area

## DEMOGRAPHICS



**27,373**

Total Population



**\$126,092**

Avg. Household Income



**43,763**

Vehicles Daily Along 2<sup>nd</sup> Avenue

## PARAMOUNT PLACEMENT

Mount Pleasant continues to evolve as one of Vancouver's most magnetic neighbourhoods. Three Sixty's positioning at the south side of False Creek offers occupants exceptional connectivity, with proximity to Cambie and Main Streets, walking distance to Olympic Village, and nearby SkyTrain stations.

Bursting with vibrancy, this area is home to industry and innovation, history and modern art, restaurants, and recreation. Lively community festivals, colourful commissioned murals, and a waterfront alive with activity, adds to the charm of this neighbourhood. This area is where people live, work, and create under a tightly woven fabric of a community.



95

### WALK SCORE

Steps away from Olympic Village, Main, and Cambie Streets



94

### TRANSIT SCORE

Access to five SkyTrain stations: Broadway-City Hall, Olympic Village, Main Street-Science World, and the future Mount Pleasant and Great Northern Way stations



99

### BIKE SCORE

End-of-trip facility and secure bike stalls

## NEIGHBOURHOOD MAP

### COFFEE SHOPS

- 1 Elysian Coffee
- 2 Milano Coffee Roasters
- 3 Gene Coffee Bar
- 4 Kranky Cafe
- 5 Whisk Matcha Cafe
- 6 Starbucks
- 7 Aperture Coffee Bar

### RESTAURANT

- 8 Tacofino Ocho
- 9 Nuba Cafe and Catering
- 10 Como Taperia
- 11 Field & Social
- 12 Nook
- 13 The Flying Pig
- 14 Ophelia
- 15 Food Hall by ZUBU
- 16 Tractor Everyday Healthy Foods
- 17 Sally's Bagelry
- 18 Superbaba
- 19 La Taqueria Pinche Taco Shop
- 20 Mangia Cucina & Bar
- 21 Glory Juice Co.
- 22 The Juice Truck
- 23 Body Energy Club

### BAKERY & DESSERT

- 24 Yandoux Patisserie
- 25 Purebread
- 26 Earnest Ice Cream
- 27 Swiss Bakery
- 28 Fife Bakery
- 29 Terra Breads Olympic Village
- 30 Terra Breads Mount Pleasant
- 31 Melo Patisserie

### WINERY, BREWERY & PUB

- 32 33 Acres Brewing Company
- 33 La Fabrique St-George Winery
- 34 Brassneck Brewery
- 35 Main Street Brewing Co.
- 36 R&B Ale & Pizza House
- 37 Electric Bicycle Brewing
- 38 Brewhall
- 39 Key Party
- 40 Faculty Brewing Co.
- 41 Tap & Barrel
- 42 The Narrow Lounge
- 43 Fox Cabaret

### ART & CULTURE

- 44 Martha Sturdy
- 45 The B1 Gallery
- 46 Goh Ballet Academy
- 47 Gallery Jones Fine Arts Ltd
- 48 Elan Fine Art Limited
- 49 Emily Carr University of Art + Design
- 50 Centre for Digital Media
- 51 Arts Club Theatre Company Wardrobe Department

### HEALTH & FITNESS

- 52 Formation Studio
- 53 CMMN GRND
- 54 Mount Pleasant Community Centre
- 55 Creekside Community Recreation Centre
- 56 Anytime Fitness
- 57 CrossFit BC
- 58 Foundation Body Lab
- 59 Physioblab

### CHILDCARE

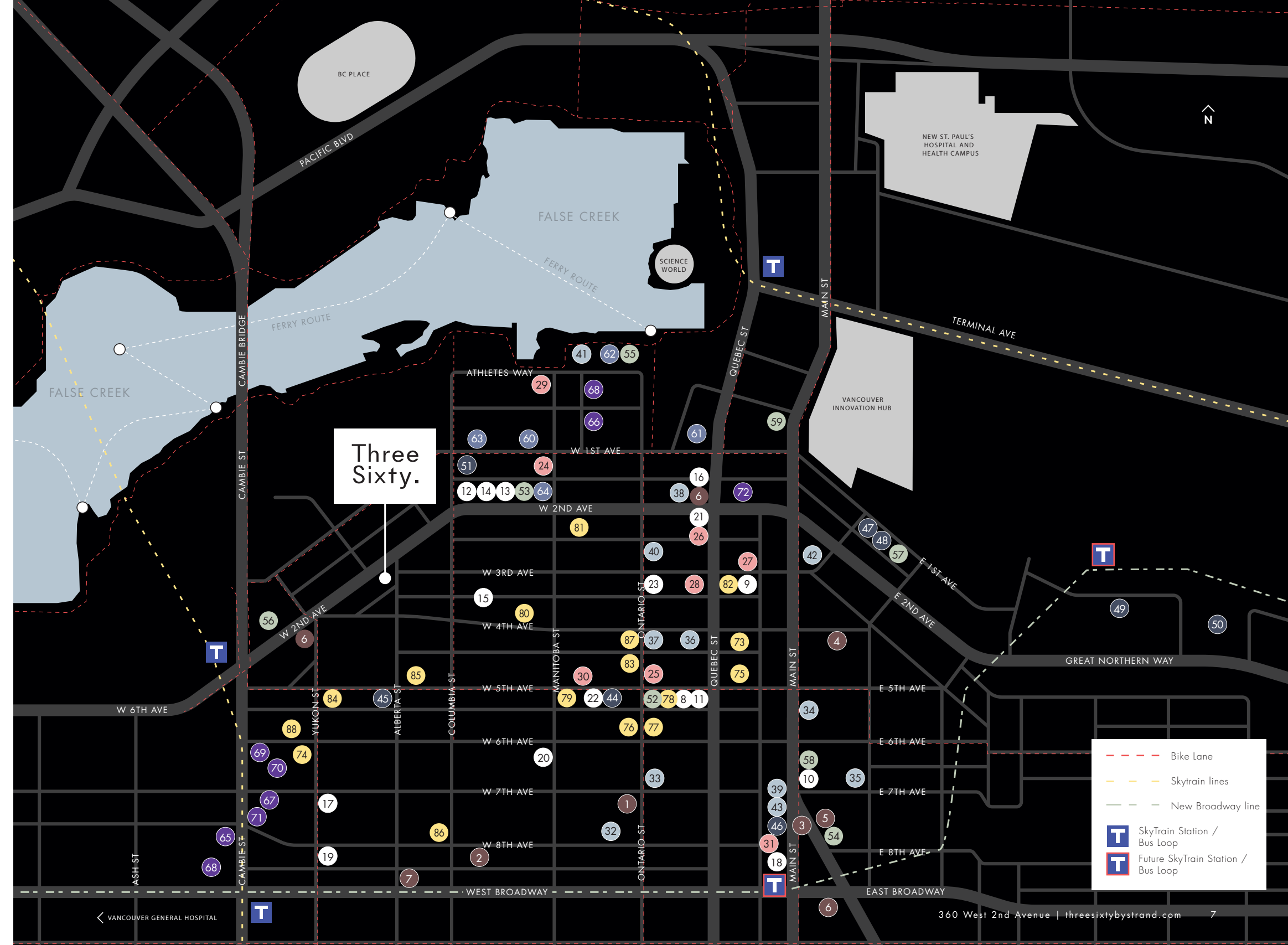
- 60 Piccola Casa Family Childcare
- 61 Everyday Sunshine Family Childcare
- 62 Creekside Child Development Centre
- 63 Sandy's Family Child Care
- 64 West Village Children's Centre (VSOCC)

### SHOPPING

- 65 Whole Foods Market
- 66 Urban Fare
- 67 Save-On-Foods
- 68 London Drugs
- 69 Best Buy
- 70 Canadian Tire
- 71 Winners & HomeSense
- 72 MEC Vancouver

### OFFICE HEADQUARTERS

- 73 Zymeworks Inc
- 74 AbCellera
- 75 Hootsuite
- 76 Native Canada Footwear Ltd
- 77 OAK + FORT Head Office
- 78 Saje Natural Wellness Support Office
- 79 Saxx Underwear Co. Head Office
- 80 DNEG
- 81 Deluxe Vancouver Ltd
- 82 Novus Entertainment Inc
- 83 Image Engine Design Inc
- 84 WildBrain Studios
- 85 Relic Entertainment
- 86 Ghost VFX
- 87 Barnstorm VFX
- 88 Bardel Entertainment Inc





# Three Sixty Lifestyle.

## SURROUND YOURSELF WITH LOCAL AMENITIES

A walk around the Mount Pleasant neighbourhood will reveal an abundance of shops, services, restaurants, cafes, and grocers. A closer look and you will notice daycares, schools, parks, and public art. New conveniences and points of interest for the community arrive regularly.



### PARKS

Experience playgrounds, dog parks, grassy fields, and waterfront pathways just steps from work.

### SCHOOLS

In proximity to Emily Carr University of Art + Design, the Centre for Digital Media and Arts, the Vancouver Community College's Broadway Campus, and direct transit to UBC.



### GROCERS

Choices are aplenty with Whole Foods, Save-on-Foods, and Urban Fare, for groceries, on-the-go conveniences and sit down meals.



### RAPID TRANSIT

With unique access to three SkyTrain stations, and two future stations, tenants are connected to communities across Metro Vancouver. Travel smoothly through Richmond, Burnaby, and Surrey via one of North America's best transit systems.



### DAYCARE

An environment that inspires activity, play, and connectivity is available at neighbourhood daycares.





**BREWERIES**

Home to world-class breweries, including 33 Acres, Brassneck, Red Truck, and many more.



**RESTAURANTS**

Satiate any craving with Earnest Ice Cream, Nuba, The Flying Pig, Nook, or La Taqueria – to name a few.

**COFFEE**

Fuel the day with gourmet beans from Elysian Coffee, JJ Bean, or Caffe Cittadella.



**SHOPPING**

Mount Pleasant and Olympic Village are surrounded by local, independent shops with a variety of boutique offerings of clothing, art, and more. Yet just down the street, find everything from national retailers, electronics, and outdoor gear, to farmers' markets and street festivals.



**COMMUNITY EVENTS**

Food Truck Festival, Main Street Car Free Festival, Red Truck Concert Series, and Vancouver Mural Festival are just a few of the neighbourhood's most anticipated events.



**FITNESS**

Gyms, yoga studios, or a fitness regime of choice in the park, the options for relaxation and fitness are endless.

**ART ACTIVATIONS**

Thanks to the Vancouver Mural Festival, Mount Pleasant has become an outdoor art gallery, with art installations and murals being added annually.



**BIKE LANES**

Travel safely from point A to B on the network of bike lanes and dedicated routes across Vancouver. Throughout the city and around Mount Pleasant, find Mobi Bike Share stations for extra ease.



# Three Sixty Architecture.

## ARCHITECTURAL RHYTHM

Three Sixty is a new Vancouver landmark. Situated on the prominent corner of West 2nd Avenue and Alberta Street, this building celebrates the unique geometry of the site with a striking flatiron corner. Glazing and vertical cladding panels wrap the entire face of the building, emphasizing its unique form while creating a play of light and shadow across the facades. Inside, innovative design elements and forward-thinking technology cater to both creative industrial and office uses. At the ground level, cladding is removed to provide maximum glazing and visibility at street level. A large outdoor rooftop patio provides a valuable amenity for all tenants, with open space, lush planting, and spectacular views of downtown and the North Shore Mountains.

## RETHINK SUSTAINABILITY

Along with exceeding LEED Gold and WiredScore standards, the building is topped with a robust green roof to further conserve energy. Sustainability extends beyond environmental and energy considerations to provide a healthy lifestyle for occupants, with a selection of amenities intended to elevate experience.





# Office.

Striking and purposeful, the office spaces are designed to the same high design standards you would expect in a class AAA downtown building. Expansive floor plates along with an off-centre core provide highly efficient layout options for a modern workspace while integrating seamlessly with ground floor uses for a strong street presence, if needed. Floor-to-ceiling glazing from 12' ceiling heights create opportunities for full natural light contributing to a healthy environment for today's employees and businesses.

# Creative Industrial.

The open, bright, and lofty creative industrial space is in alignment with the community's entrepreneurial spirit, growing transformation, and redefinition of what is now considered industrial. Dramatic ceiling heights and functional multi-storey spaces offer tenants flexible and efficient programming options.

## METRICS THAT MATTER

Net Rental Rate	Please Contact Listing Team
Additional Rental Rate	Please Contact Listing Team
Total Rentable Area	112,000 SF
Floorplates	7,689 SF - 16,555 SF
Measurement Standard	Boma 96
Ceiling Heights	12' - 29'
Parking	One Stall Per 860 Rentable SF Leased
Zoning	I - 1C
Floor Loads	Level 1 & Level 3 100lb PSF
	Level 2 (Mezzanine Level) & Level 4 (Mezzanine Level) 75lb PSF
	Levels 5-9 Office Floors 75lb PSF
Electrical Capacity	2750kw 600v/120v/208v
Emergency Generator	500kw 600v



# Elevated Amenities.

Three Sixty supports a healthy lifestyle for its occupants with a collection of forward-thinking amenities, building a sense of community in an active environment.

## ROOFTOP PATIO

A sprawling rooftop patio can be a setting for connecting after work, client entertaining, weekday fitness programs, or lunchtime breaks. This area will include a BBQ, lounge space, dog run area and a manicured green roof.

## SEVENTH LEVEL PATIO

The seventh level features an additional exclusive patio for employees and clients to enjoy views of Mount Pleasant, the city, and mountains.





**PUBLIC ART**

Public art adorns the building exterior, inspired by the surrounding vibrancy and social fabric of the neighbourhood. The eye-catching piece cultivates a sense of community and contributes to the artistic aesthetic of Mount Pleasant.

**SOPHISTICATED LOBBY**

Design elegance is emphasized in the lobby, ensuring a smooth and seamless transition from architecture to interiors. Experience a warm welcome with natural wood tones, curated art, and a green wall upon entrance.

#### END-OF-TRIP FACILITY

Whether biking to work or going for a midday jog, state-of-the-art showers, lockers, and change facilities are available to refresh, with towel service included.

#### SECURED BIKE STORAGE

Biking to work is encouraged with secured bike storage and a repair bench exclusive to tenants.

#### PARKING

Designated parking is available for tenants, clients, and visitors with 130 stalls across four levels of underground parking accessible from the lane by secure fob access. Designated on site loading, Class A passenger and loading, Class B loading, and Class C loading will also be accessible from lane.

#### EV CHARGING

With an evolving number of vehicles going electric, there are convenient EV charging stations for tenants throughout the parkade.



# Project Team.



## STRAND

### DEVELOPER

DEEP ROOTS. BIG PLANS.

Deeply rooted in Vancouver for over four decades, Strand has developed dozens of award-winning commercial buildings across North America. With a strong commitment to timeless design complementing a global sensibility, Strand brings knowledge and experience back to its home city, deepening its investment in the future of the region's commercial buildings. Strand currently has approximately 1.5M SF of office and industrial development planned or under construction.

## AVISON YOUNG

### LEASING TEAM

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.

## YAMAMOTO ARCHITECTURE

### ARCHITECT

Yamamoto Architecture was founded by Tomizo Yamamoto and has practiced extensively throughout the lower mainland for over thirty years. Yamamoto Architecture works closely with clients and communities to realize buildings that are well-built, efficient, and aesthetically distinctive. Yamamoto Architecture is recognized for its multi-family residential work and specialization in wood frame construction. In addition to multi-family residential work, Yamamoto Architecture has experience in a wide range of projects including commercial, mixed use, and single family residential.

## David Stoyko Landscape Architect

### LANDSCAPE ARCHITECT

Since 1997 David Stoyko has provided award-winning landscape architecture services in British Columbia and internationally. His values of loyalty, service, honesty, and respect are reflected in the service he provides, and the careful attention to his design work. David has worked hard to develop a balanced approach to design that maintains perspective at large and small scale, and considers the needs of those who will use a space as well as those who maintain them. David infuses his passion for nature, design, and sustainability into everything that he helps create.

## AXIOM BUILDERS

### GENERAL CONTRACTOR

Axiom Builders is committed to building exceptional projects to exceptional standards. As a forward-thinking construction partner, their dedicated team and skilled tradespeople operate everyday with the end user in mind. The result: a first-in-class product that end-users will fall in love with.

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## LEASING ENQUIRIES

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