

MARCO POLO

BY GRYPHON



FASTEST *growing* NEIGHBOURHOOD



The AAA Strata Offices at Marco Polo are within easy reach of the shops, services and parklands of Oakridge, while retaining the refined scale of a true boutique development.

- | | | | | | |
|------|-------------------------------|------|------------------------------------|------|---------------------------------|
| / 01 | Oakridge Park | / 05 | BC Children's and Women's Hospital | / 09 | University of British Columbia |
| / 02 | Downtown Vancouver | / 06 | Vancouver General Hospital | / 10 | Sir Winston Churchill Secondary |
| / 03 | Langara - 49th Avenue Station | / 07 | Queen Elizabeth Park | / 11 | Vancouver International Airport |
| / 04 | Langara Golf Course | / 08 | Langara College | / 12 | Richmond City Center |



the CURATOR *club*



Casual workspace



Reimagined co-working lounge



A private double-height atrium

work WHERE IT FEELS LIKE *home*

The workplace has changed. The combination of a global pandemic and advances in digital communications technology have made work-from-home a popular alternative to spending days at the office.

At Marco Polo, we have created an office environment dedicated to the needs of employees. Health and lifestyle amenities, co-working and casual workspaces spanning **over 10,000 SF** to use throughout the day, and features and finishes that make a trip to the office an extension of your everyday lifestyle.

health + WELLNESS

Before, after or even during the workday, physical activity can help support mental focus and increase energy levels. With unprecedented health and lifestyle amenities, Marco Polo welcomes tenants and their staff to enjoy a fully-equipped gym, yoga, Pilates, sauna, steam rooms and much more. Work is easier when any day can become a spa day.



an EXCLUSIVE lifestyle

The amenity spaces at Marco Polo are functional and flexible. After hours cocktails, a dim sum luncheon, a private chef for a catered dinner, anything is possible with a Gryphon Lifestyle Concierge looking after all the details.



did you KNOW...



> **7%**
CAP RATE

Metro Vancouver **suburban office** has the **highest return** among all real estate categories

Source: Colliers Quarterly Reports

5.9%

VANCOUVER

10.2%

TORONTO

14.4%

MONTREAL

19.5%

CALGARY



Vancouver has the **lowest office vacancy rate** in North America

Source: Colliers Quarterly Reports

Goldman Sachs



citi

J.P.Morgan



Google



Uber



12%



HIGHER DEMAND



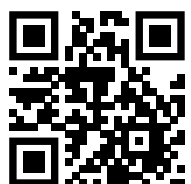
Major companies are requesting employees back to the office

Source: Business Insider

Offices with amenities experience **12% higher demand**

Source: JLL Global Flex Report

a WORKSPACE EVOLUTION comes to OAKRIDGE



MarcoPoloByGryphon.com

604.620.8295



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