

eleven

premium

strata units

3 STOREY SOLAR INTEGRATED FLEX INDUSTRIAL OFFICE UNITS

SYMPHONY WORKS

13888 WIRELESS WAY | RICHMOND, BC



symphony hill

CBRE







The Opportunity

Be among the first and selected few to own at **Symphony Works**- Metro Vancouver's first premium solar integrated 3-storey flex industrial office development in Richmond's **Class A business park**.

As Richmond's first solar-integrated flex industrial office development, Symphony Works is the perfect place to take your business to the next level. Each of our **11 premium** units are equipped with **private rooftop solar power setups**, two **EV ready** parking spaces, shared elevator access, and top-of-the-line amenities including **daily shuttle service and gym access**. With our innovative third level **Mortgage Helper**, you can enjoy recurring rental income on top of your business' success.

Symphony Works' **prime location** near major highways also allows easy access to Vancouver, Surrey, and New Westminster.

Unparalleled Features and Amenities



Rooftop Solar Power

By investing in a solar-powered flex industrial office, you can not only reduce your energy bills and carbon footprint but also enjoy the benefits of owning a top-tier industrial office space. Symphony Works is an exceptional investment opportunity that will serve you well for years to come.



End-of-Trip Bicycle Parking

Enjoy secure and convenient indoor and outdoor bike parking facilities, encouraging eco-friendly and healthy commuting options.



Shuttle Service and Transit Pass

Receive convenient and reliable shuttle service to and from Bridgeport Station and free transit passes, making your commute seamless and stress-free.



Gym Access

Stay fit and healthy with gym facility access for your daily workout routine.



Mortgage Helper

Maximize your investment with a mortgage helper, offering financial flexibility and support for your ownership journey.



EV Ready Parking and Visitor Parking

Have the choice of installing your own private EV chargers with two EV ready parking stalls, powered by clean, affordable electricity. Designated visitor and accessible parking available on site.

Build the **Space** of **Your** Dreams

INVEST AND BUILD OUT YOUR VERY OWN SPACE

/ Rooftop

- + Solar powered panels

/ Third Floor

- + Elevator serviced
- + Roughed-in HVAC
- + Bright office space
- + Potential 'Mortgage helper' (separate entry + elevator access)
- + Washroom rough in
- + 11 ft ceiling height

/ Second Floor

- + Extra glazing provides plenty of natural light
- + Roughed-in HVAC
- + Stairway within unit between levels 1, 2 & 3
- + 11 ft ceiling height

/ Ground Floor

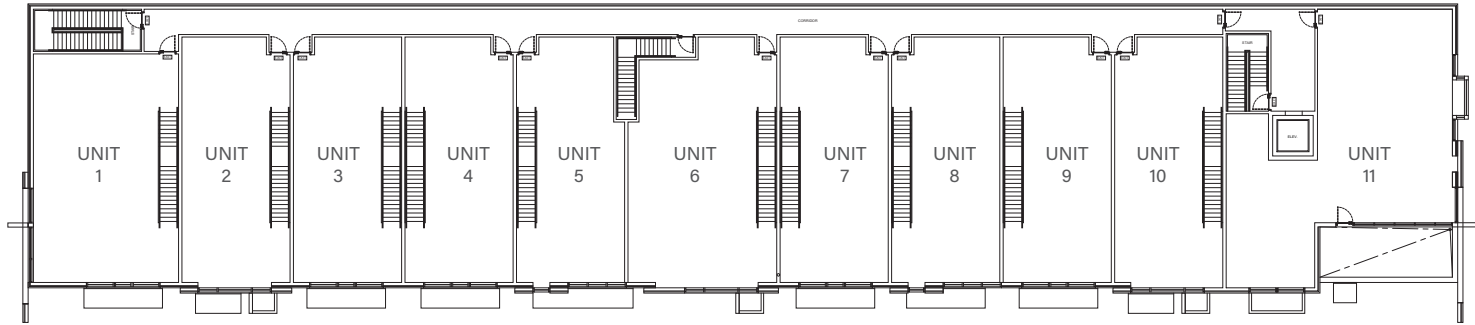
- + 24 ft. ground floor rear ceiling height
- + Ground floor roller doors
- + Roughed-in HVAC
- + 1 handicap accessible washroom
- + 2 dedicated EV ready parking space



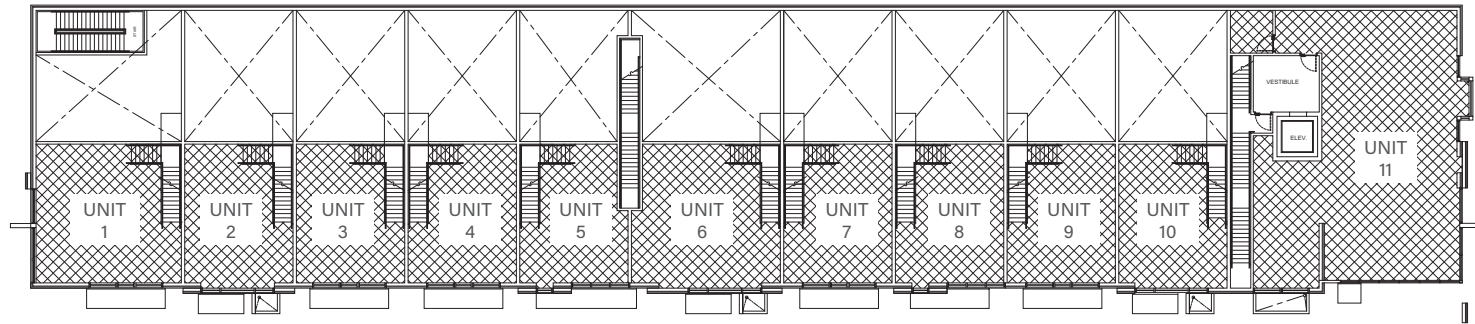
Build your Business and Equity

Unit Area Breakdown

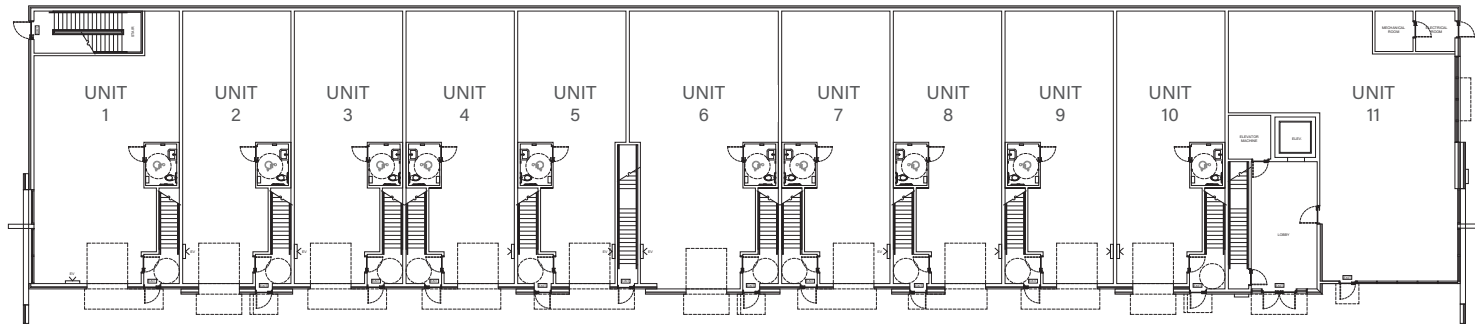
	LEVEL 1	LEVEL 2	LEVEL 3	TOTAL (SF)
Unit 1	1,465	873	1,395	3,724
Unit 2	1,255	661	1,100	3,016
Unit 3	1,232	638	1,079	2,949
Unit 4	1,232	638	1,078	2,948
Unit 5	1,178	619	1,051	2,848
Unit 6	1,643	867	1,422	3,933
Unit 7	1,232	638	1,078	2,948
Unit 8	1,243	649	1,089	2,981
Unit 9	1,232	638	1,078	2,948
Unit 10	1,255	661	1,101	3,017
Unit 11	1,770	2,095	1,811	5,676



Third Floor Plan



Second Floor Plan

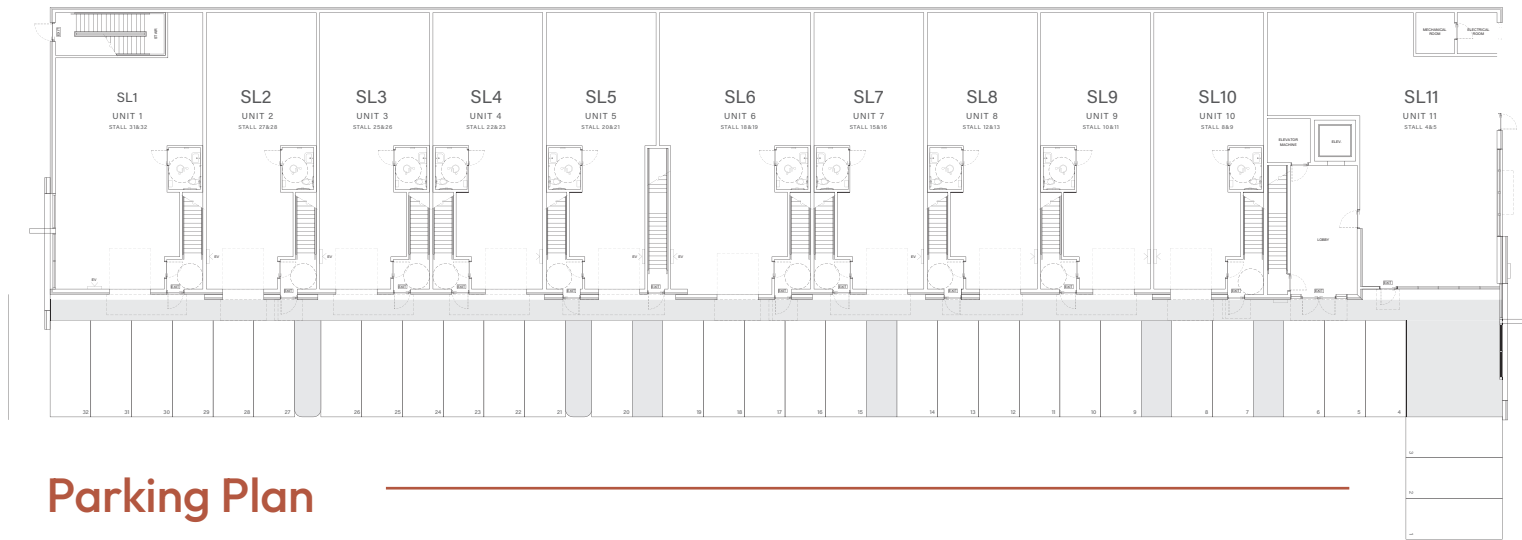


Ground Floor Plan

Assigned Parking Per Unit

	STRATA LOT #	PARKING STALL #
Unit 1	SL 1	31 & 32
Unit 2	SL 2	27 & 28
Unit 3	SL 3	25 & 26
Unit 4	SL 4	22 & 23
Unit 5	SL 5	20 & 21
Unit 6	SL 6	18 & 19
Unit 7	SL 7	15 & 16
Unit 8	SL 8	12 & 13
Unit 9	SL 9	10 & 11
Unit 10	SL 10	8 & 9
Unit 11	SL 11	4 & 5

**Private
Parking**



Parking Plan

Centrally Located



Symphony Works is situated in one of Richmond's best business parks in the Crestwood area. Adjacent to major arterial routes such as Highways 91, 99 and Westminster, the development is centrally located and highly accessible. The location also offers easy access to the Richmond Auto Mall, Vancouver International Airport, and all of Richmond's major shopping malls such as Lansdowne and Richmond Centre. For public transit users, access to Translink's Canada Line is conveniently close, accessible via bus #410.

Richmond is a prime location for businesses seeking to establish their office or industrial property due to its diversified local economy and robust infrastructure. The city hosts over 126,000 jobs in various sectors, such as services, retail, tourism, and technology. And it's expecting to welcome an additional 80,000 residents by 2041. This projected population increase will further diversify the already rich talent pool.

Currently, Richmond is transitioning into mixed-use suburban development, making it even more attractive to businesses from a wide range of sectors. Its adaptability and flexibility make it an ideal location for businesses to meet evolving needs.

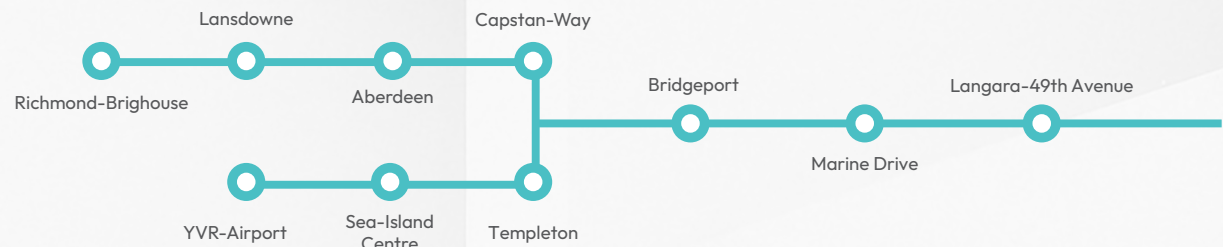
Amenities

WITHIN 5KM RADIUS

100+ restaurants / 3 malls / 31 retail services / 4 golf courses / 5 driving ranges



Canada Line
Skytrain Map





SYMPHONY WORKS

Marpole

Bridgeport

Richmond

Bridgeport Rd

Knight St

No 6 Rd

Westminster Hwy

99

99

91

99

17

34 MINS
DT VANCOUVER

21 MINS
YVR-AIRPORT

McArthurGlen Designer Outlet Vancouver

21 MINS
SURREY CITY CENTRAL

24 MINS
DELTA PORT

33 MINS
CANADA/USA BORDER

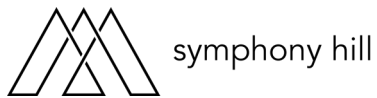
SYMPHONY WORKS



Meet our team

DEVELOPMENT

Symphony Hill Properties Group is an established Canadian owner, manager and developer of commercial, industrial and residential real estate properties in Alberta and British Columbia.



SALES

A global leader in commercial real estate services and investments with service with insights and data that span every dimension of the industry, CBRE has clients in over 100 countries, including over 90% of the Fortune 100.



DESIGN

Karla has traced her professional path to become an architect with a unique perspective, result of her upbringing, her chosen place of residence and her genuine passion for Architecture.



CONSTRUCTION

Titan is a leading General Contractor, Construction Manager, Design Builder and Project Management Firm in the Lower Mainland. They have earned the reputation of being an outstanding tilt-up builder.



Developed by  symphony hill

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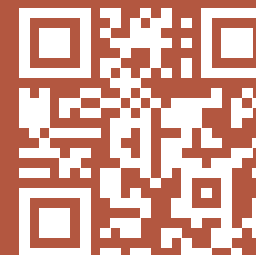
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