THE NEW URBAN OFFICE EXPERIENCE

Make a bold statement by developing in this dynamic riverside setting with a strategic, easily accessible location. The Waterfront is master planned for over 1.25 million SF of office space with options to create a one-of-a-kind development, from individual office buildings to a complete corporate campus. Hotel Indigo will be right next door, offering a convenient place for clients and visiting employees to stay on their travels.

The 90-foot cantilevered pier at the heart of Grant Street Pier is now suspended over the Columbia River. This stunning design is the centerpiece of The Waterfront development and will be a landmark for Vancouver and all of Clark County. With views of Mount Hood and the Columbia by day, and the lights of the pier and the Interstate Bridge by night, this iconic place will be a draw for the entire region.

A 32-ACRE $1.5 BILLION DOLLAR DEVELOPMENT
OVER $250M UNDER CONSTRUCTION
PHASE 1
NOW OPEN

1/2 MILE WATERFRONT PARK
NOW OPEN!

90’ CABLE-STAYED PIER
NOW OPEN!

WATERFRONT RESTAURANT SPACE
NOW OPEN! LIMITED SPACE AVAILABLE

A CURATED GROUND FLOOR RETAIL MIX

CLASS A OFFICE SPACE

APARTMENT HOMES AND CONDOMINIUMS (2018/2019)

HOTEL INDIGO (2019)
The Murdock
Block 2–Class A or Corporate Campus–157,000 SF Build to Suit
Now Open and Space Available

No Corporate Income Tax
Washington ranks No. 7 nationally for business-friendly tax policies

Open Flexible Floor Plates
30 FT Column Spacing

13 FT Floor to Ceiling Heights
Abundant natural light with expansive open space

3,000 Housing units in Master Plan
270 Apartment Homes – Available 2018/2019

Grant Street Pier & Riverfront Retail
Over 85,000 SF of Ground Floor Retail and Dining Opportunities

Hotel Indigo (2019)
138 room Signature Hotel and 40 Condominiums

The Waterfront Park
1/2 Mile Waterfront Park and Cable-Stayed Pier
Opened to the public September 29, 2018

Underground and Surface Parking
THE NEW URBAN OFFICE EXPERIENCE

• 74,975 SF Class A creative office building on Waterfront Way
• 10,000 SF floor plates divisible to 2,500 SF
• New building with creative space design
• Exposed concrete and steel structure
• Abundant natural light with expansive open space
• Amazing Columbia River views
• Immediate access to Grant Street Pier & Waterfront Park
• Underground parking
• Open flexible floor plates, 30 foot column spacing
• L1800 SF lobby - interior/exterior
• 13 foot floor to floor heights
• Two high speed elevators
• Showers
• Bike Storage

BLOCK 6 WILL LEAD THE WAY WITH BOLD AND VISIONARY DESIGN WHICH THE WATERFRONT WILL BE KNOWN FOR.

74,975 SF Class A Office Building on Columbia Way - 19,695 SF Available

NOW OPEN AND SPACE AVAILABLE
Stax 571 Burger & Whiskey Bar will occupy just over 3,000 square feet on the ground floor of Block 6, officially known as The Rediviva. Stack 571’s menu includes appetizers, salads, sandwiches and, of course, signature burgers featuring fresh, quality ingredients. Whenever possible, Stack 571 uses local, organic, free range and sustainable ingredients including locally farmed produce, Washington poultry and beef, wild Northwest seafood and local artisan bread and microbrews. Stack 571 also features more than 100 local, national and international whiskeys, as well as burger pairings and signature milkshakes.

PROUDLY ANNOUNCING:

Given the success of Pizzeria sul Lago in Lake Oswego, the team decided to expand and open a second location in Vancouver. Projected to open in the spring of 2019, Pizzeria sul Lago will occupy 3,325 square feet on the ground level of The Murdock office building. The pizzeria will serve Neapolitan style pizzas made with fresh, seasonal and local ingredients. This restaurant will feature an expanded menu, including seasonal entrees, salads and pastas, a full bar and ample outdoor seating.

PROUDLY ANNOUNCING:
“We believe this development has great potential to serve Vancouver, Clark County and the entire region in positive ways and to expand the economic development of the whole area.”

– Dr. Steve Moore, Executive Director, M.J. Murdock Charitable Trust

**THE NEW URBAN OFFICE EXPERIENCE**

**AVAILABLE 2018**

**DELIVERY 2020**

<table>
<thead>
<tr>
<th>UNIT</th>
<th>TOTAL AVAILABLE SF</th>
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<tbody>
<tr>
<td>LEASED</td>
<td>10,969 SF</td>
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<tr>
<td>LEASED</td>
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<tr>
<td>LEASED</td>
<td>2,434 RSF</td>
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<tr>
<td>TOTAL AVAILABLE</td>
<td>19,695 SF</td>
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**EAST ELEVATION**

- GRANT ST
- ESTHER ST
- COLUMBIA WAY
- WATERFRONT WAY
- CASCADE STREET

**April 2017 Update**

**BLOCK 6 E**

**BLOCK 2**

**BLOCK 6 W**

**THE MURDOCK**

**10,969 RSF**

**6,292 RSF**

**2,434 RSF**

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CLASS A OFFICE OR BUILD TO SUIT CORPORATE CAMPUS A
PERFECT CANVAS TO CREATE YOUR VISION

DELIVERY 2020

• 137,000 SF Class A creative office building on Waterfront Way
• 14,200 SF floor plates divisible to 5,000 SF
• Second floor - floor plate is 21,200 SF
Proximity has its perks. From your new office, you will enjoy 45K SF of ground floor urban retail with a variety of unique restaurants, boutiques and services. Grant Street Pier features two flagship restaurant buildings flanking a gorgeous 90' cable-stayed pier, providing a Pacific Northwest dining experience like no other. This will be a destination for the overall Portland Metropolitan trade area as well an excellent amenity for the offices, residential, and Hotel Indigo.
The Waterfront is a community designed to bring nature, work, and leisure together. A stunning development built around Grant Street Pier coupled with the picturesque Columbia River in the backdrop. Creative offices and corporate campuses are steps away to upscale and exciting dining venues, retail shops and boutiques. This is where work and life are in perfect balance.

PROUDLY ANNOUNCING:

WildFin’s menu selections feature the finest the region has to offer, from Northwest meats, fresh fish, seafood and produce.

A brewing facility offering a menu of brewpub fare to complement core favorite beverages and craft beers.

A new premier tasting room from one of Washington state’s most-visited wineries from the Columbia River Gorge.

Twigs Bistro and Martini Bar, an epicurean delight, offers a sophisticated yet casual restaurant experience.
Situated just a short stroll away from the Vancouver Convention Center, The Waterfront is perfectly suited for the 138 room Indigo Hotel and 40 condominiums.

Guests can experience a blissful riverside retreat, rising above the city’s hustle and bustle, while staying within minutes of Portland International Airport, the Vancouver Business District and Downtown Portland. Quick access to bus, rail, river and air transportation makes getting around a breeze. At the end of the day, The Waterfront is waiting for you with fine retail and unique riverside dining experiences. Whether you’re in town for a conference or just visiting the Pacific Northwest, The Waterfront will be the region’s new favorite overnight retreat. Hotel Indigo will also feature a ten-story condominium tower with open floor plans and panoramic city and river views for those that never want to leave.
Washington does not impose a corporate income tax, personal income tax, nor does it tax dividends, interest or capital gains.

Clark County is the second-fastest-growing county in the state, and Vancouver takes second place for net population gain. Vancouver has nearly 500,000 residents and continues to grow, providing a strong talent base.
NOW OPEN

PHASE 1

DELIVERY 2020

OFFICE LEASING:

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