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
1/2 MILE WATERFRONT PARK
90' CABLE-STAYED PIER
WATERFRONT RESTAURANT SPACE
A CURATED GROUND FLOOR RETAIL MIX
CLASS A OFFICE SPACE
APARTMENT HOMES AND CONDOMINIUMS
HOTEL INDIGO (2020)

PHASE 1
NOW OPEN
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

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 2019

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

Hotel Indigo (2020)
138 room Signature Hotel and 40 Condominiums

The Waterfront Park
1/2 Mile Waterfront Park and Cable-Stayed Pier
Opened to the public September 28, 2018

Underground and Surface Parking
24/7 Access to All Tenants
THE NEW URBAN OFFICE EXPERIENCE

• 74,975 SF Class A creative office building on Waterfront Way
• 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
• 30 foot column spacing
• 1,800 SF lobby - interior/exterior
• 13 foot floor to floor heights
• LED lighting
• Two high speed elevators
• Showers
• Bike Storage
• 24/7 Access to all Tenants

THE MURDOCK LEADS THE WAY WITH BOLD AND VISIONARY DESIGN WHICH THE WATERFRONT WILL BE KNOWN FOR.

74,975 SF Class A Office Building on Columbia Way - 8,000 SF Available

NOW OPEN AND SPACE AVAILABLE

- 74,975 SF Class A creative office building on Waterfront Way
- New building with creative space design
- Exposed concrete and steel structure
- Abundant natural light with expansive open space
- Amazing Columbia River views
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Barnard Griffin Winery was established in 1983 with a small truckload of borrowed fruit and a rented cellar. It has now grown to become one of Washington’s most enduring and award-winning wineries. Rob and Deborah Griffin built the winery’s permanent home in Richland, Washington in 1996.

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 Summer of 2020, Pizzeria sul Lago will occupy 3,525 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 entrées, salads and pastas, a full bar and ample outdoor seating.
“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

6

COMPLETED 2018

2

DELIVERY 2022-2023

DELTA FOOD
CLASS A OFFICE OR BUILD TO SUIT CORPORATE CAMPUS A
PERFECT CANVAS TO CREATE YOUR VISION
DELIVERY DATE – PROPOSED 2022-2023

- 157,000 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.

DosAlas Latin Kitchen & Tequila Bar is offering up an elevated version of Latin American cuisine.
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.

PROUDLY ANNOUNCING:

El Gaucho emphasizes a festive traditional atmosphere with live music and table side meal preparation.

Naked Winery believes in creating connections and celebrating real-life moments with their hand-crafted wines.
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.

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NOW OPEN
PHASE 1
PHASE 2
DELIVERY 2021

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