

Developer behind Vancouver waterfront revitalization secures 1st tenant



Renderings of proposed mixed-use development at the Vancouver waterfront. (Gramor Development)



By [Luke Hammill](#) | The Oregonian/OregonLive

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The company behind **an ambitious project** to redevelop Vancouver's waterfront has surpassed a crucial obstacle: securing its first tenant.

Gramor Development said on Thursday that **M.J. Murdock Charitable Trust** will lease 18,000 square feet on the top two floors of a seven-story office building. The tower will comprise a total of 61,000 square feet of office space above 17,000 square feet of ground-floor retail space and underground parking.

The lease begins in September of 2017. Construction is slated to start in the spring.

The announcement coincided with the city's opening of Southeast Columbia Way, a road extension project that opens the waterfront to development. The Gramor tower will be at 305 Columbia Way. On the same block, Gramor is planning a market-rate apartment building that will feature as many as 150 living units.

"The public's access to this section of the Columbia River waterfront has been blocked for more than 100 years," said Mayor Tim Leavitt in a news release. "In opening this new street, the city of Vancouver is providing a platform from which a waterfront renewal will be launched, and creating an important link between our historical downtown and a thriving future along the Columbia River."

Gramor is also planning more buildings that would overlook a waterfront park being developed by the city. In total, the waterfront project spans 35 acres and aims to include restaurants, housing and at least one hotel. To access the waterfront, the city in 2010 **spent nearly \$45 million** to break through a railway berm.

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