



THE
WATERFRONT
VANCOUVER • WASHINGTON



WELCOME TO THE WATERFRONT VANCOUVER

Introduction

Envision

The Waterfront | Grant Street Pier

Master Site Plan & Access Map

SECTION ONE

THE WATERFRONT PARK

The Waterfront Park
The Cable-Stayed Pier
Headwaters Wall - An Educational Art Installation
Larry Kirkland - Public Art Designer
Fisher Marantz Stone - Architectural Lighting Design
PWL - Partnership Landscape Architects Inc.

SECTION TWO

GRANT STREET PIER & RESTAURANTS

Grant Street Pier Overview
Vibe and Restaurants
The Jean (Block 9) Building
The Don (Block 12) Building
Grant Street Restaurant Site Plan

SECTION THREE

RIVERFRONT RETAIL

Overview
Vibe
Rediviva (Block 6 W) Site Plan and Tenant Mix
RiverWest (Block 8) Site Plan and Tenant Mix

SECTION FOUR

THE NEW URBAN OFFICE EXPERIENCE

The Waterfront Vancouver Office Experience Overview
Features and Amenities
The Murdock (Block 6 E)
Elevation and Site Plan

SECTION FIVE

HOSPITALITY & RESIDENTIAL

The Waterfront Vancouver Opportunities Overview
The Waterfront Vancouver Hotel - Hotel Indigo
The Waterfront Vancouver Residences
RiverWest (Block 8)
Rediviva (Block 6 W)
Elevation and Site Plan

SECTION SIX

OUR COMMUNITY

Vibe of Vancouver, Washington USA
The Vancouver Waterfront History
Employment & Trade Area
Closing Statement

THE
WATERFRONT
VANCOUVER • WASHINGTON

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





ENVISION

A stunning development built around Grant Street Pier with the picturesque Columbia River in the backdrop. A designed community that brings nature, work and leisure together. A place where creative offices and chic abodes are steps away from exciting dining venues paired with a mixture of retail shops and boutiques. This is where work and life are in perfect balance.



A 32-ACRE
DEVELOPMENT

Situated along one half mile
of south-facing riverfront,
this unrivaled location
provides Vancouver with a
dynamic reconnection to
its waterfront.

THE
WATERFRONT
VANCOUVER • WASHINGTON





THE
WATERFRONT
VANCOUVER • WASHINGTON

**MASTER SITE PLAN
& ACCESS MAP**

Unprecedented views of Waterfront Park
and the Columbia River

5 Minute Walk
to Downtown Vancouver & Amtrak Station

5 Minute Walk
to Esther Short Park & Vancouver Farmer's Market

20 Minute Drive
to Portland International Airport

20 Minute Drive
to Downtown Portland

THE
WATERFRONT PARK

EXPERIENCE

- Waterfront Park
- The Cable-Stayed Pier
- Headwaters Wall - An Educational Art Installation

COLLABORATORS

- Larry Kirkland - Public Art Designer
- Fisher Marantz Stone - Architectural Lighting Design
- PWL - Partnership Landscape Architects Inc.



THE WATERFRONT PARK

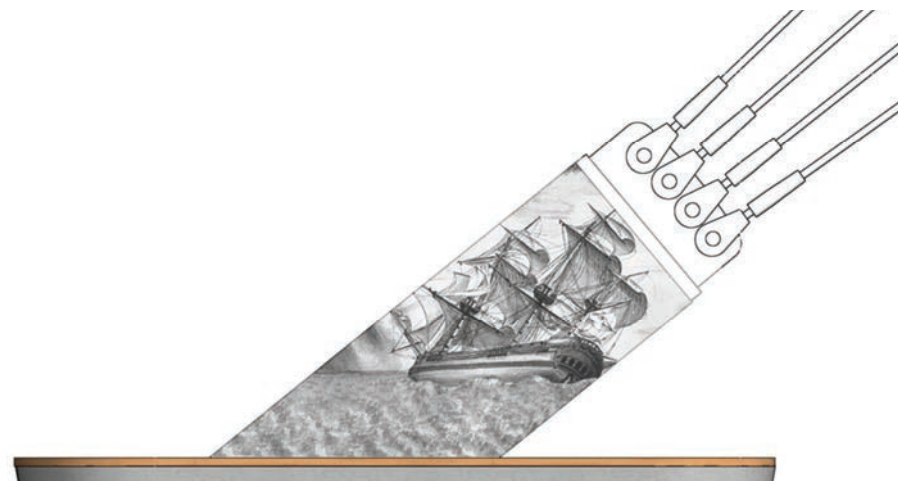
The 7-acre Waterfront Park connects the entire development with an inviting, greened area for the public to enjoy. It was essential to the development's vision of making the waterfront accessible to everyone. The extension of the Waterfront Renaissance Trail through the park now integrates the Waterfront Park with the surrounding community, giving urban riverfront access to residents for the first time in over 100 years.

The park experience is the result of a partnership between internationally recognized designers. Landscape architects PWL Partnership made the river the chief inspiration for its winding, flowing design. With nine pillars erected in the park to celebrate the life-giving power of water and featuring quotes like, "Water comes together in the sacred places," from Raymond Carver. Public art designer Larry Kirkland envisioned the state-of-the-art pier and Headwaters Wall as community gathering places that educate and inspire. Architectural lighting design firm Fisher Marantz Stone helped make use of the nighttime environment with dramatic lighting that gives the park excitement and accessibility after dark.



THE
CABLE-STAYED PIER

The cable-stayed pier is the centerpiece of The Waterfront Vancouver. Larry Kirkland envisioned a cantilevered pier suspended above the mighty Columbia River, evoking the hull and mast of a ship. This connection to the river is reinforced by an image of the Columbia Rediviva, a ship that is the Columbia River's namesake, on the pier's anchorage. The pier is a powerful symbol of Vancouver's reconnection with its waterfront and a thrilling visual backdrop while exploring the park. The pier is lit by architectural lighting design firm Fisher Marantz Stone to highlight the brilliant white pier against the night sky.





HEADWATERS WALL

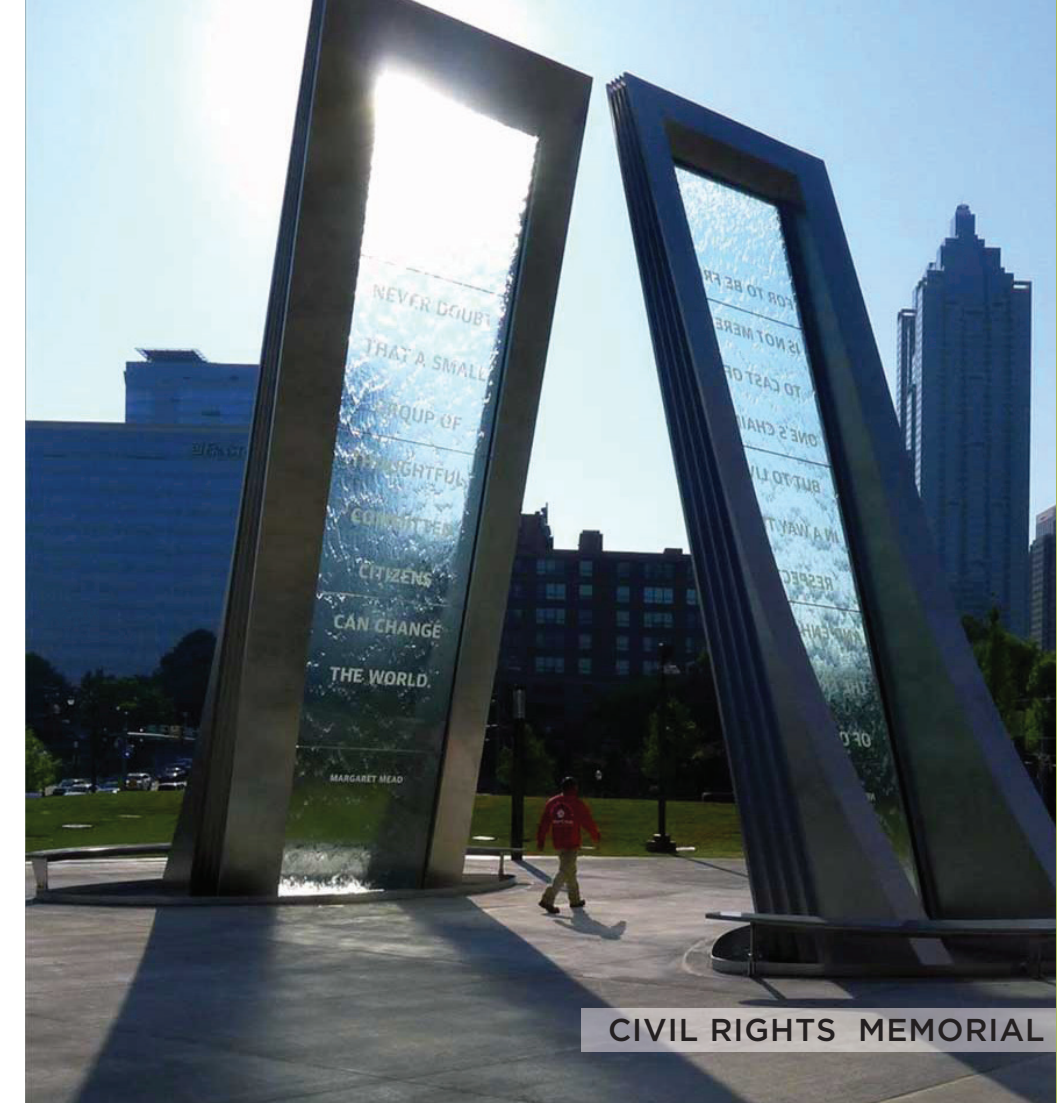
Headwaters Wall is an educational art installation within the park that teaches about the Columbia River Watershed. Designed by Kirkland, the wall features a bronze topographical map of the watershed and shows park visitors how water affects their environment. The wall area also includes a water play feature, creating a hands-on experience for children and visitors of all ages.



LARRY KIRKLAND PUBLIC ART DESIGNER

Larry Kirkland is a world-renowned designer inspired by the power of public art to create a sense of community. Kirkland's process integrates historical research and extensive collaboration with community leaders and design professionals to create installations that educate about the past with a goal of inspiring future generations. He believes that public art should reflect the community it serves and seeks to capture the qualities that make a place unique when creating his large-scale, multi-dimensional works.

Kirkland is known for the American Veterans Disabled for Life Memorial in Washington, D.C. and a series of installations in Concourse C at the Portland International Airport, Columbia, Tower, and State of O. He has also done extensive work abroad, including at the Putra World Trade Center in Kuala Lumpur, Malaysia; Kansai International Airport in Osaka, Japan; and Hong Kong Central Station.



CIVIL RIGHTS MEMORIAL



DISABLED VETERANS MEMORIAL

FISHER MARANTZ STONE

ARCHITECTURAL LIGHTING DESIGN

Fisher Marantz Stone (FMS) has used light to narrate their client's stories, enhancing the communication of design through environmentally and economically conscious solutions. Since 1971, the award-winning company has created effective and innovative lighting solutions for over 3,550 challenging projects around the world, providing an understanding and sensitive approach to light as an integral architectural material.

FMS has completed many diverse projects ranging from The National September 11th Memorial to the American Museum of Natural History and a plethora of public outdoor spaces like the Hudson River Park. Their work on the World Trade Center Transportation Hub earned them two 2017 IES Illumination awards.



PWL

PARTNERSHIP LANDSCAPE ARCHITECTS INC.

PWL Partnership has created rich landscapes for iconic structures around the world by integrating urban development with nature. Their "place making" philosophy has paved the way for numerous award-winning designs with accolades from acclaimed groups such as the American Institute of Architects, Canadian Society of Landscape Architects, the Urban Development Institute and more.

Some of PWL Partnership's most notable landscape designs are found in Canada, including New Westminster Pier Park, Southeast False Creek Waterfront, and the Vancouver Convention Center Expansion Project.





THE FLAGSHIP RESTAURANT BUILDINGS

- Grant Street Pier Overview
- Vibe and Restaurants
- The Jean (Block 9) Building
- The Don (Block 12) Building
- Grant Street Restaurant Site Plan





THE FLAGSHIP RESTAURANT BUILDINGS

Grant Street Pier features two flagship restaurant buildings in the heart of The Waterfront Vancouver. The centerpiece for these vibrant buildings is a brilliant 90' cable-stayed pier. Situated along the Waterfront Renaissance Trail, Headwaters Wall—an educational art installation, designed by internationally recognized public artist Larry Kirkland—is a special gathering place for visitors. Flanking the pier are the restaurant buildings named in honor of Gramor Development President Barry Cain's parents Don and Jean Cain. The eastern building, which sits on Block 9, is named The Jean Building. The



western building, sitting on Block 12, is named The Don Building. Situated at the water's edge, patrons are treated to front row seats along Waterfront Park with incredible views making for a memorable dining experience.





THE FLAGSHIP RESTAURANT BUILDINGS

PROUDLY FEATURING:



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



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.



Featuring a large expansive patio overlooking the majestic Columbia River; Waterfront Taphouse offers upscale pub fare.



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

WILLAMETTE VALLEY VINEYARDS

Willamette Valley Vineyards has grown from a bold idea into one of the region's leading wineries.



THE JEAN (BLOCK 9)

The Jean (Block 9) is intended to evoke a modern pavilion feel, with extensive glass and an iconic soaring roof. As a dynamic backdrop to Grant Street Pier and Waterfront Park, it offers over 15K SF of space on two floors. This building provides beautiful outdoor dining and dazzling riverfront views on both levels.



THE DON (BLOCK 12)

The Don (Block 12) is designed for up to four full-service restaurants and features more than 28K SF in building space. Simple horizontal roof lines with sliding doors and an expansive second floor waterfront view deck offering abundant outdoor seating provides an unrivaled dining experience in the Portland Metropolitan Area.

GRANT STREET
PIER

THE DON (BLOCK 12)



SECTION TWO

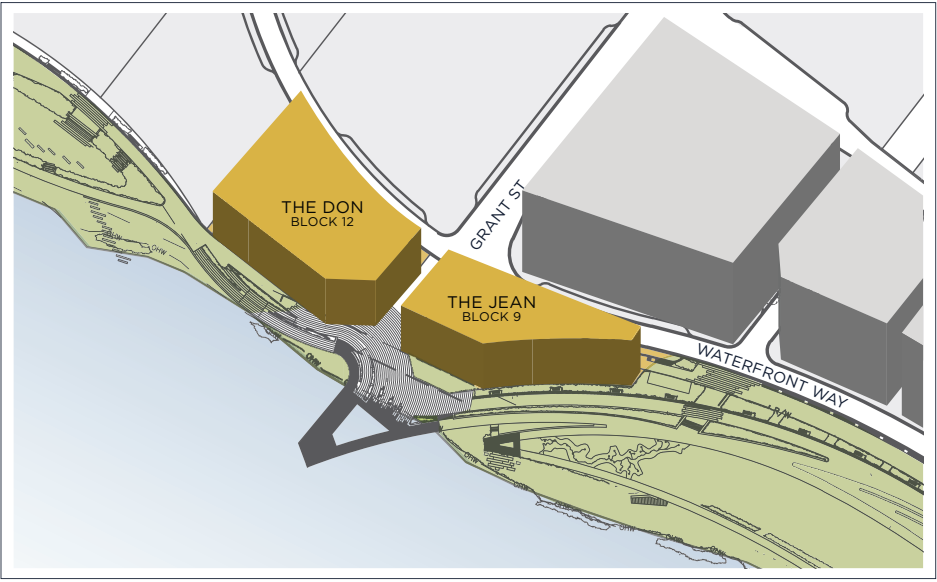
GRANT STREET PIER



THE FLAGSHIP RESTAURANT BUILDINGS

THE JEAN (BLOCK 9)
Fully Leased

THE DON (BLOCK 12)
Fully Leased



RETAIL DETAILS

RIVERFRONT RETAIL

Overview

Vibe

Rediviva & The Murdock (Block 6) Site Plan and Tenant Mix

Riverwest (Block 8)

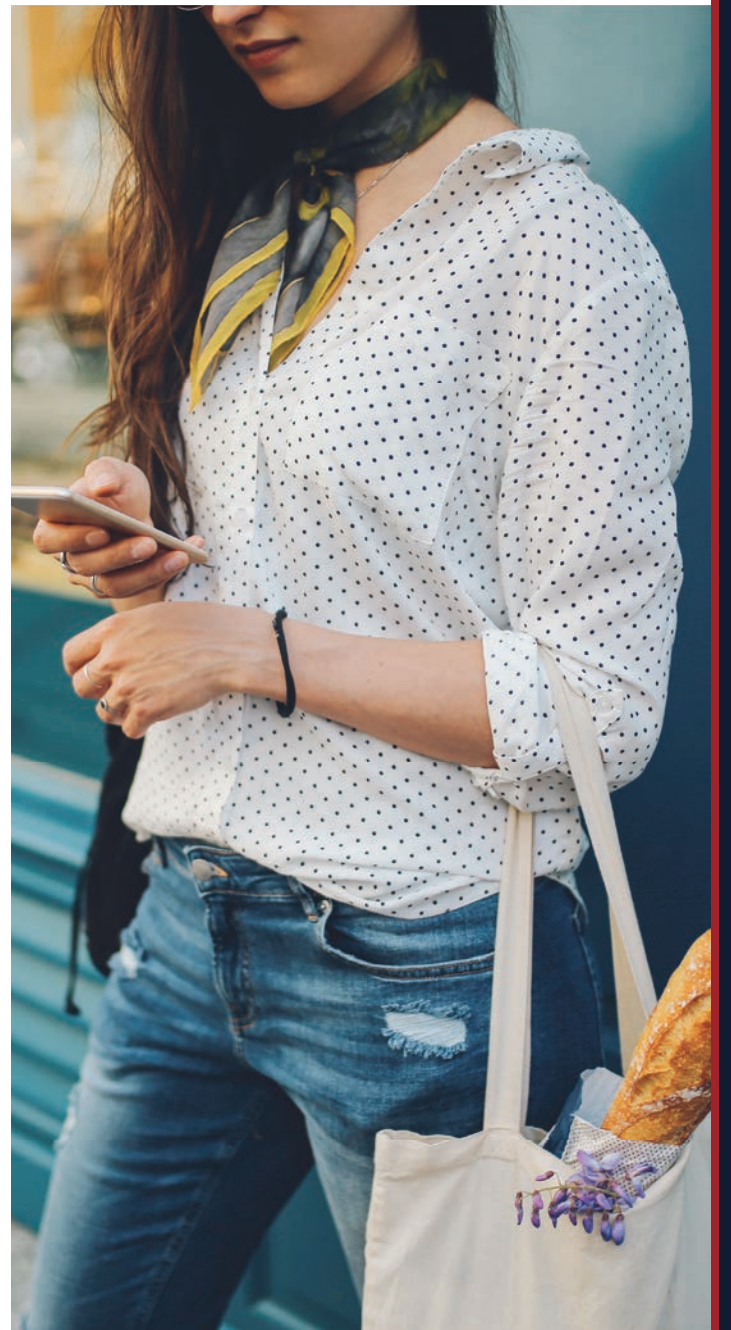
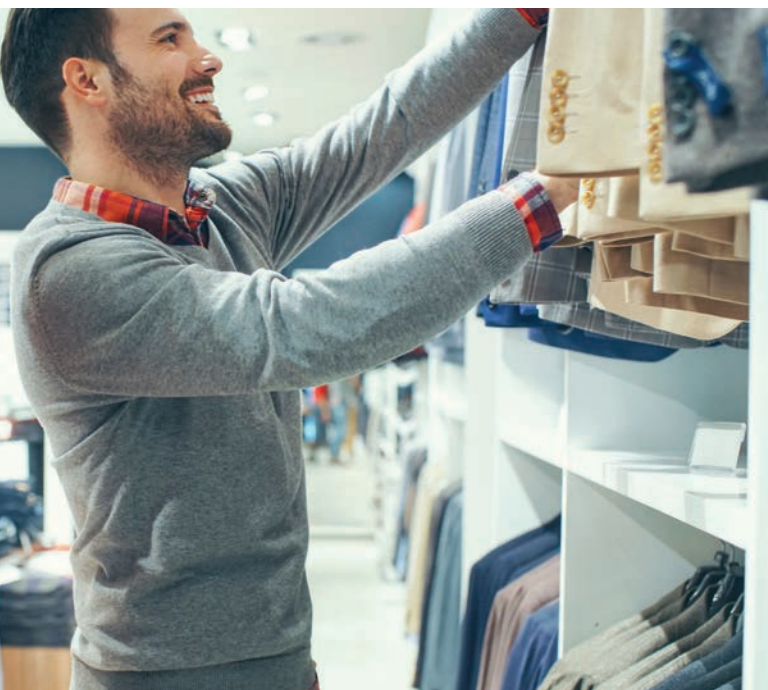


RETAIL DETAILS

GROUND FLOOR URBAN RETAIL

Consisting of 45K SF of ground floor urban retail with a variety of unique restaurants, boutiques and services, the retail enjoys access and views to the Columbia River. Just steps away is Grant Street Pier with two flagship restaurant buildings flanking a gorgeous 90' cable-stayed pier, providing a Pacific Northwest dining experience like no other. This is a destination for the overall Portland Metropolitan trade area as well an excellent amenity for the offices, residential, and Hotel Indigo.





A unique retail destination
steps from Grant Street Pier
and Waterfront Park with the
stunning Columbia River
as its backdrop.



BLOCK 6
BUILDINGS

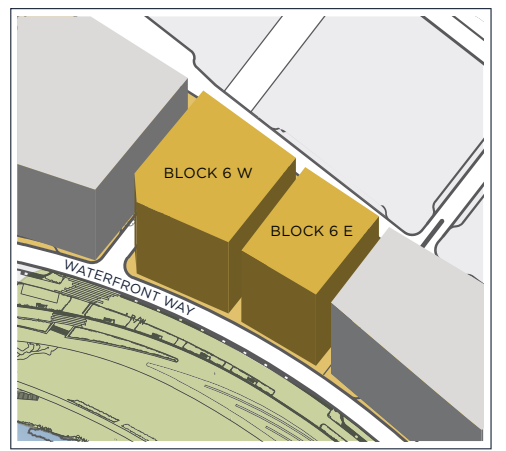
SECTION THREE

RETAIL DETAILS

Rediviva

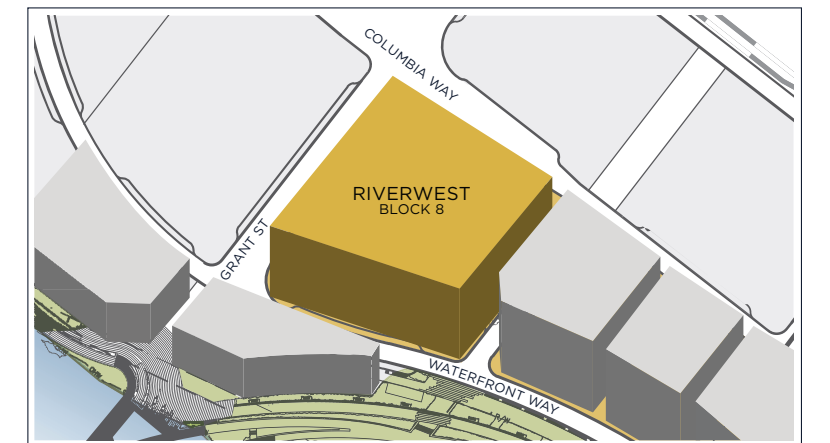


BLOCK 6





GROUND FLOOR TENANT MIX:



THE
**NEW URBAN
OFFICE EXPERIENCE**

OFFICE SPACE AT THE WATERFRONT VANCOUVER

- The Waterfront Vancouver Office Experience Overview
- Features and Amenities
- The Murdock (Block 6 E)
- Elevation and Site Plan



THE NEW URBAN OFFICE EXPERIENCE

**CREATE MORE THAN A WORKPLACE —
REDEFINE THE ENTIRE WORK ENVIRONMENT.**

Make a bold statement by developing in this dynamic riverside setting with a strategic, easily accessible location. The Waterfront Vancouver 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. The stunning views of Waterfront Park and the Columbia River provide value that can't be replicated elsewhere and the signature Hotel Indigo will be right next door, offering a convenient place for clients and visiting employees to stay on their travels.





THE NEW URBAN OFFICE EXPERIENCE

At The Waterfront Vancouver, proximity has its perks. Employers and employees alike can enjoy ground floor retail hotspots with many amenities within walking distance of their workspace. To be a part of this emerging urban center means joining the nationally recognized Portland, Oregon market, which is famous for its creative and innovative character. This trait has created a unique culture found throughout the metropolitan area and has resulted in the rapid growth of the region over the past decade.

“This development may effectively make the Portland suburb actually cooler than Portland.”

- Sophia June, Willamette Week





THE NEW URBAN OFFICE EXPERIENCE

FEATURES & AMENITIES

The Murdock at The Waterfront

74,975 SF Class A Office Building located on
Waterfront Way Columbia River Views
100% Leased

Neighboring Port Blocks

Approx. 306,000 SF Office
24,500 SF Retail/Restaurant
200 Apartments
Anticipated To Open 2024

No Corporate Income Tax

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

3,000 Housing Units in Master Plan

More than 2,000 Apartments, Condos and Hotel Units
Open or Currently In Construction/Planning Phase

Riverfront Retail and Dining Opportunities

Hotel Indigo and Neighboring AC Hotel By Marriott

The Waterfront Park

½ Mile Waterfront Park, Cable-Stayed Pier and Headwaters Wall

THE
MURDOCK

THE MURDOCK LEADS HAS THE WAY WITH BOLD AND
VISIONARY DESIGN WHICH THE WATERFRONT VANCOUVER
IS KNOWN FOR.

74,975 SF Class A Office Building on Columbia Way





THE
MURDOCK
EAST ELEVATION



“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

BLOCK **6** COMPLETED 2018



HOSPITALITY & RESIDENTIAL

THE WATERFRONT VANCOUVER HOTEL AND RESIDENCES

The Waterfront Vancouver Opportunities Overview

The Waterfront Vancouver Hotel - Hotel Indigo

The Waterfront Vancouver Residences

RiverWest (Block 8)

Rediviva (Block 6 W)

Elevation and Site Plan

HOSPITALITY & RESIDENTIAL

THE WATERFRONT VANCOUVER HOTEL AND RESIDENCES

The Columbia River waterfront has brought people together throughout history. Today, a new wave of residents have the opportunity to call this special place home and create a new urban experience where living and leisure go hand in hand. The residential and hotel portion of The Waterfront Vancouver put all the development's amenities at your fingertips. Whether you're just visiting or you choose to make The Waterfront Vancouver your home, you'll have access to state-of-the-art facilities in a one-of-a-kind environment. Located adjacent to Downtown Vancouver, twenty minutes from Downtown Portland, and a short way from I-5, you'll be at the heart of everything the region has to offer.





THE
**WATERFRONT
VANCOUVER HOTEL**



At the foot of the Columbia River and a short distance from the Vancouver Convention Center, the anticipated 138 Room, five-star Hotel Indigo brings a new vibrance to the Vancouver urban core. This is the ideal venue to stay and appreciate all that the area has to offer. A host of upscale dining options and gorgeous lounges complement the Waterfront Vancouver Hotel. Indulge in this relaxing waterside retreat and experience five star luxuries minutes away from Downtown Vancouver, Downtown Portland, and Portland International Airport.

Kirkland Tower, 40 luxury condominiums are adjacent to Hotel Indigo. These condominiums offer resort style living and access to premium hotel amenities including; concierge services, generous meeting spaces, an on-site fitness center, and a rooftop terrace. Become a part of Waterfront living and make this unique community your home.

PROUDLY ANNOUNCING:



WATERFRONT LIVING

Picture yourself as a pioneer at the Pacific Northwest's most spectacular waterfront district. The Waterfront Vancouver is master planned for more than 3,000 distinctive riverfront residences—condominiums and apartments—in a one-of-a-kind setting. A diverse mix of residents are drawn to this unique new neighborhood, with a distinctive lifestyle designed to bring city life into balance with the natural world. Enjoy breathtaking views of the Columbia River, stroll through Waterfront Park, and enjoy a drink overlooking Grant Street Pier, all in your urban backyard.



BLOCK 8
RIVER WEST
VANCOUVER



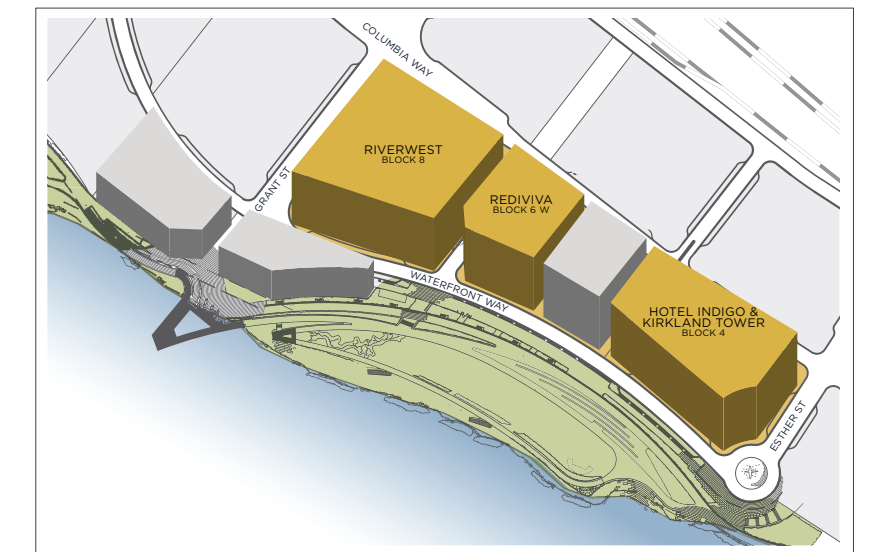
Rediviva

BLOCK 6 WEST
EAST ELEVATION



REDIVIVA (BLOCK 6 W) AND RIVERWEST (BLOCK 8) OFFER VARIED FLOOR PLANS FOR ONE, TWO AND THREE BEDROOM APARTMENT HOMES

KIRKLAND TOWER (BLOCK 4) OFFERS 40 CONDOMINIUMS FEATURING OPEN FLOOR PLANS WITH CITY AND RIVER VIEWS



OUR COMMUNITY

VANCOUVER, WASHINGTON

Vibe of Vancouver, Washington USA

The Vancouver Waterfront History

Employment & Trade Area

Closing Statement





ESTHER SHORT PARK



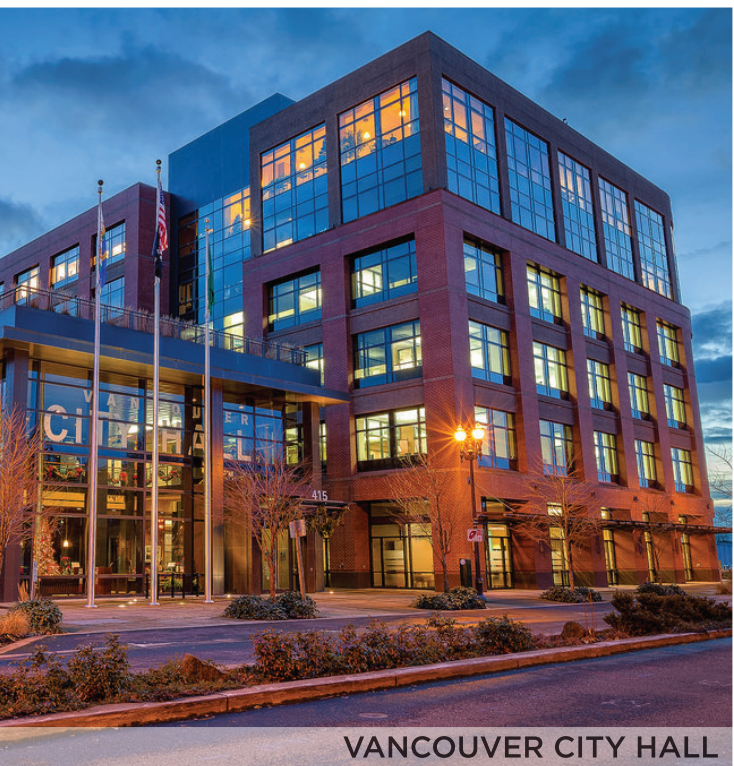
VANCOUVER, WASHINGTON CITY LIBRARY



VANCOUVER CONVENTION CENTER



CRUISING THE GUT



VANCOUVER CITY HALL



COLUMBIA RIVER RENAISSANCE TRAIL



ESTHER SHORT PARK



PEARSON AIR FIELD



VANCOUVER FARMER'S MARKET



COLUMBIA RIVER BRIDGE

VIBE OF VANCOUVER, WA

Vancouver has come a long way from its humble beginnings. Once known for processing forest products, it is now known as a hub for technology firms. Companies like Hewlett-Packard and Apple put roots in the area years ago and other similar companies have followed. Over time Vancouver has become a bustling, progressive urban center of the Pacific Northwest.

In 1997, the City of Vancouver began a process of revitalizing its downtown core. Many new iconic structures were commissioned in that period, including the Fort Vancouver Regional Library, City Hall, and the renovation of Esther Short Park. These waterfront-adjacent developments set the scene for a re-imagining of what was possible downtown.

Vancouver is continuing to shed its industrial roots and embrace its role as a new regional destination. Young professionals are relocating to Southwest Washington seeking work and downtown living near hip bars, restaurants, and shops. The downtown renaissance is changing the city and The Waterfront Vancouver is the next part of that transformation.

VANCOUVER WATERFRONT HISTORY

The native Chinook people, expert traders and fishermen, were the stewards of the Vancouver waterfront until the 19th century. In 1889 the Michigan Mill established lumber processing as a regional industry.

The Waterfront Vancouver continued to establish its industrial character at the turn of the 20th century. The G.M. Standifer Construction Corporation built two shipyards at the current site of The Waterfront Vancouver which produced ships for use in World War I. The I-5 bridge opened in 1917 to connect Washington and Oregon by vehicle for the first time. World War II saw the revival of shipbuilding in Vancouver at the Kaiser Shipyards and the city's population boomed.

In the late 1940's a new paper mill was constructed at The Waterfront Vancouver site. It was eventually operated by Boise Cascade as part of a sprawling waterfront mill complex for decades. The mill closed in 2006 and Columbia Waterfront LLC purchased the property in 2008.



VANCOUVER, WA
PORTLAND, OR

EMPLOYMENT & TRADE AREA

| POPULATION | CLARK CO. WASHINGTON | MULTNOMAH CO. OREGON | WASHINGTON CO. OREGON | CLACKAMAS CO. OREGON |
|-----------------|-------------------------|-------------------------|--------------------------|-------------------------|
| 2022 Census | 503,311 | 815,428 | 600,372 | 421,401 |
| 2018 Estimated | 514,010 | 805,193 | 602,971 | 424,166 |
| 2022 Projection | 549,933 | 813,173 | 630,640 | 441,039 |

| BUSINESSES 2022 | CLARK CO. WASHINGTON | MULTNOMAH CO. OREGON | WASHINGTON CO. OREGON | CLACKAMAS CO. OREGON |
|------------------|-------------------------|-------------------------|--------------------------|-------------------------|
| Total Employers | 19,295 | 53,716 | 28,409 | 23,368 |
| Total Employment | 175,534 | 506,566 | 239,341 | 174,409 |

| AVERAGE HH INCOME | CLARK CO. WASHINGTON | MULTNOMAH CO. OREGON | WASHINGTON CO. OREGON | CLACKAMAS CO. OREGON |
|-------------------|-------------------------|-------------------------|--------------------------|-------------------------|
| 2022 Census | \$70,450 | \$64,031 | \$75,548 | \$160,503 |
| 2018 Estimated | \$98,878 | \$103,802 | \$112,073 | \$161,681 |
| 2022 Projection | \$107,195 | \$127,761 | \$125,107 | \$175,451 |

Washington does not impose a corporate income tax or personal income tax, nor does it tax dividends, interest or capital gains.



HIGH-TECH HUB SOURCES TOP TALENT NATIONALLY

- 4th highest state concentration of software developers nationally (2022 Scoring Tech Talent, CBRE)
- Nicknamed “Silicon Forest” due to influx of enterprise developers and startup companies
- The Portland Metro supports over 1,339,800 jobs as of July 2022



The Waterfront Vancouver has become one of the Northwest's favorite urban destinations.

Our vision was to create an innovative, vibrant, one-of-a-kind bustling urban neighborhood, full of amenities and rich with history. This comprehensive plan included quality materials and innovative design to enhance the picturesque south-facing property; a once-in-a-lifetime opportunity.

The Waterfront Vancouver is focal point for the entire region to enjoy—that will thrive for years to come.

- Barry A. Cain

THE
WATERFRONT
VANCOUVER • WASHINGTON

THE
WATERFRONT
VANCOUVER • WASHINGTON

NOW OPEN

THEWATERFRONTVANCOUVERUSA.COM

A Gramor Development | Columbia Waterfront LLC

GRAMOR
DEVELOPMENT

ENHANCING COMMUNITIES | **GRAMOR.COM**

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