



ONE PARK

Office Strata

in Richmond Town Centre



GRAND LONG



One Park

The one place that has it all.

Live, Work, Shop

One Park by Grand Long is a one-of-a-kind lively community of terraced towers centred around a tranquil private park. This exclusive offering combines the best of live, work, and shop for one unified experience. One Park features 41,656 SF of retail lease opportunities - including a restaurant space and a Sungiven Foods grocery store, 47,106 SF of Class "A" office strata, and three residential towers above.

Located at 8119 Park Road, One Park is steps away from Downtown Richmond at Park Road and Buswell Street. The complex is a block away from No. 3 Road, and it is adjacent to the popular CF Richmond Centre shopping mall and Richmond-Brighouse SkyTrain Station. As Richmond continues to flourish as a top destination for families and businesses, this neighbourhood is rapidly transforming into a vibrant hub with exceptional offices, countless restaurants, and retail options a short walk away. Richmond is known for its diverse selection of businesses and retailers, with a rapidly growing high-tech industry driving the demand for both consumer services and promoting a rise in B2B networks throughout the area.

One Park fuses cutting-edge, highly amenitized office space with proximity to renowned retailers, eateries, rapid transit, and residential communities, providing owners and tenants with the perfect blend of business and leisure.

About Grand Long

Since 1995, Grand Long Holdings Ltd. has transformed and created neighbourhoods that connect people and businesses by specializing in large-scale, mixed-use developments across Canada, Hong Kong and China. Grand Long continues its revitalization mission at the inception of this decade by proudly introducing One Park, a timeless addition to the thriving city of Richmond, BC.



Office Strata

Own your office in the heart of Richmond.

Design and create a space that will cater to your business' unique needs. One Park's Class "A" office premises features four levels of efficient, highly amenitized space.

Office Highlights



Exclusive Amenities

Finished exclusive amenity areas on level 4 for office owners.



Private Patios

Enjoy some fresh air and sunshine. Many units feature a private patio.



Elevators

2 dedicated high-speed passenger elevators servicing office levels 4 - 7.



Washrooms

Men's and women's common washrooms fully furnished on each floor.



Common Areas

Finished lobby and elevator corridors on each floor.



Parking

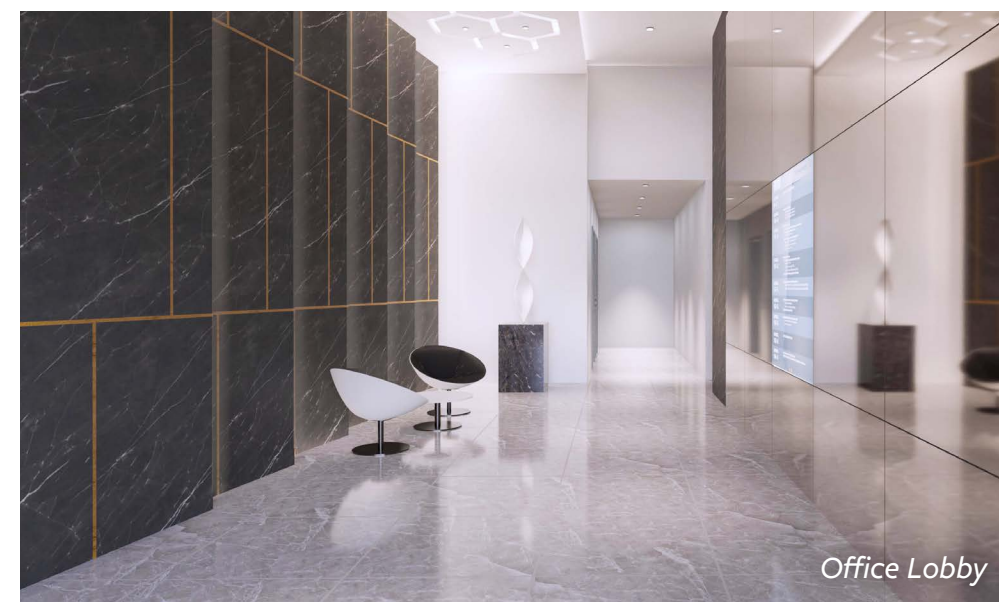
Abundant owner and visitor parking.

Available Area

| Level | Area | Units From |
|--------------|------------------|------------|
| Level 5 | 14,253 SF | 508 SF |
| Level 6 | 10,946 SF | 451 SF |
| Level 7 | 10,380 SF | 451 SF |
| Total | 47,106 SF | |


Office Details


| | |
|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Average Floor Plate | 11,777 SF |
| Ceiling Height | 11' floor to ceiling clear |
| HVAC | 1 ton of cooling per 450 SF |
| Electrical | 15 watts per SF |
| Floor Load Capacity | 50lbs per SF live load and 35lbs per SF superimposed deadload |
| Zoning | ZMU39 (General Office, Education, Government Services, Health Services, Religious Assembly, Broadcasting Studio, amongst others) |
| Parking | Min 1 stall per strata lot - 82 stalls total |
| Delivery Date | Q3 2023 |




Office Amenities


Exclusive Office Only Amenities

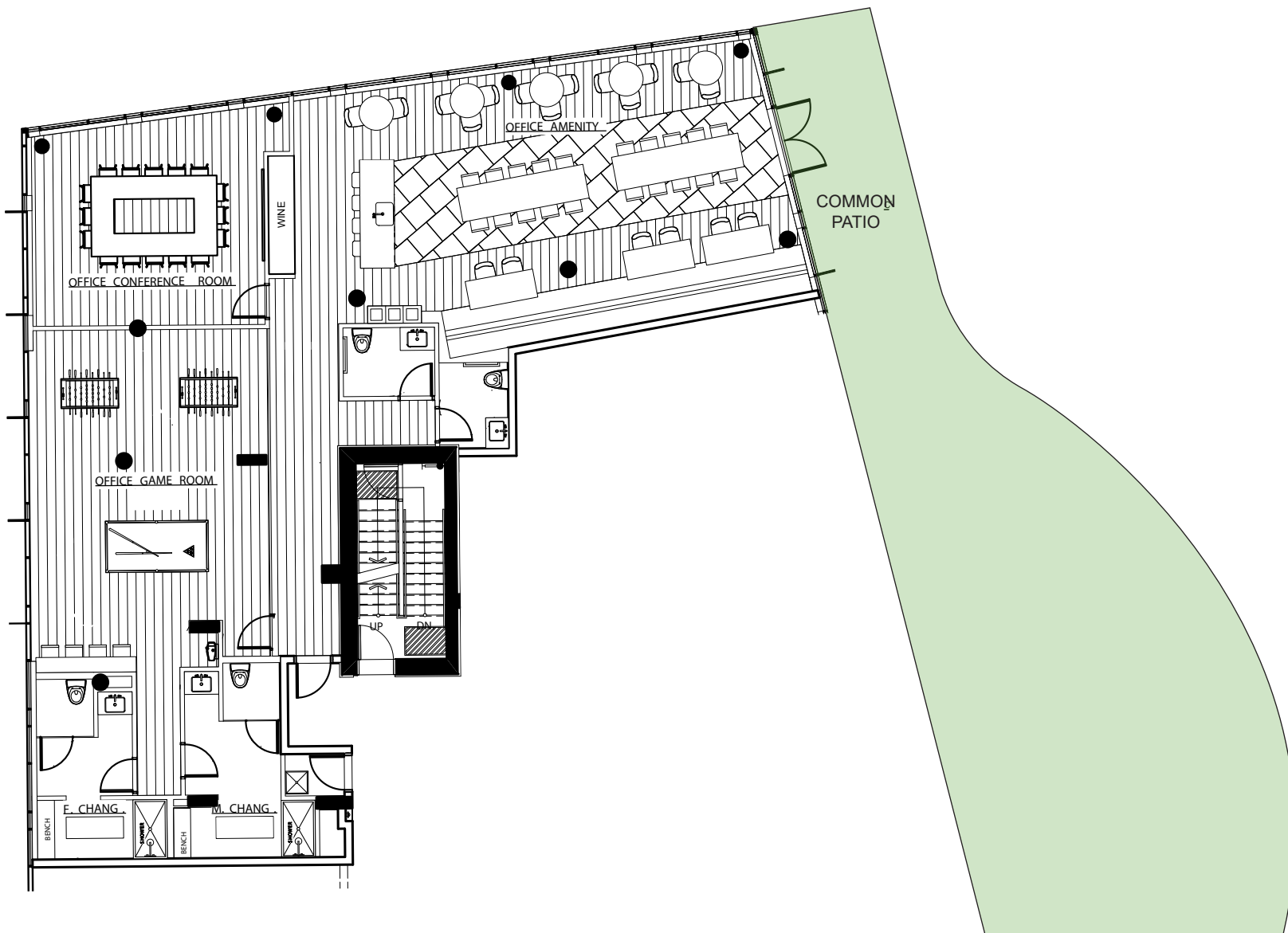
 **Games Room**
Have some fun and get competitive with your colleagues in One Park's games room.

 **Lounge with Wet Bar**
Host company socials and events in One Park's shared lounge furnished with a wet bar.

 **Meeting Room**
Collaborate in One Park's private meeting room exclusively available for office owners.

 **Common Patio**
Unwind with nature, sunshine, and city views at One Park's common patio.

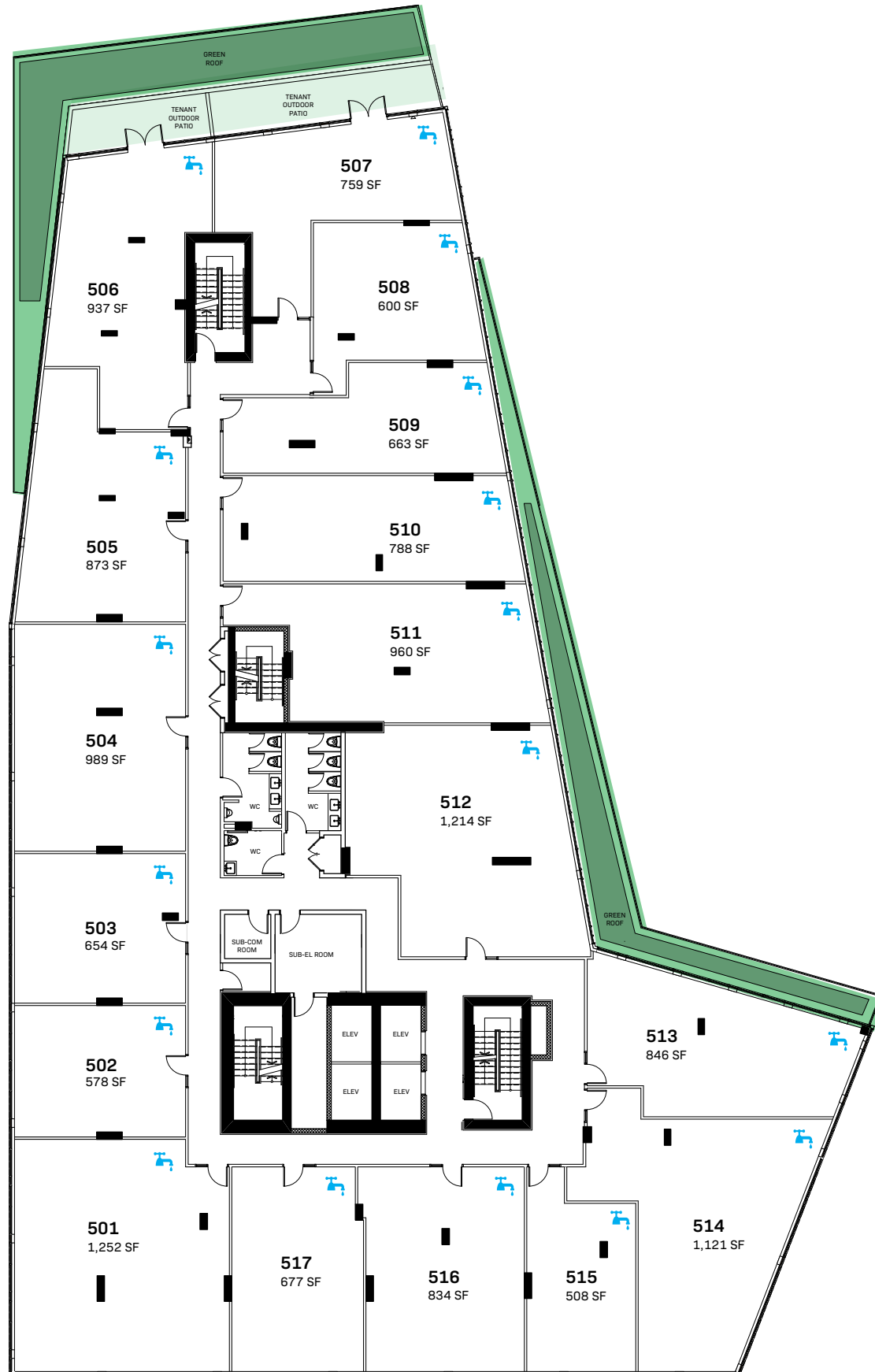
 **End-of-Trip Facilities**
Bike to work with ease. The complex's end-of-trip facilities include showers, lockers, and bike storage.



Exclusive amenity areas on level 4 for office owners.

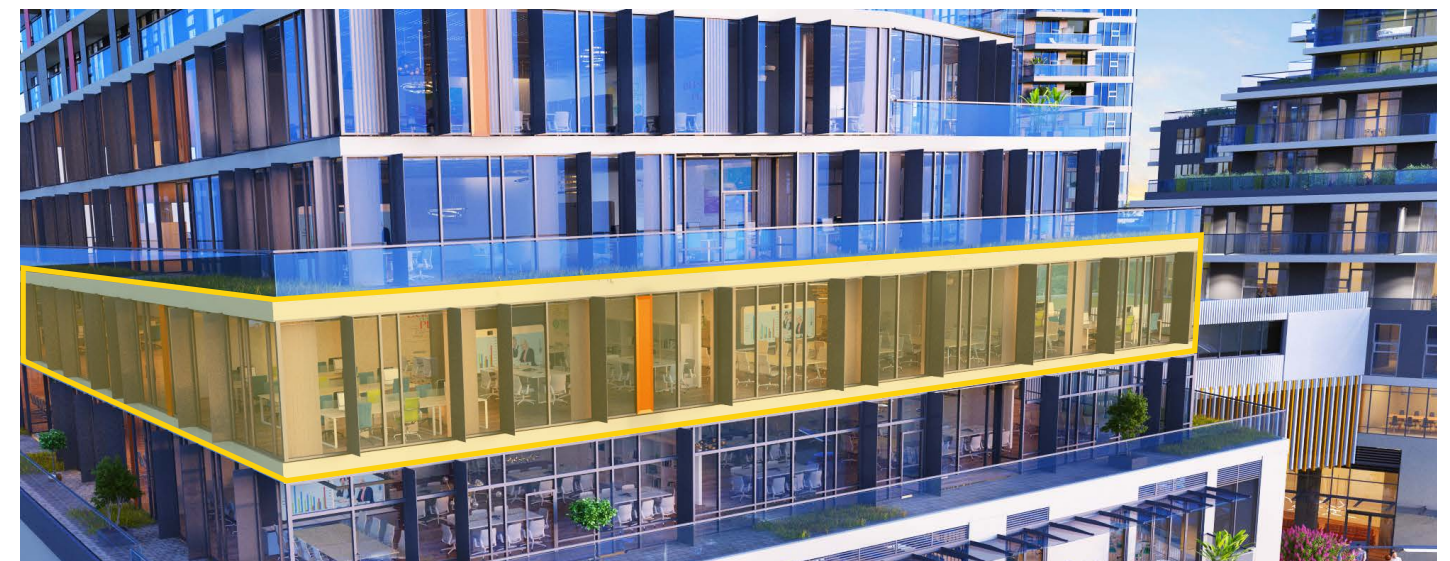
Office Strata

Level 5 Plans | 14,253 SF



| Unit | Area | Patio | Parking | Plumbing Rough Ins |
|------|-------|--------|---------|--------------------|
| 501 | 1,252 | - | 2 | Yes |
| 502 | 578 | - | 1 | Yes |
| 503 | 654 | - | 1 | Yes |
| 504 | 989 | - | 2 | Yes |
| 505 | 873 | - | 1 | Yes |
| 506 | 937 | 170 SF | 2 | Yes |
| 507 | 759 | 274 SF | 1 | Yes |
| 508 | 600 | - | 1 | Yes |
| 509 | 663 | - | 1 | Yes |
| 510 | 788 | - | 1 | Yes |
| 511 | 960 | - | 2 | Yes |
| 512 | 1,214 | - | 2 | Yes |
| 513 | 846 | - | 1 | Yes |
| 514 | 1,121 | - | 2 | Yes |
| 515 | 508 | - | 1 | Yes |
| 516 | 834 | - | 1 | Yes |

Private patio
 Green roof
 Sold/Under Contract



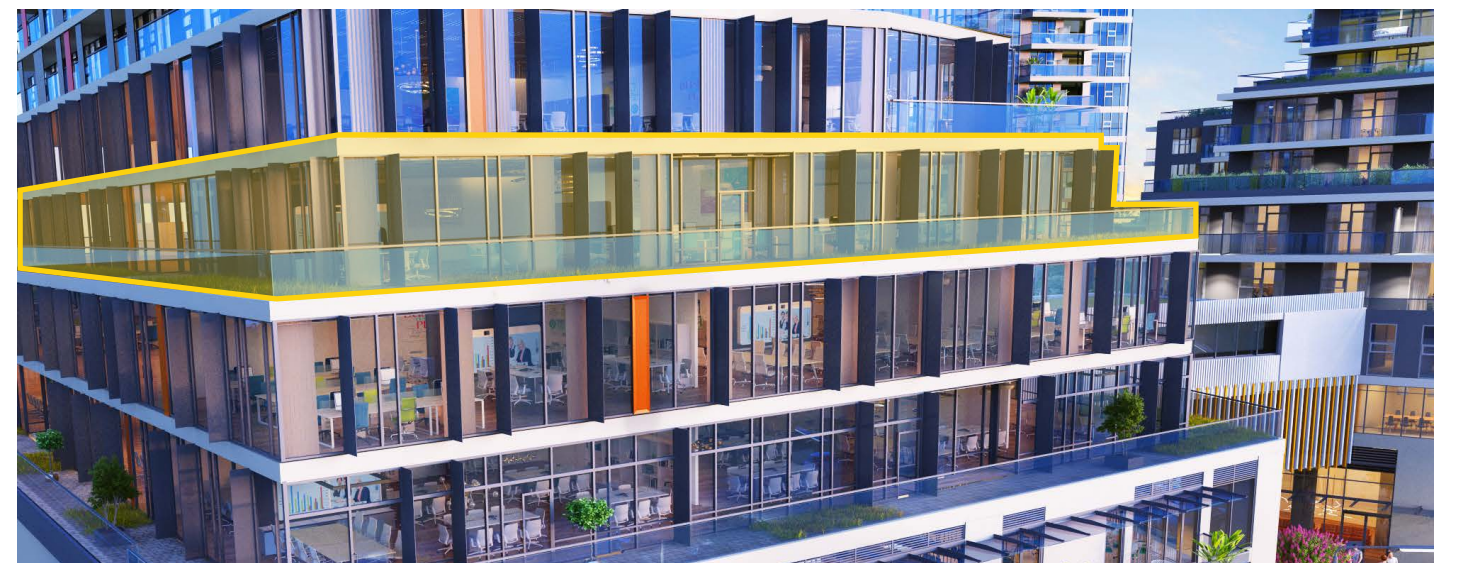
Office Strata

Level 6 Plans | 10,946 SF



| Unit | Area | Patio | Parking | Plumbing Rough Ins |
|------|-------|--------|---------|--------------------|
| 601 | 1,061 | 219 SF | 2 | Yes |
| 602 | 451 | - | 1 | Yes |
| 603 | 681 | - | 1 | Yes |
| 604 | 559 | - | 1 | Yes |
| 605 | 662 | 186 SF | 1 | Yes |
| 606 | 957 | 253 SF | 2 | Yes |
| 607 | 592 | - | 1 | Yes |
| 608 | 732 | - | 1 | Yes |
| 609 | 851 | - | 1 | Yes |
| 610 | 987 | - | 2 | Yes |
| 611 | 1,071 | 270 SF | 2 | Yes |
| 612 | 954 | 265 SF | 2 | Yes |
| 613 | 694 | - | 1 | Yes |
| 614 | 694 | 85 SF | 1 | Yes |

Private patio
 Green roof
 Under Contract



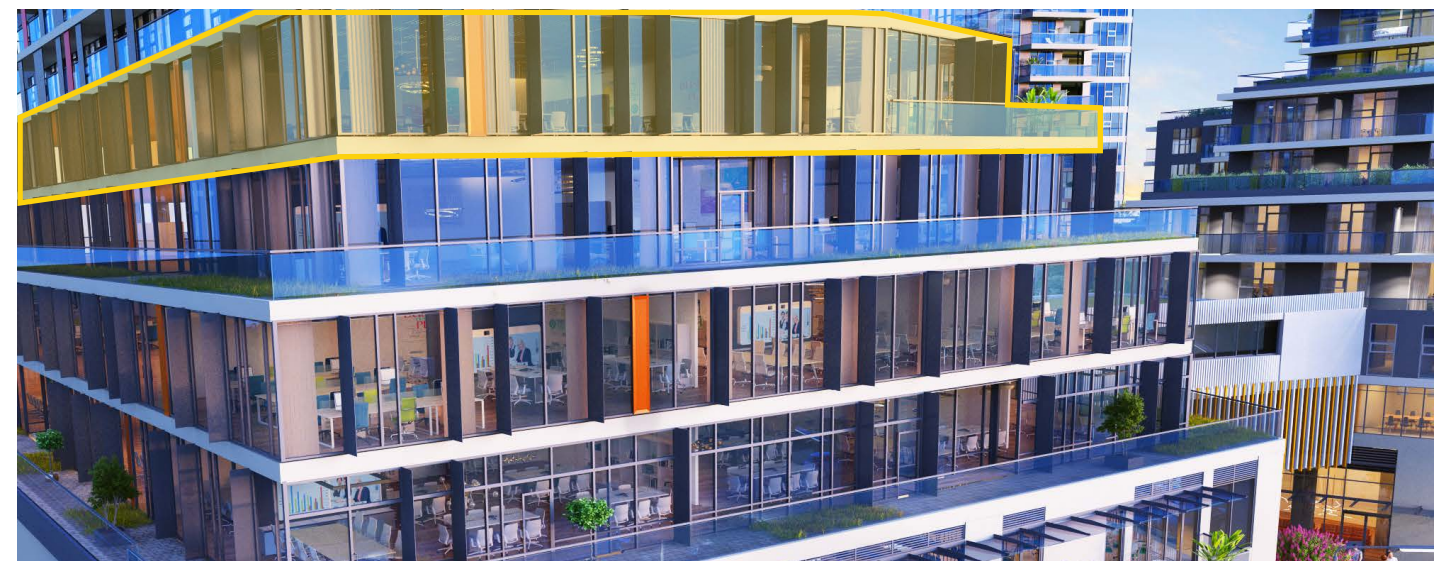
Office Strata

Level 7 Plans | 10,380 SF



| Unit | Area | Patio | Parking | Plumbing Rough Ins |
|------|-------|--------|---------|--------------------|
| 701 | 1,061 | - | 2 | Yes |
| 702 | 451 | - | 1 | Yes |
| 703 | 681 | - | 1 | Yes |
| 704 | 559 | - | 1 | Yes |
| 705 | 662 | - | 1 | Yes |
| 706 | 957 | - | 2 | Yes |
| 707 | 592 | - | 1 | Yes |
| 708 | 732 | - | 1 | Yes |
| 709 | 851 | - | 1 | Yes |
| 710 | 992 | - | 2 | Yes |
| 711 | 823 | 226 SF | 1 | Yes |
| 712 | 639 | 211 SF | 1 | Yes |
| 713 | 686 | - | 1 | Yes |
| 714 | 694 | - | 1 | Yes |

Private patio
 Green roof
 Sold/Under Contract





Work & Shop in one neighbourhood.

One Park is situated in the heart of Richmond at the intersection of Park and Buswell. The development's unbeatable location is a brief 7-minute walk to the well-travelled Canada Line at Richmond-Brighouse SkyTrain Station – linking commuters to Downtown Vancouver in just 30 minutes. One Park's prime location is also walking distance to some of Richmond's most popular local amenities such as CF Richmond Centre (3 min walk), Richmond Public Market (9 min walk), Richmond City Hall (4 min walk), Richmond Public Library (9 min walk), and various other notable retailers and services.




Food & Retail

- BMO Bank of Montreal
- Cactus Club
- CF Richmond Centre
- Freshslice Pizza
- Gong Cha
- HSBC Bank
- John 3:16
- Lansdowne Centre
- London Drugs
- McDonald's
- Pokey Okey
- PriceSmart Foods
- RBC Royal Bank
- Richmond Public Market
- Shoppers Drug Mart
- Starbucks
- T&T Supermarket
- TD Bank
- Tiger Sugar
- White Spot

Local Amenities

- Garden City Park Lagoon
- Minoru Aquatic Centre
- Minoru Park
- Richmond City Hall
- Richmond Hospital
- Richmond Public Library

Walk Score

-  76 Excellent Transit
-  95 Biker's Paradise
-  92 Walker's Paradise

Contact Us

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