

Exclusive Preview Package



[LinxEastVan.com](http://LinxEastVan.com)

A collection of **54** 1, 2 & 3 bedroom urban residences.



The heart of  
East Vancouver beats  
stronger than ever.

## LINX Offering

- Situated just a few blocks off Commercial Drive in the authentic neighbourhood of Grandview-Woodlands
- Short walk to Commercial-Broadway SkyTrain Station offering easy access to both the Expo and Millennium Line
- Easy access to Trout Lake, Central Valley Greenway & Hwy #1
- Invest in a community undergoing a planned-growth transformation
- A home for every buyer: 1, 2 and 3 bedroom homes, plus penthouses with private rooftop patios
- Completion Spring 2024



# Welcome to East Van's Most Convenient & Connected Neighbourhood.



Introducing Linx, 54 crafted one, two and three-bedroom homes in the heart of East Vancouver, near vibrant Commercial Drive. Linx is close to desirable Trout Lake and a rapid transit hub unlike any other. Both the Expo and Millennium SkyTrain lines are just a seven-minute walk from your front door, making every corner of the Lower Mainland accessible. Linx is centred in a historic community undergoing a planned-growth transformation, making now the ideal time to invest in this dynamic neighbourhood and experience connected living for yourself.

The perfect urban location.



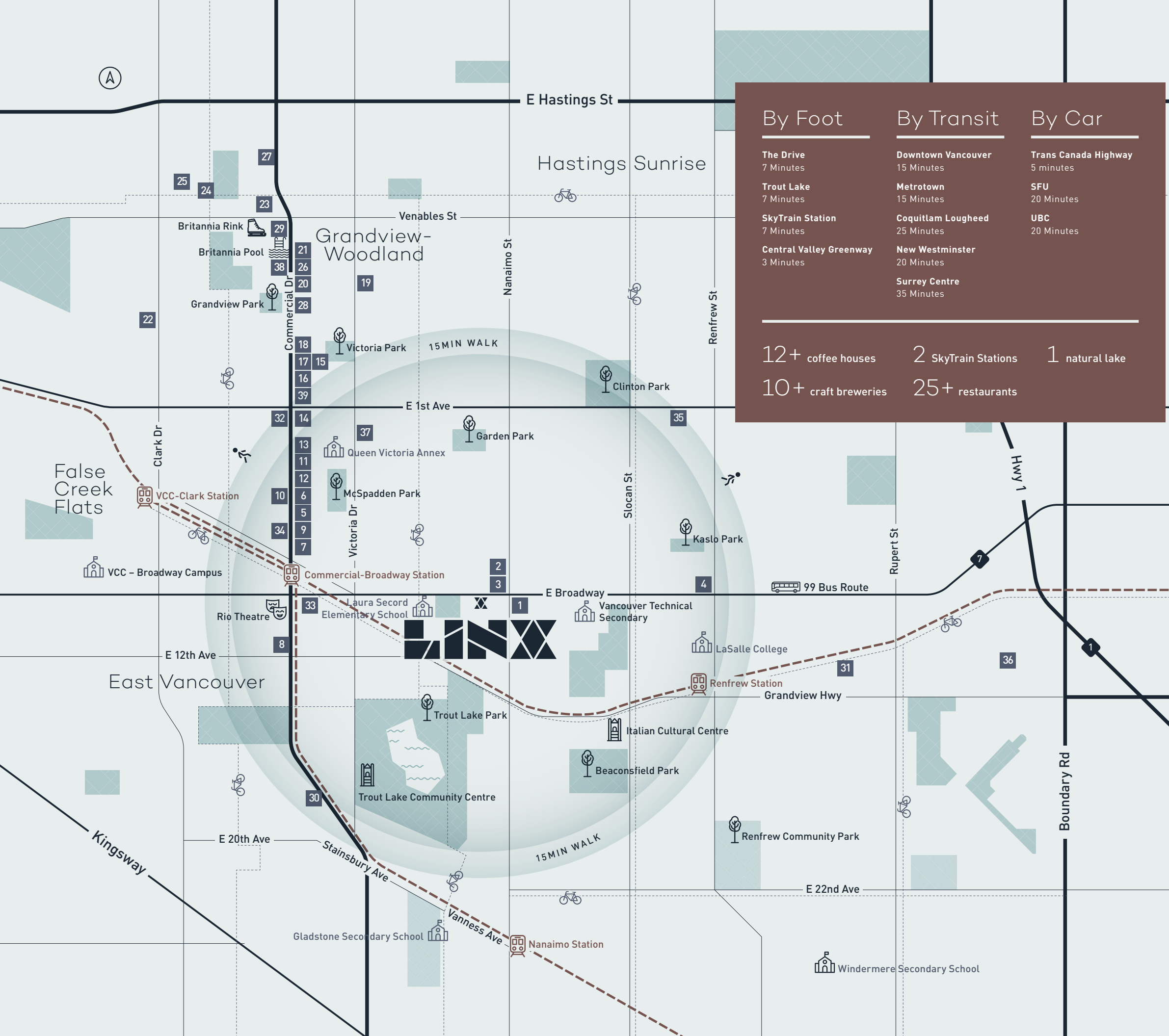
Trout Lake  
7 Minute Walk

Commercial-Broadway Station  
7 Minute Walk

Commercial Drive  
7 Minute Walk

Downtown  
15 Minutes by SkyTrain





By Foot	By Transit	By Car
<b>The Drive</b> 7 Minutes	<b>Downtown Vancouver</b> 15 Minutes	<b>Trans Canada Highway</b> 5 minutes
<b>Trout Lake</b> 7 Minutes	<b>Metrotown</b> 15 Minutes	<b>SFU</b> 20 Minutes
<b>SkyTrain Station</b> 7 Minutes	<b>Coquitlam Lougheed</b> 25 Minutes	<b>UBC</b> 20 Minutes
<b>Central Valley Greenway</b> 3 Minutes	<b>New Westminster</b> 20 Minutes	<b>Surrey Centre</b> 35 Minutes

12+ coffee houses	2 SkyTrain Stations	1 natural lake
10+ craft breweries	25+ restaurants	

## Eat & Drink

1. Kaur's Coffee
2. Trocadero Pizza & Steak House
3. Bon's Off Broadway
4. Basil Garden Restaurant
5. JJ Bean Coffee Roasters
6. Grounds for Coffee
7. St. Augustine's
8. Bandidas Taqueria
9. Jamjar Canteen
10. Harambe Ethiopian Restaurant
11. Kishimoto Japanese Restaurant
12. Siddhartha's Indian Kitchen
13. Prado Cafe
14. Sal Y Limon
15. La Mezcaleria
16. The Drive Coffee Bar
17. Ugly Dumpling
18. Sopra Sotto Pizzeria
19. Via Tevere Pizzeria
20. Havana Vancouver
21. Lunch Lady
22. Strange Fellows Brewing
23. East Van Brewing Company
24. Bomber Brewing
25. Off The Rail Brewing
26. Moja Coffee
27. Pepino's Spaghetti House
28. OCA Pastificio
29. Downlow Chicken Shack

## Shopping

30. Flourist
31. Real Canadian Superstore
32. La Grotta Del Formaggio
33. Safeway Broadway & Commercial
34. City Avenue Market
35. T&T Supermarket
36. Walmart Supercentre
37. Figaro's Garden
38. Choices Market
39. Norman's Market



There is an energy here that doesn't exist anywhere else.



Located within walking distance to some of Vancouver's best restaurants, cafes, and specialty food shops, The Drive is a foodie favourite. Linx is steps to major commuter routes in a tight-knit, friendly community. The area is so walkable, one could easily live without a car or, at least, rarely have to use it.

**VAN  
COU  
VER**

# Impeccable Homes in the Centre of Everything.



Linx is a fresh face in the neighbourhood. Rich with community energy and a friendly vibe, Linx is a six-storey residential-only building, designed with a tiered facade that allows the natural light to pour in. A pedestrian-friendly, lower level encourages walkability and interaction between neighbours. All homes have outdoor spaces, while penthouses include private rooftop patios. Timeless-yet-modern architecture reflects the robust sense of connection and livability at Linx.





Linx is about more than just one thing – it's the whole package.



Linx offers an amenity rooftop with an open BBQ area, dining table and fire pit lounge seating for taking in the postcard-worthy views and entertaining friends and family. A home at Linx includes a dedicated resident-only bicycle elevator and a co-working lounge with kitchen – perfect for working remotely or having coffee meetings with clients. Grow your own fresh vegetables in the ground floor community garden or gather with neighbours in the communal play area to watch the kids enjoy the outdoors.



## Your Very Own Urban Retreat.

Homes at Linx include expansive floor-to-ceiling double-pane windows and over-height ceilings that create a sense of airy openness. Kitchens offer sleek cabinetry, durable quartz countertops, and fully integrated European appliances for a clean finish. Each residence includes a patio that allows for seamless indoor-outdoor living and most include flex spaces – perfect for working from home.



## Relax. Indulge.

Inspired by the sophisticated minimalism of Scandinavian style, bathrooms feature sleek quartz countertops, clear frameless shower glass, and large format porcelain tiles for walls and floors. Designer details include chrome fixtures by Grohe with rain showerheads, under-mount sinks by Duravit, and above-counter sinks in all powder rooms. Main baths boast relaxing soaker-style bathtubs, and integrated recessed lighting create the perfect ambiance.

# Features

## A Connected Community Like No Other

- Situated just a few blocks off Commercial Drive in the authentic neighbourhood of Grandview-Woodlands
- A 7-minute walk to Commercial-Broadway SkyTrain Station offering easy access to both the Expo and Millennium Line
- A short stroll to Trout Lake & Community Centre
- Central Valley Greenway is just a few steps from your front door
- Surrounded by a creative community of craft breweries, eclectic cafes + restaurants and local boutiques
- A couple doors down is Laura Secord Elementary with a playground and sports field
- 10-minute drive to downtown Vancouver, 20 minutes by SkyTrain or bike
- Enjoy direct access to Highway 1 within minutes

## Designed To Stand Out

- Boutique 6-storey residential-only building, with 54 residences
- Contemporary and expressive design by award-winning firm, Omicron
- A tiered building façade to allow for larger balconies and more sunlight in your home
- Functionally designed interior spaces with clean and elevated materials

## Considered Living Spaces

- Clean, contemporary interiors by award-winning interior design firm, Portico
- Customize your home with one of two colour palettes: Light and Dark
- Floor-to-ceiling double-pane windows bring the outside light and fresh air into your home
- Outdoor space for every home including balconies, large patios, and private-access residential rooftop decks
- Overheight ceilings add to the generous sense of space

- Durable and contemporary engineered vinyl flooring throughout the home
- Flex spaces ideal for working from home (applicable to most homes)
- Recessed pot lighting throughout the home
- Contemporary roller shades for natural light control
- Solid-core home entry door, with matte black lever and privacy lock
- Energy efficient front-loading Samsung washer and dryer
- Gas and water bibs on the rooftop patios

## A Better Bathroom

- Minimalist wood veneered panel cabinetry with soft-close doors
- Beautiful and durable quartz countertop
- Porcelain floor and wall tiles for easy cleaning
- Matte black faucets and accessories throughout
- Undermount rectangular sink for a sleek modern look in all bathrooms
- Relaxing soaker-style bathtub in main bathrooms
- Frameless glass shower with custom tiled enclosure in ensuites
- Rain shower head and handheld wand in ensuites
- Soft-close, dual-flush, eco-friendly toilet in all bathrooms
- Integrated recessed lighting to ensure just the right ambiance
- Custom mosaic tiled floor in walk-in shower

## Intelligently Designed Kitchens

Premium Italian designed appliance package:

- 1 Bedroom Condos
  - 24" Fulgor Milano refrigerator / freezer with fully-integrated panel to match cabinetry
  - 24" Fulgor Milano dual flame 4-burner gas cooktop
  - 24" Fulgor Milano convection wall oven

- 24" Blomberg dishwasher with integrated millwork to match cabinetry
- Faber concealed hood fan with LED lighting
- Panasonic microwave with built-in trim kit
- 2 & 3 Bedroom Homes
  - 30" Fulgor Milano refrigerator / freezer with fully-integrated panel to match cabinetry
  - 30" Fulgor Milano dual flame 5-burner gas cooktop
  - 30" Fulgor Milano convection wall oven
  - 24" Blomberg dishwasher with integrated millwork to match cabinetry
  - Faber concealed hood fan with LED lighting
  - Panasonic microwave with built-in trim kit
- European-inspired cabinetry complete with soft-close drawers
- Wood or charcoal accent feature frame and open shelf (varies on colour scheme)
- Recessed LED lighting below upper cabinetry
- Beautiful and durable quartz countertop
- Under-cabinet LED lighting for well-lit kitchen prep
- Large undermount single bowl sink with Silgranit® finish by Blanco
- Sleek dual spray, pull-down faucet for easy clean up
- Matte black hardware throughout

## Elevated Amenities

- Sleek lobby design with secure mailboxes
- Convenient and secure parcel delivery system
- Co-working Lounge with kitchenette and washroom
- Private ground level landscaped green space with garden plots and children's play area
- Private bike elevator with access to secure bike rooms
- Common landscaped rooftop patio with outdoor BBQ, dining area and fire pit lounge to enhance social interaction

## Exemplary Extras

- Intercom at lobby entrance with secure FOB access system
- Dedicated elevator for residents with secure FOB access control
- Gated underground parking with secure FOB access
- Secured storage and bike lockers
- Future electric car charging capabilities for all residential parking stalls (upgrade available)
- Hardwired smoke detectors in all homes and common areas
- Fully sprinklered, fire-protected building with annunciator panel
- Convenient recycling and garbage disposal room

## New Home Warranty (2/5/10)

- Comprehensive Home Warranty
  - 2-Year Coverage, materials and workmanship
  - 5-Year Coverage, high-efficiency building envelope
  - 10-Year Coverage, structural materials and labour

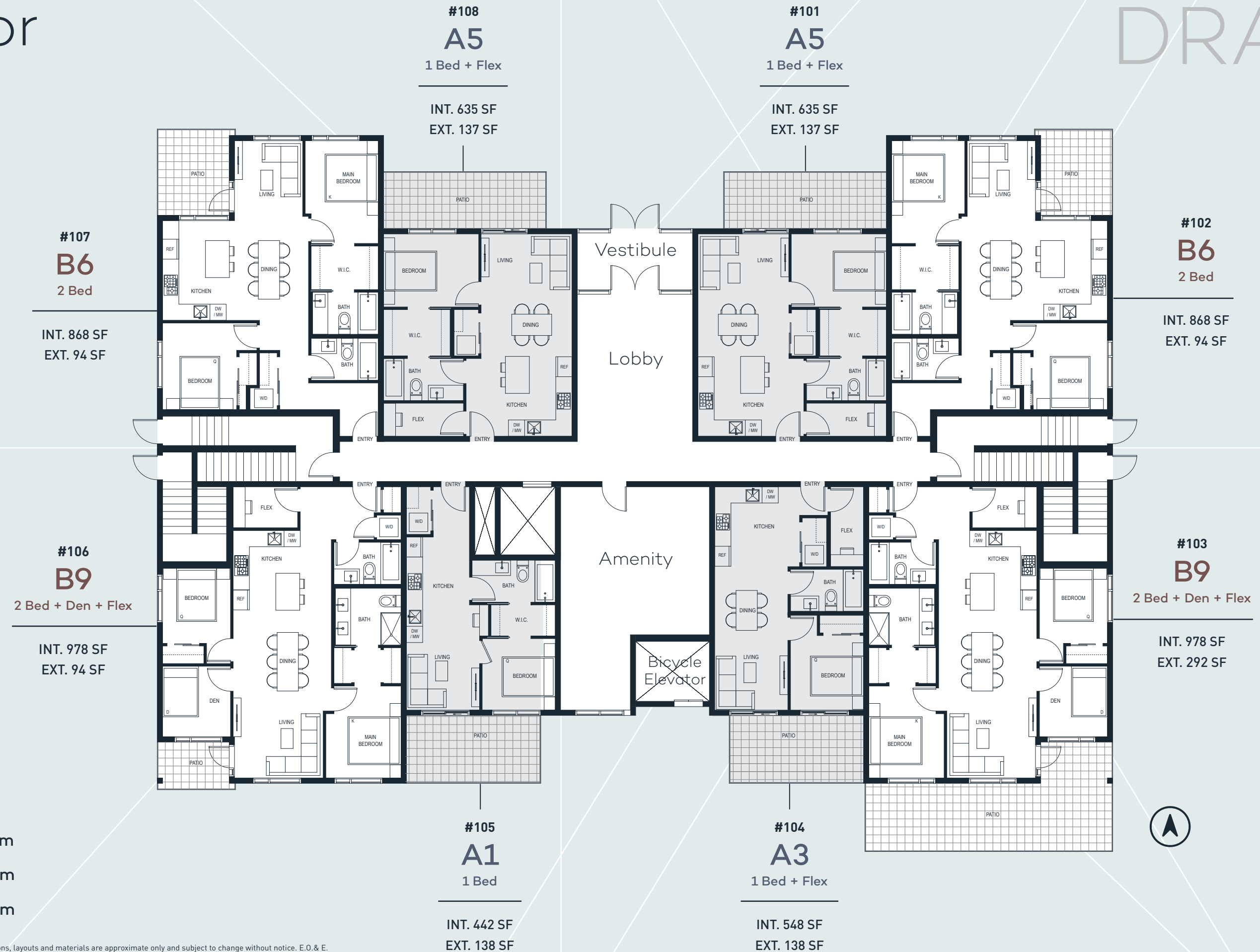
## Green Building Initiatives

- Linx is designed with many green building standards and numerous sustainability features, increasing the comfort and energy efficiency of every home

# Floor



# DRAFT



- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. E.O. & E.

# Floor 2-3

# DRAFT

#203 & #303  
**B7**  
2 Bed + Flex

INT. 892 SF  
EXT. 94 SF

#202 & #302  
**C2**  
3 Bed + Flex

INT. 1076 SF  
EXT. 50 SF

#204 & #304  
**A2**  
1 Bed + Flex

INT. 548 SF  
EXT. 100 SF

#205 & #305  
**A2**  
1 Bed + Flex

INT. 548 SF  
EXT. 100 SF

#206 & #306  
**A2**  
1 Bed + Flex

INT. 548 SF  
EXT. 100 SF

#207 & #307  
**B7**  
2 Bed + Flex

INT. 892 SF  
EXT. 94 SF

#208 & #308  
**C2**  
3 Bed + Flex

INT. 1076 SF  
EXT. 50 SF

#201 & #301  
**A1**  
1 Bed

INT. 442 SF  
EXT. 92 SF

#210 & #310  
**A3**  
1 Bed + Flex

INT. 548 SF  
EXT. 92 SF

#209 & #309  
**A3**  
1 Bed + Flex

INT. 548 SF  
EXT. 92 SF



- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. E.O.& E.

# Floor 4

# DRAFT

**#404**  
**A2**  
1 Bed + Flex

**#405**  
**A2**  
1 Bed + Flex

**#406**  
**A2**  
1 Bed + Flex

INT. 548 SF  
EXT. 100 SF

INT. 548 SF  
EXT. 100 SF

INT. 548 SF  
EXT. 100 SF

**#403**  
**B1**  
2 Bed + Flex

INT. 705 SF  
EXT. 244 SF

**#407**  
**B1**  
2 Bed + Flex

INT. 705 SF  
EXT. 244 SF

**#402**  
**C1**  
3 Bed + Flex

INT. 966 SF  
EXT. 130 SF

**#408**  
**C1**  
3 Bed + Flex

INT. 966 SF  
EXT. 130 SF

**#401**  
**A1**  
1 Bed

INT. 442 SF  
EXT. 92 SF

**#410**  
**A3**  
1 Bed + Flex

INT. 548 SF  
EXT. 92 SF

**#409**  
**A3**  
1 Bed + Flex

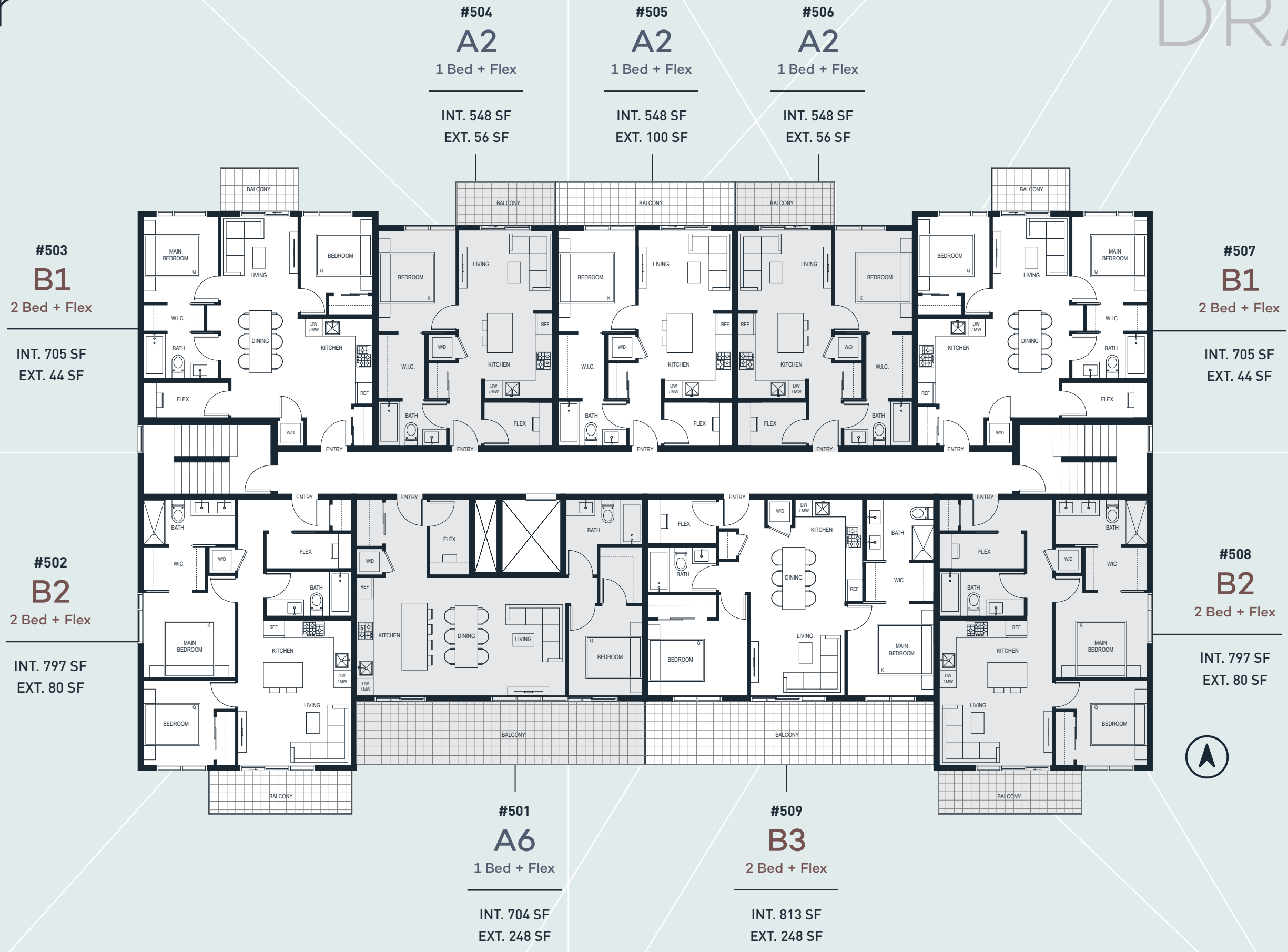
INT. 548 SF  
EXT. 92 SF

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom



# Floor 5

DRAFT



- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

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**#603**  
**B8**  
 2 Bed + Flex  
 INT. 913 SF  
 BALCONY 255 SF  
 PRIVATE ROOFTOP 440 SF

**#604**  
**A4**  
 1 Bed + Flex  
 INT. 610 SF  
 BALCONY 165 SF

**#605**  
**B8**  
 2 Bed + Flex  
 INT. 913 SF  
 BALCONY 255 SF  
 PRIVATE ROOFTOP 522 SF

**#602**  
**B4**  
 2 Bed + Flex  
 INT. 820 SF  
 BALCONY 80 SF  
 PRIVATE ROOFTOP 502 SF

**#606**  
**B4**  
 2 Bed + Flex  
 INT. 820 SF  
 BALCONY 80 SF  
 PRIVATE ROOFTOP 595 SF

**#601**  
**A7**  
 1 Bed + Flex  
 INT. 730 SF  
 BALCONY 96 SF  
 PRIVATE ROOFTOP 533 SF

**#607**  
**B5**  
 2 Bed + Flex  
 INT. 836 SF  
 BALCONY 96 SF  
 PRIVATE ROOFTOP 582 SF



- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

# Rooftop Level

DRAFT

**#603**  
**B8**  
 2 Bed + Flex  
 INT. 913 SF  
 BALCONY 255 SF  
 PRIVATE ROOFTOP 440 SF

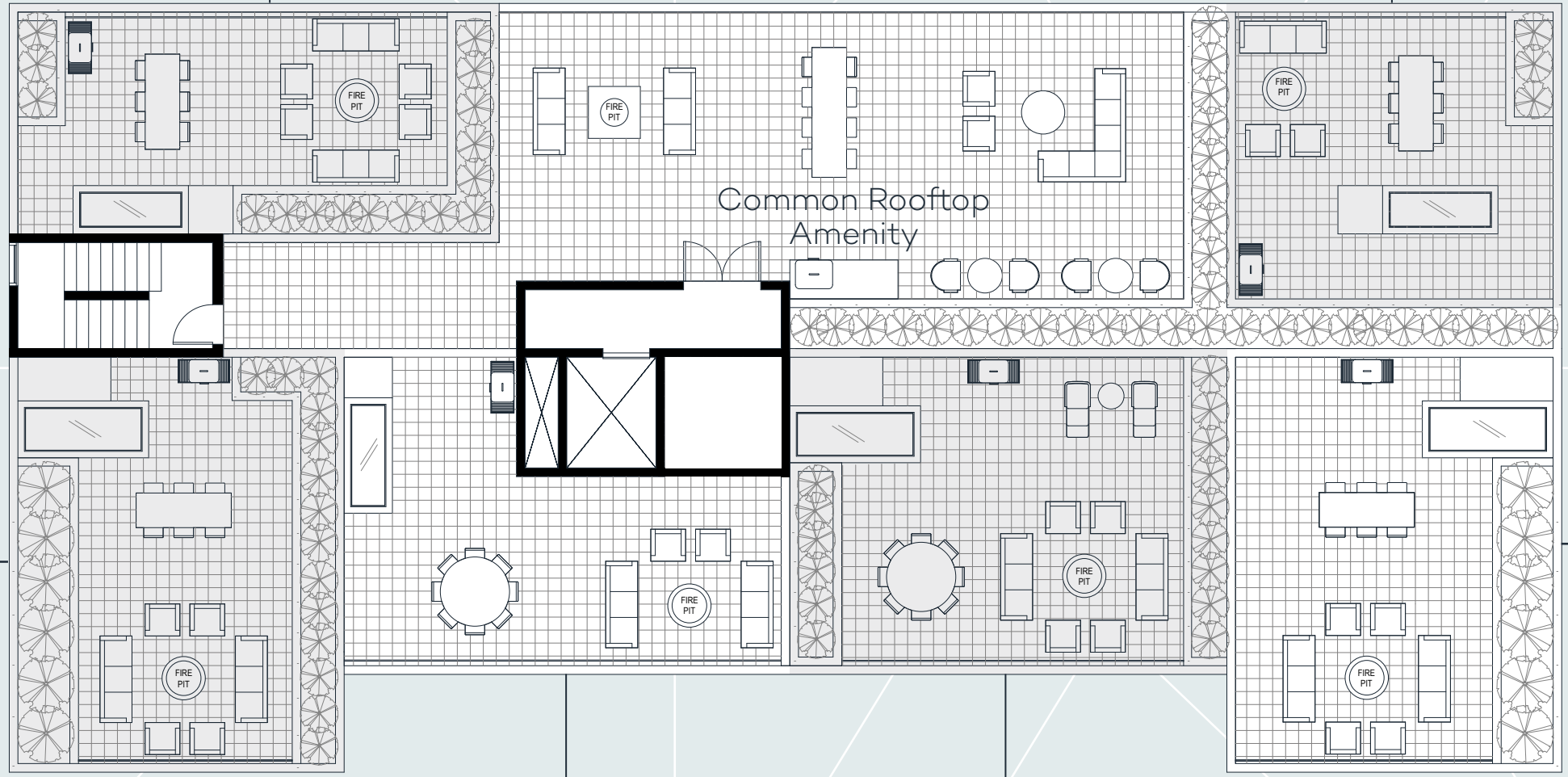
**#605**  
**B8**  
 2 Bed + Flex  
 INT. 913 SF  
 BALCONY 255 SF  
 PRIVATE ROOFTOP 522 SF

**#602**  
**B4**  
 2 Bed + Flex  
 INT. 820 SF  
 BALCONY 80 SF  
 PRIVATE ROOFTOP 502 SF

**#606**  
**B4**  
 2 Bed + Flex  
 INT. 820 SF  
 BALCONY 80 SF  
 PRIVATE ROOFTOP 595 SF

**#601**  
**A7**  
 1 Bed + Flex  
 INT. 730 SF  
 BALCONY 96 SF  
 PRIVATE ROOFTOP 533 SF

**#607**  
**B5**  
 2 Bed + Flex  
 INT. 836 SF  
 BALCONY 96 SF  
 PRIVATE ROOFTOP 582 SF



- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

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# Strength in numbers



Over its 25-year history, Lotus Capital has been involved with the acquisition and development of industrial, retail and multi-residential properties across Canada and the United States. The Vancouver-based real estate investment, asset management and development firm has an exceptional reputation for identifying unique opportunities to create value and deliver high-quality real estate projects that enhance local communities. Previously, Lotus partnered with Omicron to develop the first phase of the Allandale District, anchoring a major mixed-use employment centre in Colwood, just outside of Victoria. Together, Lotus and Omicron bring a collection of extraordinary people, partners and ideas to deliver high-quality projects that redefine neighbourhoods.



Since 1998, Omicron has been an industry leader as one of the largest integrated development, design and construction firms in Western Canada. Omicron merges the expertise of more than 150 development strategists, architects, interior designers, engineers, cost estimators, project managers and builders to deliver the highest quality construction standards. Recent residential projects include Modena in Burnaby and Fifty-Five 55 Dunbar in Vancouver, and The James at Harbour Towers, Eagle Creek Village, and Coho Living on Vancouver Island. In addition, Omicron has been recognized as one of Canada's Best Managed Companies for the last 11 years.





604.394.2062

[LinxEastVan.com](http://LinxEastVan.com)

Site Location

**2246**  
East Broadway

Developed By



Equity Financing By



Sales & Marketing By



In the continuing effort to improve our homes, the developer reserves the right to modify or change plans, specifications, finishes and features without notice. Images shown are artist's conceptual renderings only. This is not an offering for sale. Any such offerings may only be made with a Disclosure Statement. E.&E.O.

MAKE CONNECTIONS