

FOR LEASE

PREMIER GASTOWN OFFICE OPPORTUNITIES



THE PACKING HOUSE

21 WATER ST., GASTOWN, VANCOUVER, BC



ROBERT THAM MARC SAUL

CORBEL COMMERCIAL INC.

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COMMERCIAL REAL ESTATE SERVICES

E. & O. E.: All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. All measurements quoted herein are approximate.

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LOCATION

The landmark property is ideally located in Gastown at the corner of Carrall and Water Street. Gastown is a preserved heritage zone adjacent to Vancouver's financial core. The area is intersected by transit routes, and is in close proximity to the SeaBus terminal, Waterfront Skytrain Station and the West Coast Express. Gastown, characterized by cobblestone streets, brick and timber heritage buildings and historical charm, is home to many shops, restaurants, coffee bars, services, public amenity areas as well as emerging design firms and leading architectural groups. VCC and the Vancouver Film School are located in close proximity. In addition, the redevelopment of the Landmark Woodward's site is complete.

BUILDING

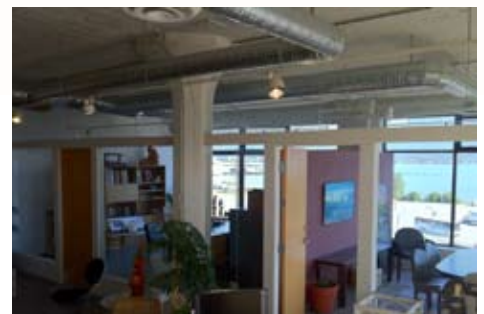
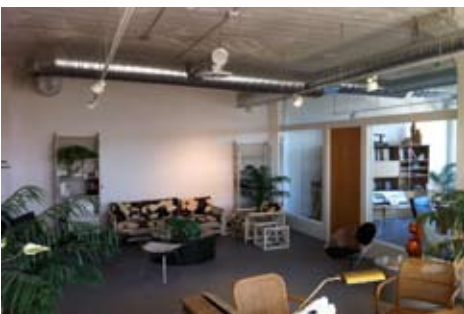
21 Water St. is a six-storey heritage style commercial building featuring a beautiful brick front facade with great ceiling heights, excellent office space concepts and premier harbour views to the north and city views to the south. It is a highly visible location being situated at the corner of Water and Carrall St., on the 0 Block of Water St. in the historic district of Gastown.

LEASE HIGHLIGHTS

- Prime corner location on Water St.
- Many amenities in close proximity
- Close proximity to Public Transportation (Sky Train/Westcoast Express/Sea Bus)
- Ideal spaces for software and high tech companies
- Character office space
- Large windows
- Air Conditioning
- Unique office layouts

UNIT:	SIZE:	BASIC RENT:	ADDITIONAL RENT: (EST. 2011)	AVAILABLE:
601:	1,496 SF Approx.	\$ 27.00 NNN PSFPA	\$10.56 PSF	Immediately

PLEASE CONTACT LISTING AGENT FOR FURTHER DETAILS



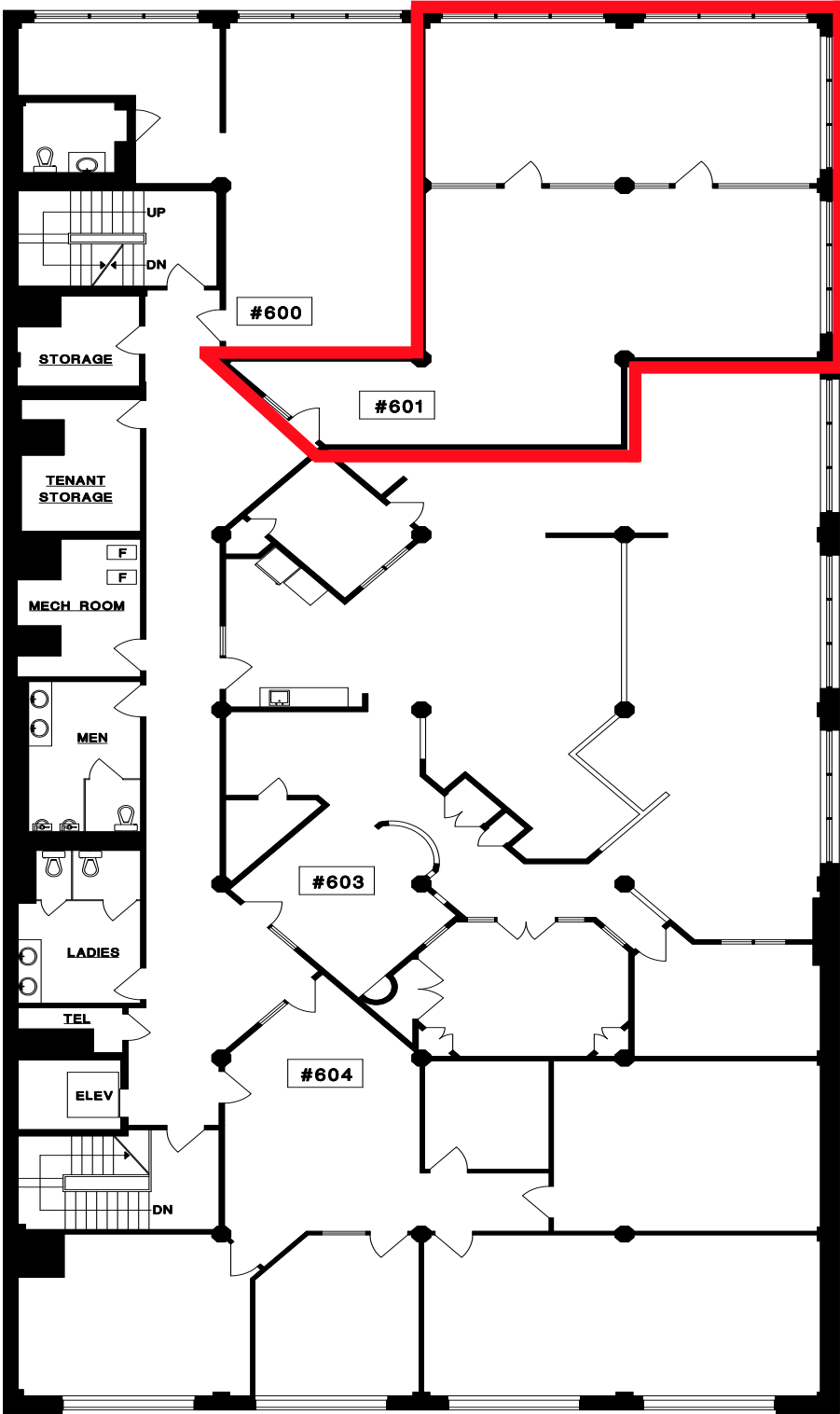
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FLOORPLAN



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