



FOR LEASE 73 WATER STREET PRIME GASTOWN OFFICE OPPORTUNITY



corbel
COMMERCIAL REAL ESTATE SERVICES

ROBERT THAM
604.609.0882 Ext. 223
robert@corbelcommercial.com

MARC SAUL PREC
604.609.0882 Ext. 222
marc@corbelcommercial.com

WILLOW KING
604.609.0882 Ext. 221
willow@corbelcommercial.com

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.

73 WATER STREET

PRIME GASTOWN OFFICE OPPORTUNITY



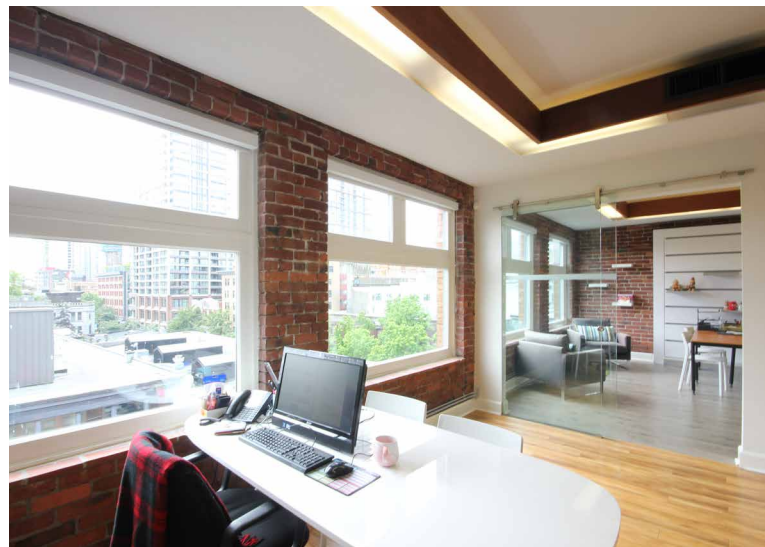
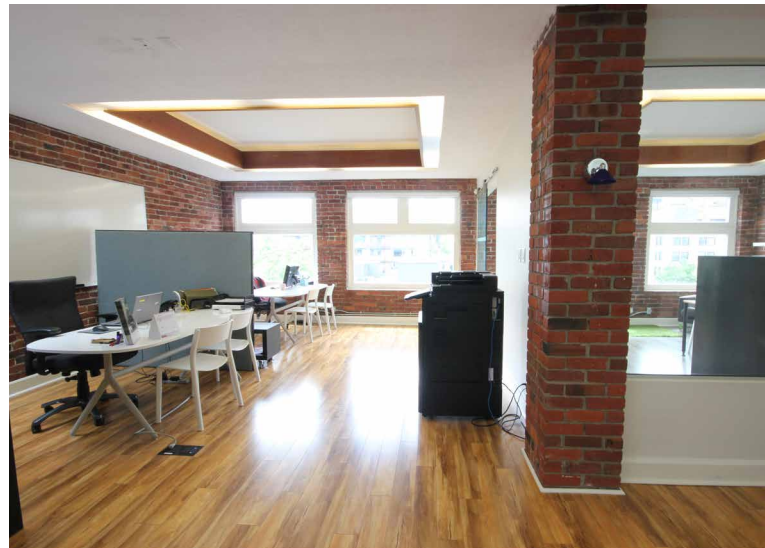
LOCATION

Gastown is an internationally-renowned heritage zone, both a bustling tourist destination and a trendy gathering place for locals. Characterized by cobblestone streets, brick and timber heritage buildings and abundant historical charm, the high-traffic neighbourhood houses many of the city's hottest restaurants and retail stores. Gastown has also become home to numerous design studios, technological and software companies, and leading architectural firms. Popular venues in the area include L'Abattoir, The Flying Pig, Tacofino, Pourhouse Restaurant and The Irish Heather. The location is served by several transit routes and is in close proximity to the SeaBus terminal, Waterfront SkyTrain Station, the West Coast Express and several public parkades.

FEATURES

- Bright and airy top floor character unit in the heart of Gastown
- Charming office space with exposed brick throughout
- Large windows overlooking Water Street providing abundant natural light
- Passenger elevator access
- Exceptional location, steps from numerous services, amenities, shops, and restaurants
- Minutes from Waterfront Station plus several private parkades nearby

UNIT:	703
SIZE:¹	955.71 SF (approx.)
GROSS RENT:²	\$3,599/month + GST
ZONING:	HA-2 (Gastown Historic Area)
AVAILABILITY:	Immediately



¹All sizes are approximate and subject to verification.

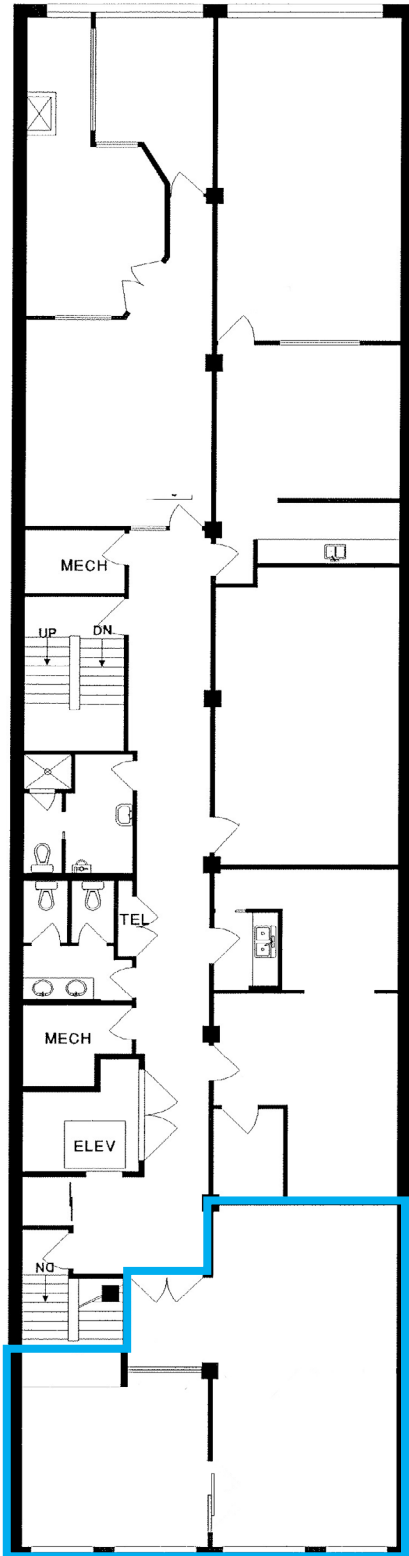
²Gross rent currently equate to this amount. Lease to be fully triple net.

73 WATER STREET

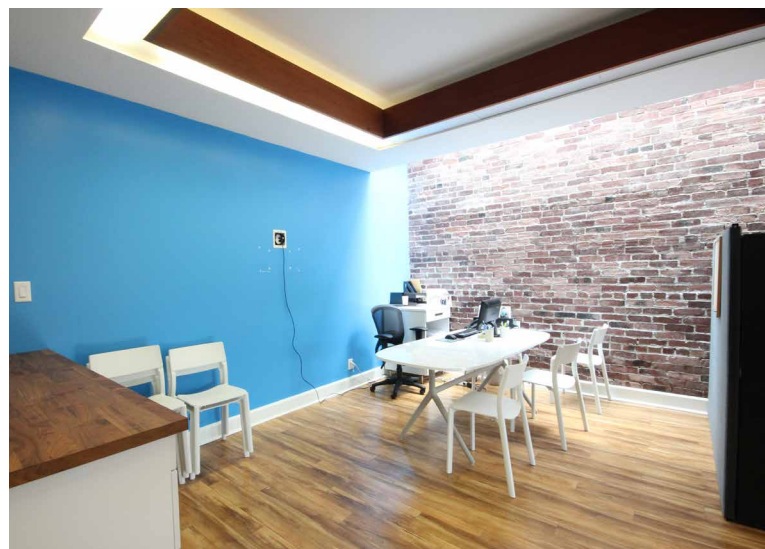
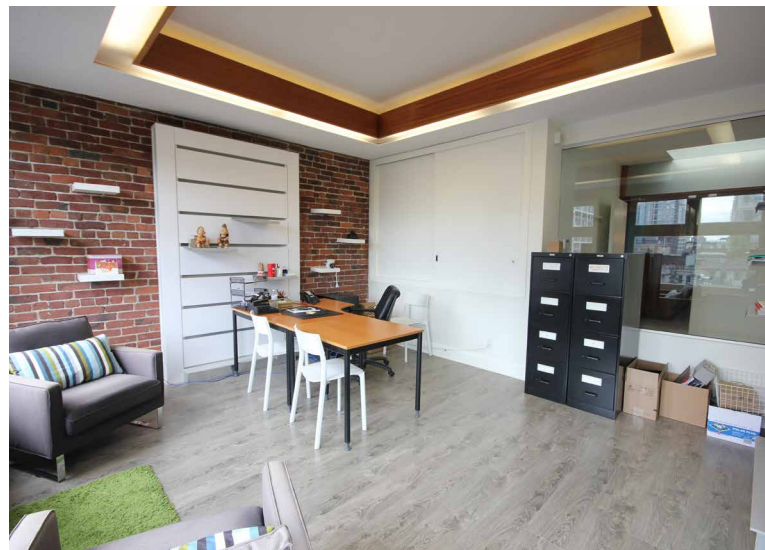
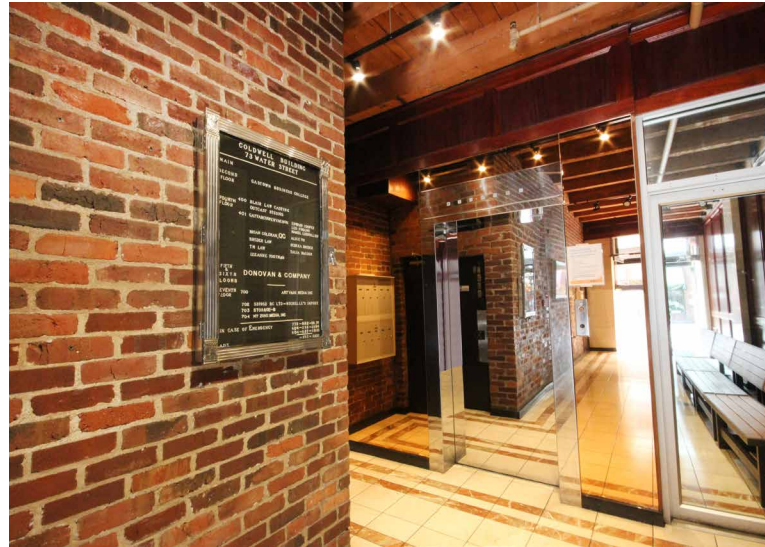
PRIME GASTOWN OFFICE OPPORTUNITY



FLOOR PLAN*



Water Street



*Floor plan may not be 100% accurate and is subject to verification.



DINING + COCKTAILS

1. LOCAL Gastown
2. PiDiGiN Restaurant
3. Salt Tasting Room
4. Six Acres
5. The Diamond
6. Jules Bistro
7. The Irish Heather
8. Wildebeest
9. L'Abattoir
10. Clough Cocktail Club

COFFEE + CASUAL FARE

11. Timbertrain Coffee Roasters
12. Milano Espresso Lounge
13. Starbucks
14. Meat & Bread
15. Tacofino Taco Bar
16. Purebread
17. Revolver
18. Cartems Donuts
19. Jam Cafe
20. Nelson the Seagull

SHOPPING

21. Herschel Supply Co.
22. Major Interiors
23. Kit and Ace
24. John Fluevog Shoes
25. OAK + FORT
26. Frank and Oak
27. Inform Interiors
28. Le Labo
29. Roden Gray
30. The Latest Scoop



WALK SCORE

Walker's Paradise

Daily errands do not require a car



TRANSIT SCORE

Rider's Paradise

World-class public transportation



BIKE SCORE

Very Bikeable

Biking is convenient for most trips



ROBERT THAM
604.609.0882 Ext. 223
robert@corbelcommercial.com

MARC SAUL PREC
604.609.0882 Ext. 222
marc@corbelcommercial.com

WILLOW KING
604.609.0882 Ext. 221
willow@corbelcommercial.com