



PRE-LEASING NOW!
99 POWELL STREET
PREMIER GASTOWN RESTAURANT OPPORTUNITIES

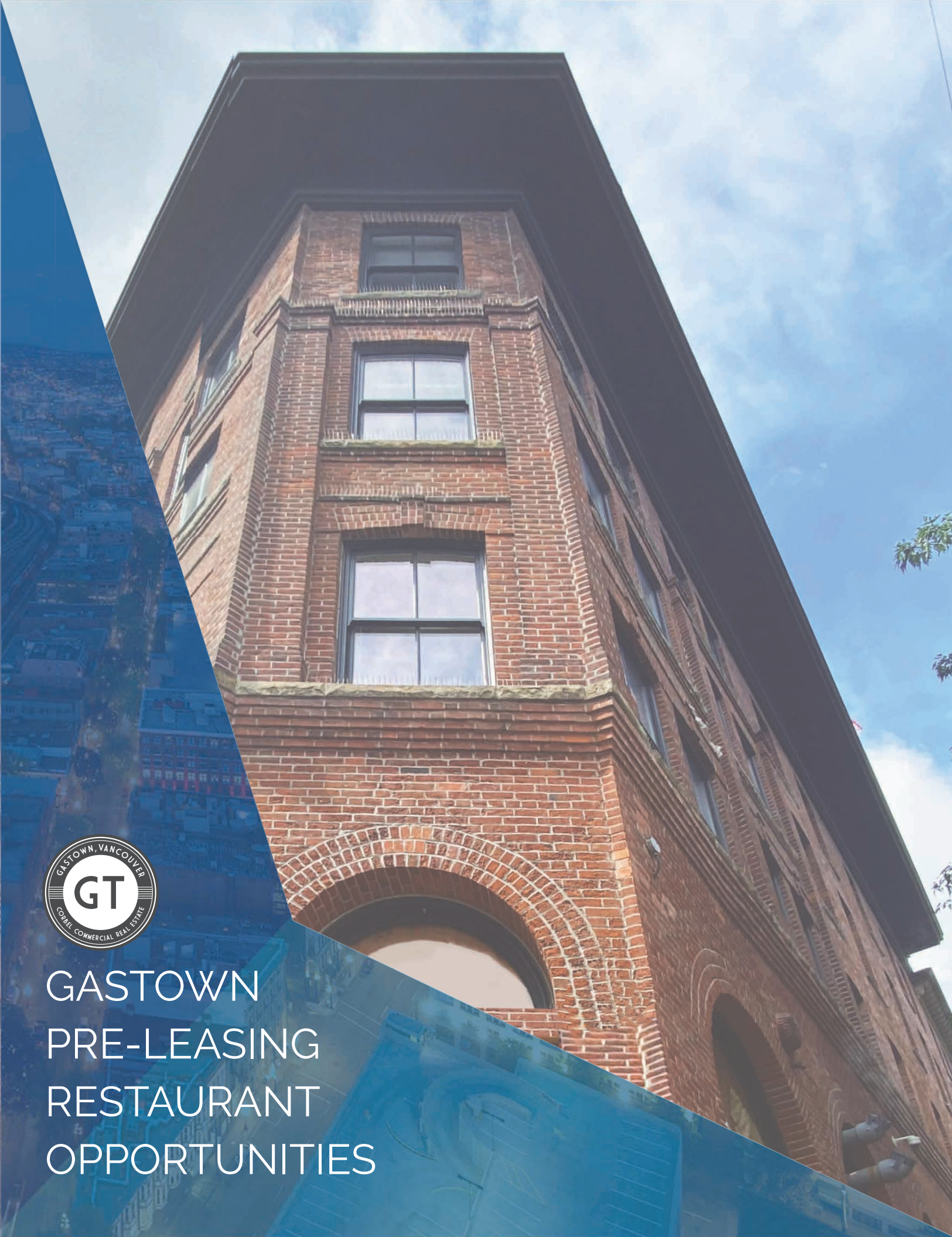


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E. & O. E.: All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are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



GASTOWN
PRE-LEASING
RESTAURANT
OPPORTUNITIES

THE OPPORTUNITY

99 Powell Street presents multiple exceptional leasing opportunities in the heart of Gastown. The subject property is approved for food primary establishments and is currently undergoing a significant renovation process allowing different demising options. The building offers three unique frontages along Powell Street, Alexander Street and Columbia Street and is situated amongst some of the most recognizable restaurants in the city. This opportunity offers the potential for various new restaurants to join one of Vancouver's strongest restaurant and retail markets, which has seen unprecedented growth over the years.



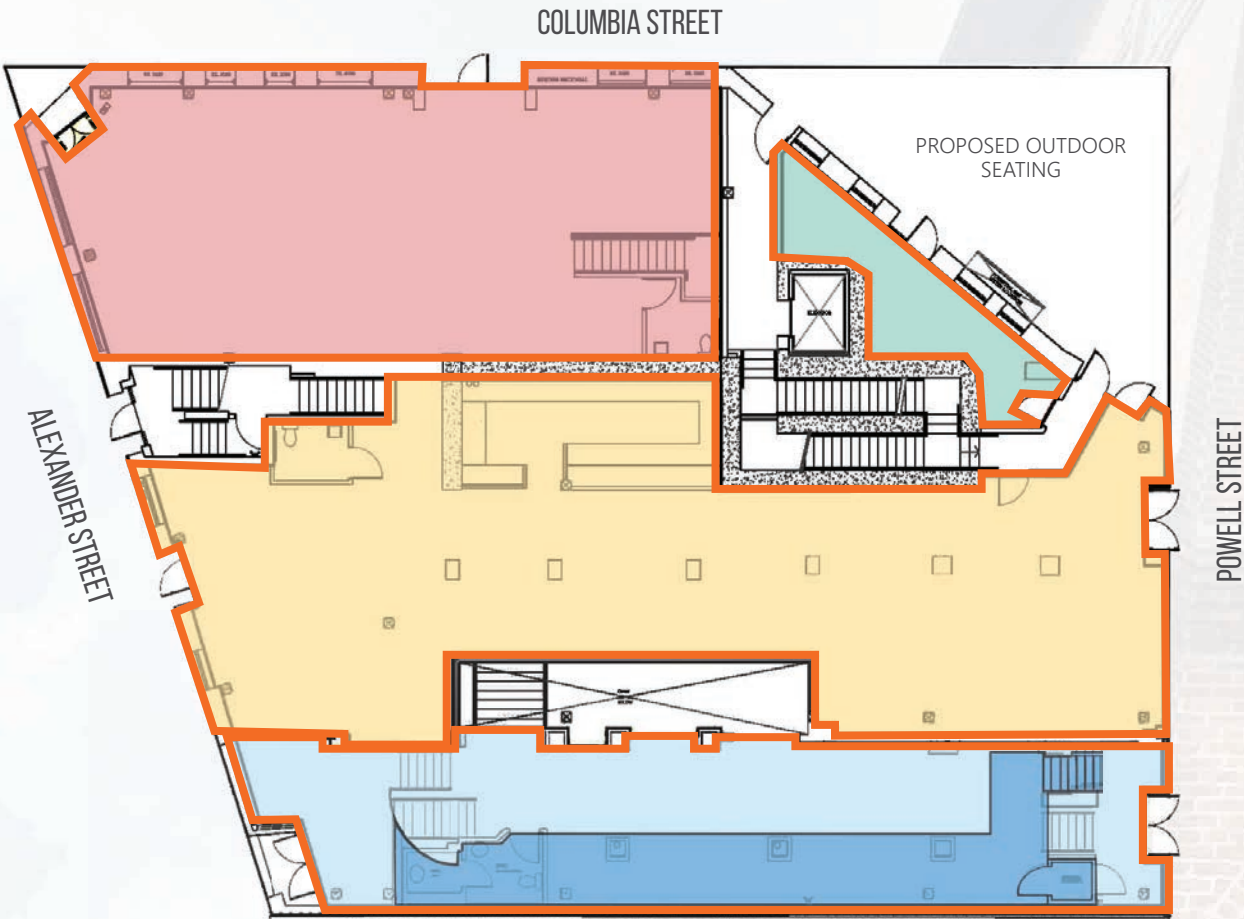
FEATURES

- Various configurations and demising options available
- Units to be delivered in shell state with restaurant base building infrastructure in place
- Commercial restaurant venting to be provided
- Tenant improvement packages available to qualified tenants

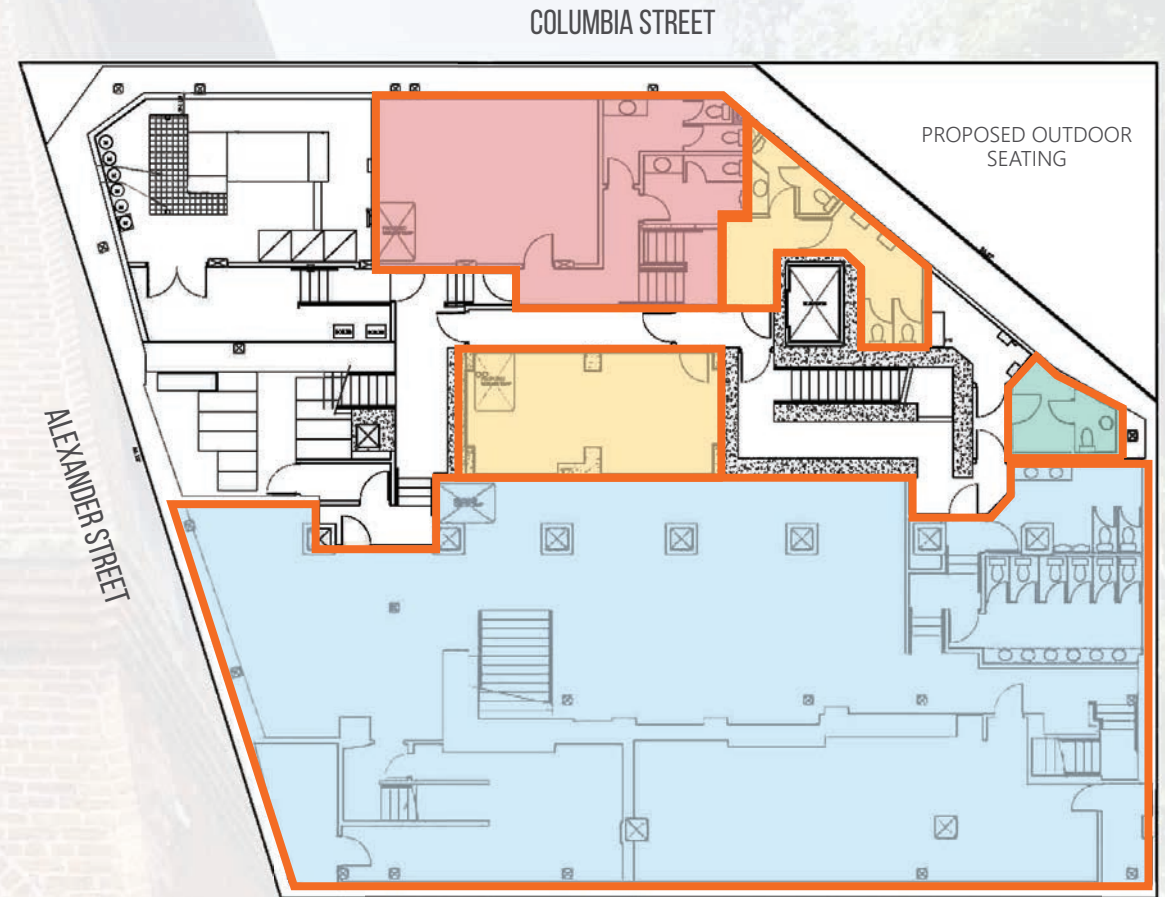
DETAILS

SIZE: Various dimensions available
 BASIC & ADDITIONAL RENT: Please contact us
 AVAILABILITY: Please contact us

MAIN LEVEL¹



LOWER LEVEL



- FLOOR PLAN OPTIONS²**
- Option A - 1,730 SF
 - Option B - 2,500 SF
 - Option C - 250 SF
 - Option D - 1,432 SF + 589 SF Mezz.
 - Option E - 5,912 SF

- FLOOR PLAN OPTIONS²**
- Option A - 711 SF
 - Option B - 528 SF
 - Option C - 84 SF
 - Option D - 3,654 SF
 - Option E - 4,977 SF

¹Each CRU must be leased with corresponding lower level. Please contact us for more information.
²All sizes and floor plans are approximate and subject to adjustment and verification.

LOCATION

Gastown is an internationally renowned heritage zone, adjacent to Vancouver’s financial core and in close proximity to multiple transportation routes. Gastown, characterized by cobblestone streets, brick and timber heritage buildings and historical charm, is home to many boutiques, international retailers and award-winning restaurants with multiple emerging design firms and Vancouver’s top high tech and visual effects companies. Several acclaimed restaurants including L’Abattoir, Tacofino, and PiDGiN as well as a thriving retail market including Roden Gray, Herschel Supply Co., Oak + Fort and Inform Interiors, have established Gastown as one of the most stylish neighborhoods in the world.

DINING + COCKTAILS

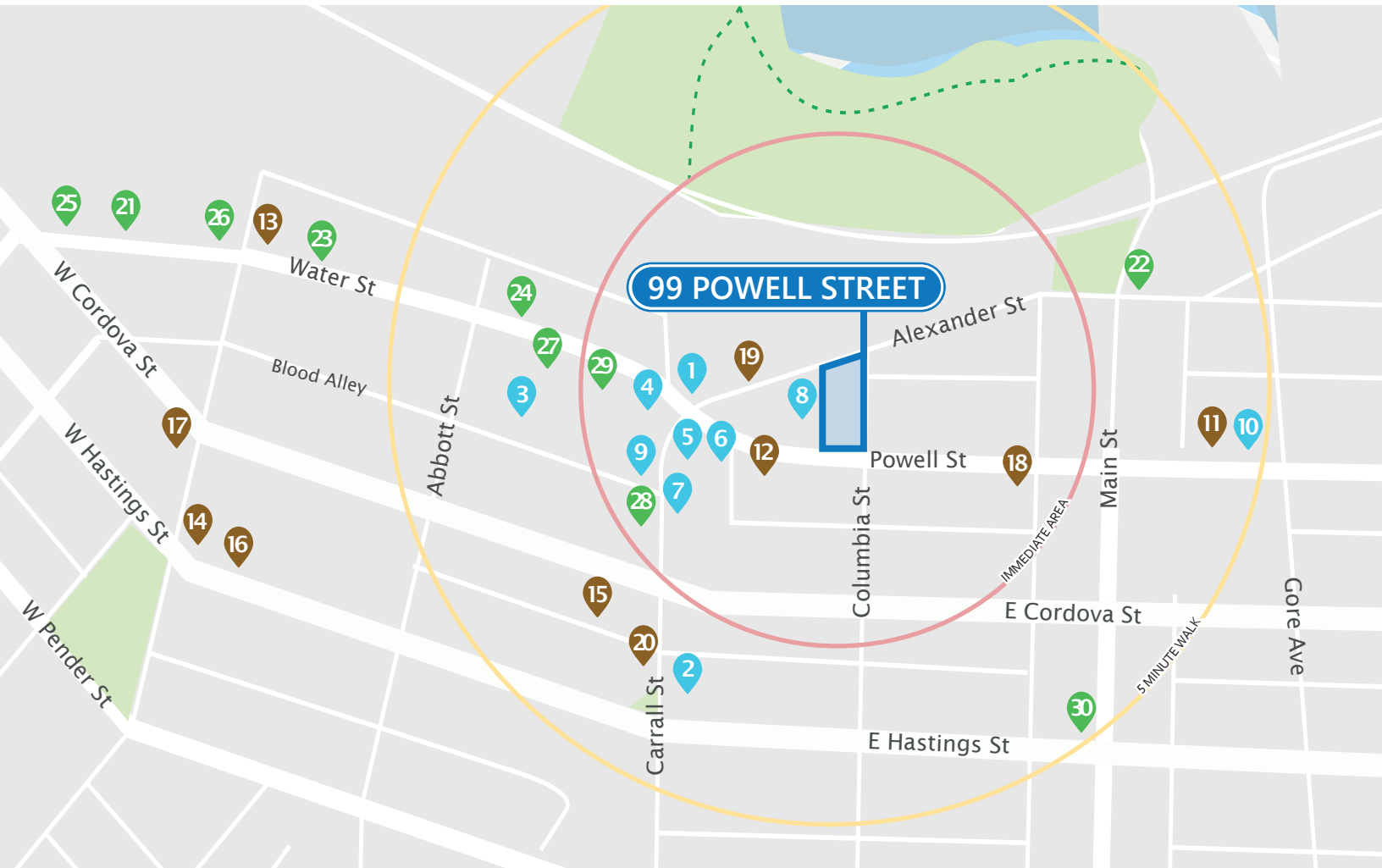
- 1. LOCAL Gastown
- 2. PiDGiN Restaurant
- 3. Salt Tasting Room
- 4. Six Acres
- 5. The Diamond
- 6. The Sardine Can
- 7. The Irish Heather
- 8. The Birds & The Beets
- 9. L’Abattoir
- 10. Cuchillo

COFFEE + CASUAL FARE

- 11. Bean Around the World Coffees
- 12. Milano Espresso Lounge
- 13. Starbucks
- 14. Meat & Bread
- 15. Tacofino Taco Bar
- 16. Purebread
- 17. Revolver
- 18. Cadeaux Bakery
- 19. Soft Peaks Ice Cream
- 20. Nelson the Seagull

SHOPPING + ENTERTAINMENT

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



Note: All photos show potential improvements. For illustrative purposes only.



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