



FOR LEASE 38 WATER STREET PRIME GASTOWN RETAIL OPPORTUNITY

corbel
COMMERCIAL REAL ESTATE SERVICES



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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. *Personal Real Estate Corporation.

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LOCATION

38 Water Street is located near the intersection of Water and Carrall Streets, situated near the south west corner of Maple Tree Square, Vancouver's first historic public space in the Gastown district. Gastown is an internationally renowned heritage zone, adjacent to Vancouver's financial core, and is in very close proximity to the SeaBus terminal, Waterfront SkyTrain Station, the West Coast Express, and several public parkades. Characterized by cobblestone streets, brick and timber heritage buildings and abundant historical charm, Gastown is home to many boutiques, international retailers and award-winning restaurants, several emerging design firms, and Vancouver's top high tech and visual effects companies. Several acclaimed restaurants including L'Abattoir, Bauhaus, Pidgin and Di Beppe, as well as a thriving retail market including COS by H&M, Roden Gray, Herschel Supply Co., Oak + Fort and Inform Interiors, have established Gastown as one of the most stylish neighborhoods in the world.



FEATURES

- Highly coveted retail opportunity with exceptional exposure on Gastown's busiest street
- Fully restored heritage façade with prominent signage potential and large retail display windows
- Bright and airy unit with excellent ceiling heights and track lighting throughout
- Character unit featuring polished concrete flooring and unique exposed board form concrete walls
- Private in-suite washroom plus large dedicated storage area
- Located in a high foot traffic area, surrounded by numerous boutique retailers, popular cafés, and lounges
- Excellent transit access, just steps away from Waterfront SkyTrain Station and numerous transit lines



SIZE:*	1,125 SF (approx.)
BASIC RENT:	Please contact us
ADDITIONAL RENT:	\$26.32 (2020 est.)
ZONING:	HA-2 (Historic Gastown Area)
AVAILABILITY:	Immediately

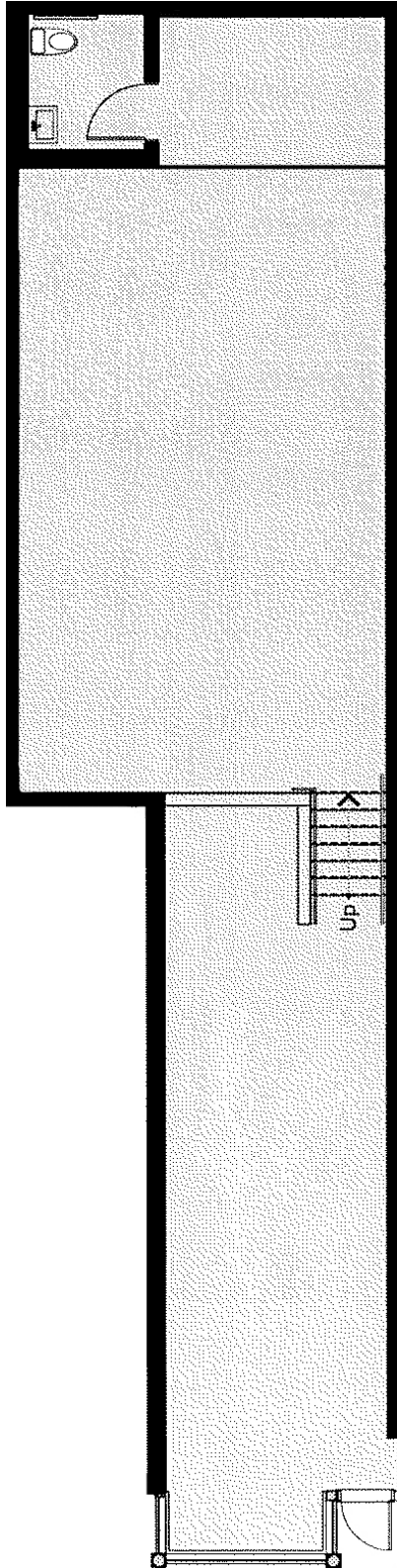
*All sizes are approximate and subject to verification.

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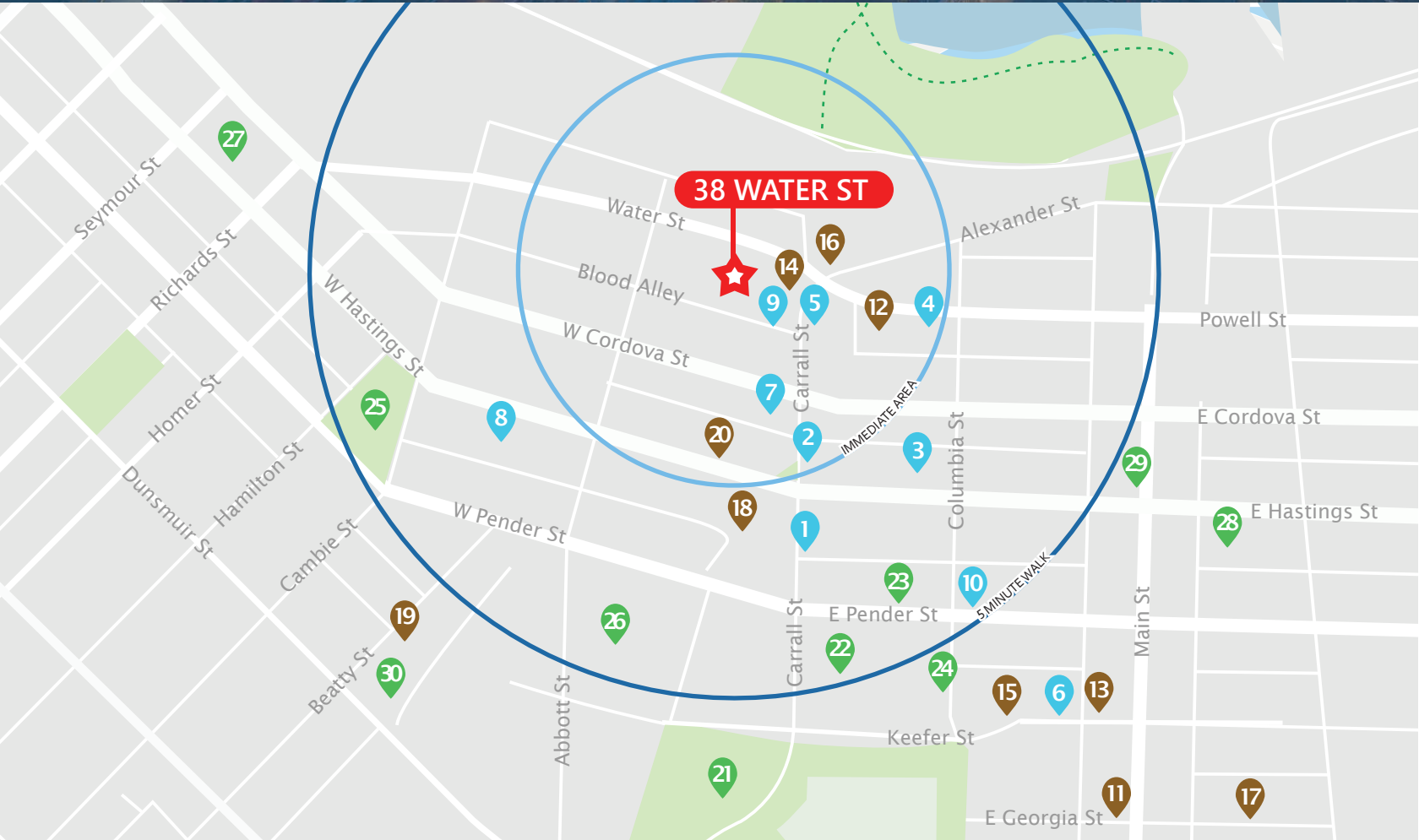
FLOOR PLAN



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

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GETTING AROUND

WALKER'S
PARADISE



Daily errands do not
require a car



RIDER'S
PARADISE



World-class public
transportation



RESTAURANTS

1. Calabash Bistro
2. PiDGiN Restaurant
3. Nicli Antica Pizzeria
4. Rodney's Oyster House
5. The Diamond
6. Bao Bei
7. Bauhaus
8. Wildebeest
9. L'Abattoir
10. Bestie

BARS & CAFÉS

11. DALINA
12. Milano Espresso Lounge
13. Juniper Restaurant & Bar
14. Six Acres
15. The Keefer Bar
16. LOCAL Gastown
17. Matchstick
18. Darby's Gastown
19. Jam Cafe
20. Lost + Found Cafe

SERVICES & CULTURE

21. Andy Livingstone Park
22. Dr. Sun Yat-Sen Classical Chinese Garden
23. Rennie Museum
24. Chinese Cultural Centre Museum
25. Victory Square
26. International Village
27. SFU- Vancouver Campus
28. Rickshaw Theatre
29. Imperial Vancouver
30. Stadium-Chinatown SkyTrain Station



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