

# 415 W CORDOVA STREET

CHARACTER GASTOWN OFFICE OPPORTUNITY

## FOR SUBLEASE



ROBERT THAM  
robert@corbelcommercial.com  
604.609.0882 x 223

MARC SAUL PREC  
marc@corbelcommercial.com  
604.609.0882 x 222

WILLOW KING  
willow@corbelcommercial.com  
604.609.0882 x 221



CORBEL COMMERCIAL REAL ESTATE SERVICES  
632 Citadel Parade, Vancouver, BC, V6B 1X3  
T:604.609.0882 www.corbelcommercial.com F:604.609.0886

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#### 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

- Prominent full floor character office space in the heart of Gastown
- Large operable windows overlooking Water and Cordova Streets
- Hardwood flooring and exposed brick throughout
- In suite washrooms, kitchenette and fully distributed HVAC
- Turnkey space with multiple private offices, meeting rooms, reception area and storage
- Exceptional location, steps from numerous services, amenities, shops, and restaurants
- Minutes from Waterfront Station plus several private parkades nearby

|                         |                      |
|-------------------------|----------------------|
| <b>UNIT:</b>            | 300                  |
| <b>SIZE:*</b>           | 3,600 SF (approx.)   |
| <b>BASIC RENT:</b>      | \$30.00 PSFPA        |
| <b>ADDITIONAL RENT:</b> | \$15.00 (2020 est.)  |
| <b>GROSS RENT:</b>      | \$13,500/month + GST |
| <b>SUBLEASE EXPIRY:</b> | March 31, 2024       |
| <b>AVAILABILITY:</b>    | On notice            |



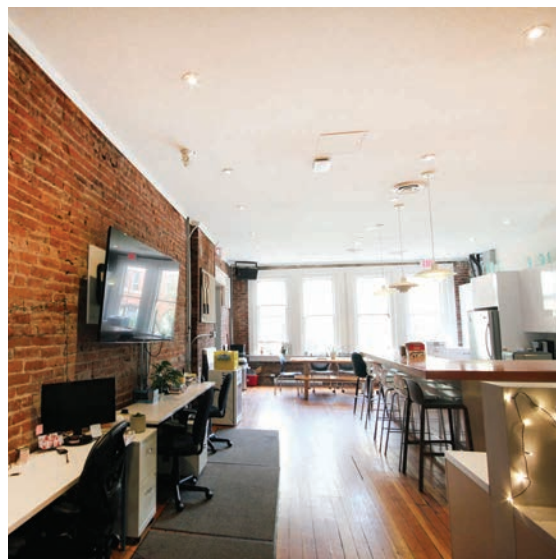
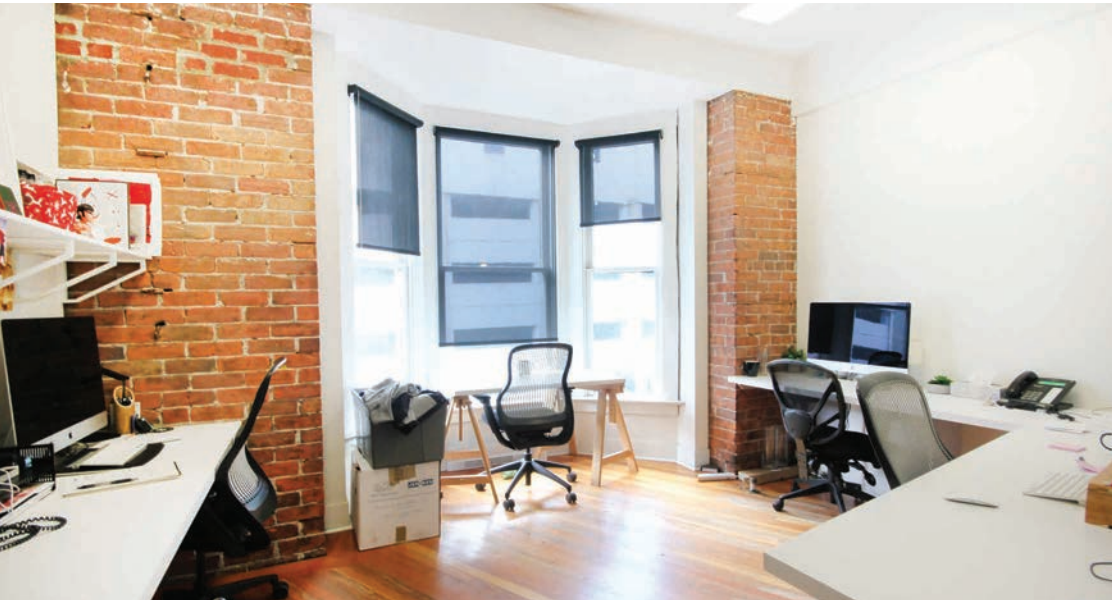
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#### DINING + COCKTAILS

1. LOCAL Gastown
2. PiDGiN 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. Finch's
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

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