

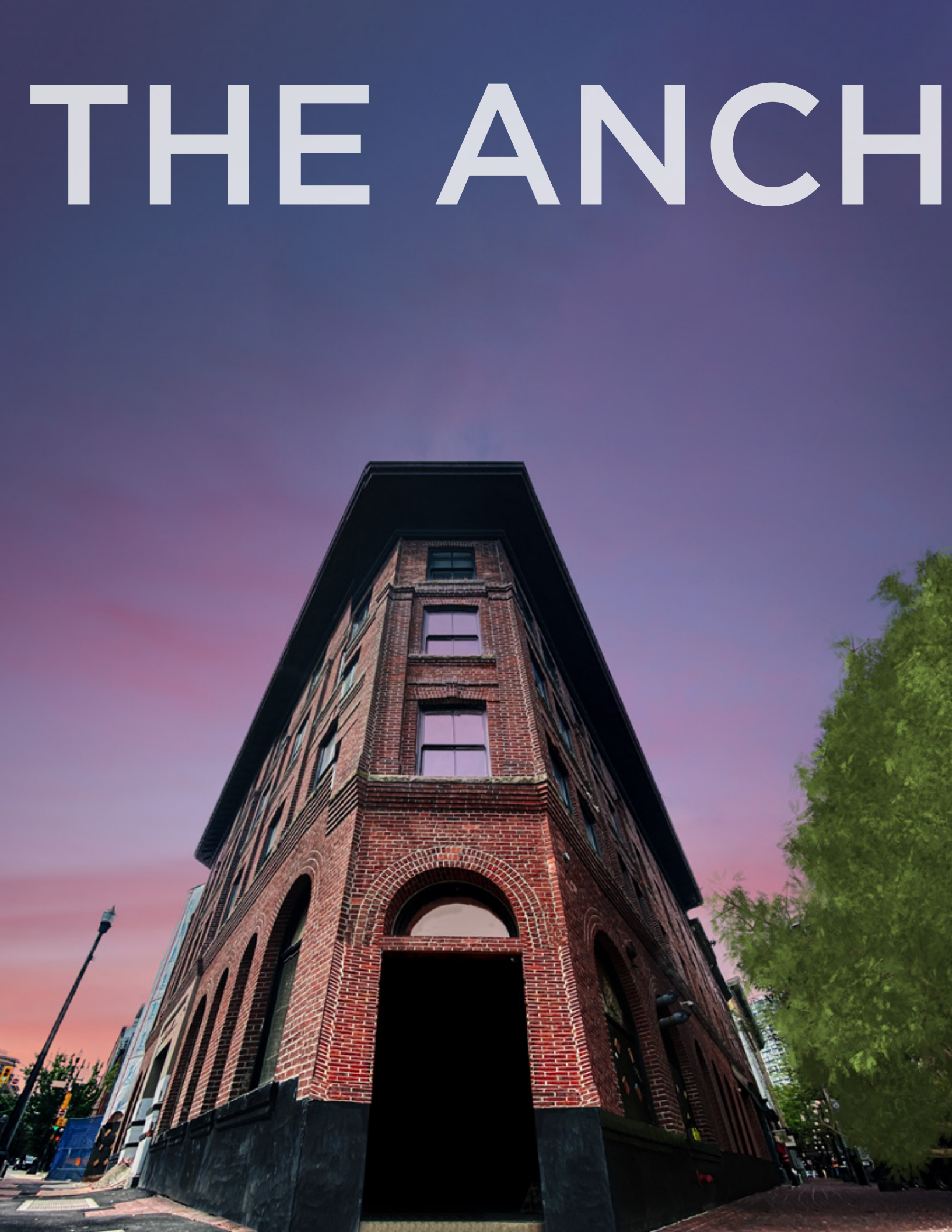


THE ANCHOR

FOR LEASE | 99 POWELL STREET

PREMIER GASTOWN RESTAURANT/LIQUOR PRIMARY/RETAIL PREMISE
WITH EXCEPTIONAL PATIO OPPORTUNITY

1 UNIT REMAINING!



THE ANCHOR

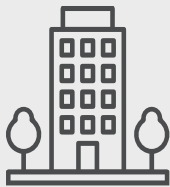


THE OPPORTUNITY

The historic Anchor Hotel at 99 Powell Street presents an exceptional, flagship leasing opportunity in the latest heritage redevelopment, located in the heart of Gastown. Years of meticulous planning and thoughtful design have resulted in a complete modernization of a character brick and masonry heritage asset, which includes the vertical addition of two floor to ceiling glass levels, a brand new passenger elevator, all upgraded building systems including new electrical service, state of the art mechanical and HVAC systems, with commercial retail units designed for food operators in mind. Each premise will be delivered

with access to dedicated commercial vent shafts for commercial kitchens, grease-traps, new plumbing throughout, code-conforming washrooms, and municipal approvals for food primary establishments in place. Additionally, the exceptional frontage, generous outdoor patio opportunities, character arched windows along Alexander Street and Columbia Street, an integrated folding door system on Powell Street. The Anchor delivers premier food primary/ potential liquor primary/ retail / showroom spaces in Vancouver's original entertainment, tech and tourist district, Gastown.

THE FEATURES



EXCEPTIONAL OPPORTUNITY

Flagship leasing opportunity in the latest heritage redevelopment, The Historic Anchor Hotel located in the heart of historic Gastown.



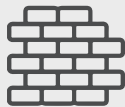
POTENTIAL LIQUOR PRIMARY

243 seat liquor primary license in place (please contact agent for more details).



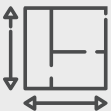
MODERN SYSTEMS

All upgraded building systems including new electrical service, state of the art mechanical and HVAC systems - all with commercial retail units designed for food operators in mind.



BEAUTIFUL FINISHINGS

Portions of concrete flooring, exposed brick and character arched windows along Powell Street.



STORAGE

Ample dedicated storage available.



PROMINENT LOCATION

Dedicated entry from both Powell and Alexander Street.



COMMERCIAL KITCHEN READY

Access to a dedicated commercial vent shaft, with a brand new grease trap, new plumbing throughout, fully upgraded new electrical service, and municipal approvals for a food/liquor establishment in place.



TENANT IDEAS

Food Primary · Quick Service Restaurant
· Potential Liquor Primary Establishments
· Boutique & Flagship Retail Concepts



BE A PART OF THIS
BEAUTIFUL HERITAGE REDEVELOPMENT.



THE DETAILS

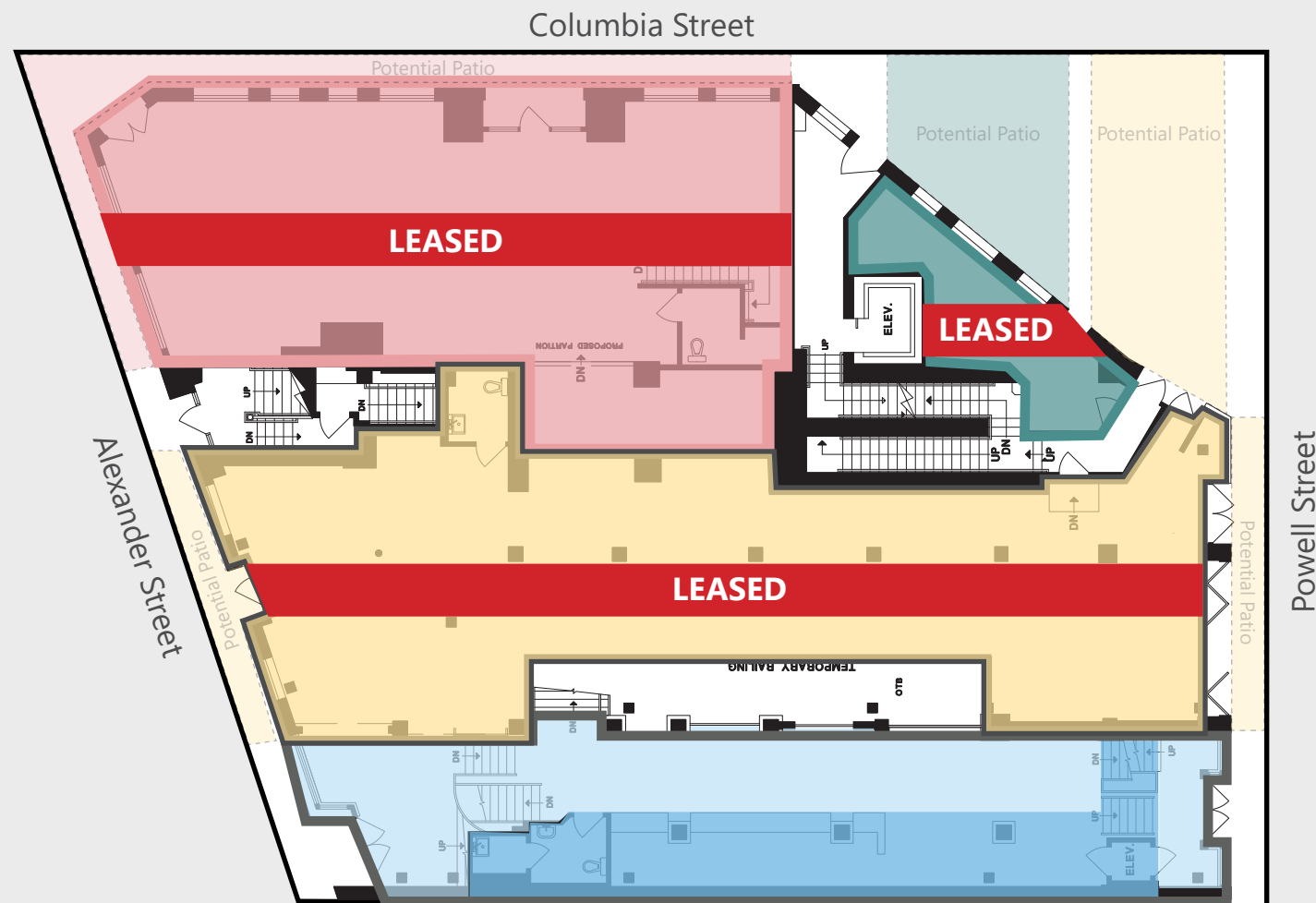
| | |
|------------------------------|--------------------------------|
| SIZE: | 6,542 SF (Approx.) |
| BASIC RENT: | Please contact agent |
| ADDITIONAL RENT: | \$15.00 (2024 est.) |
| TENANT IMPROVEMENT PACKAGES: | Available to qualified tenants |
| AVAILABILITY: | Ready for immediate fixturing |



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

THE BUILDING

MAIN LEVEL^{1,2}



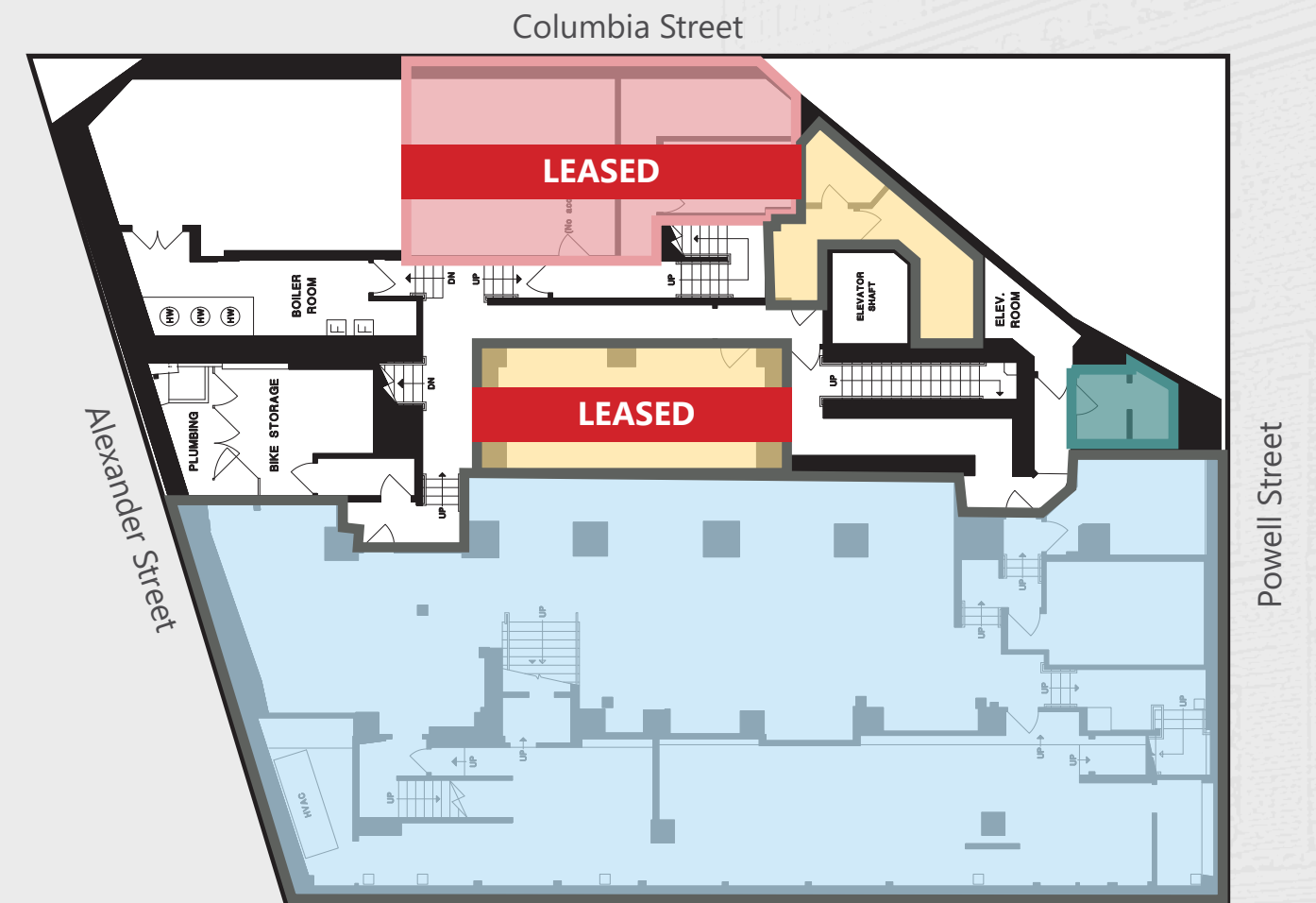
91 Powell Street

| | |
|--------------|-----------------|
| Main | 1,673 SF |
| Mezz | 1,139 SF |
| Lower | 3,730 SF |
| Total | 6,542 SF |

103 Columbia Street

LEASED

LOWER LEVEL^{1,2}



99 Powell Street

LEASED

195 Columbia Street

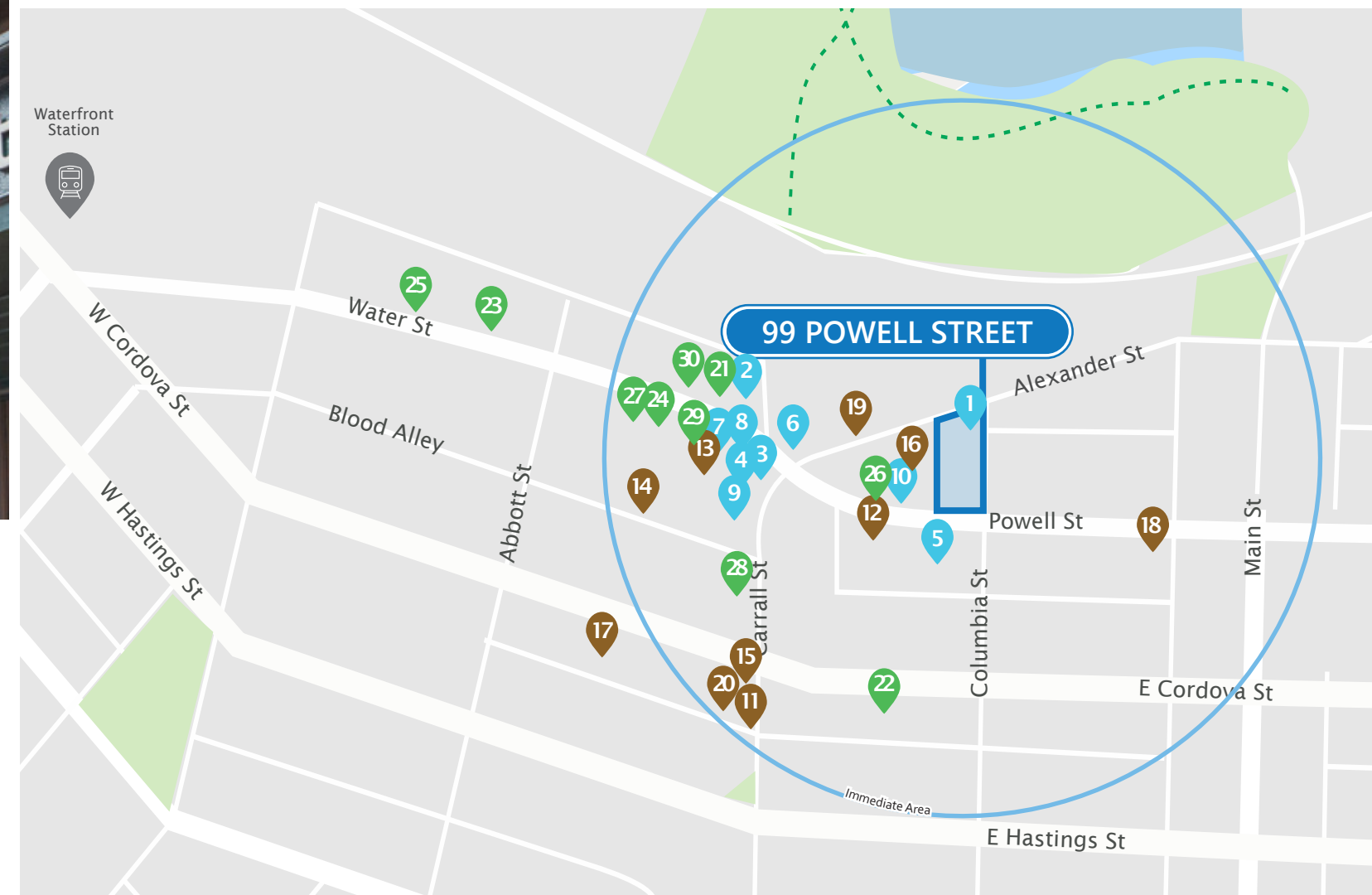
LEASED

¹All sizes and floor plans are approximate and subject to adjustment, remeasurement, and verification.
²Patio subject to confirmation with the City of Vancouver.



THE LOCATION

With the classic vibrancy and charm of Gastown, new retailers continue to open in the area including Arcade Showroom, Kit & Ace, CNTRBND, and the much anticipated Franco-Japanese fashion and music brand, Maison Kitsuné's first Canadian location. Additionally, as tech giant Microsoft plants a flag in the heart of Gastown with its new 300 employee, 75,000 SF offices now open, home grown tech firm Global Relay hiring an additional 250 employees, and staff returning to offices, this is an exceptionally strategic opportunity to capitalize in the resurgence of Vancouver's original entertainment, tech, and tourist district, Gastown. Other acclaimed eateries in the immediate area include L'Abattoir, Ask for Luigi, and Di Beppe. There is also a thriving retail market which includes Roden Gray, Herschel Supply Co., Oak + Fort, Gravity Pope and Inform Interiors - all establishing Gastown as one of the most stylish neighborhoods in the world.



DINING + COCKTAILS

1. Brioche Ristorante
2. Monarca
3. Robba da Matti
4. Twisted Fork Bistro
5. Takenaka Uni Bar
6. LOCAL Gastown
7. Röosh
8. Oku Izakaya Bar
9. L'Abattoir
10. Zoomak Korean Tavern

COFFEE + CASUAL FARE

11. East Van Roasters
12. Milano Espresso Lounge
13. Buro
14. Gringo
15. Di Beppe Caffè
16. The Birds & The Beets
17. GRETA Bar YVR
18. Cadeaux Bakery
19. Soft Peaks Ice Cream
20. Nelson the Seagull

SHOPPING + ENTERTAINMENT

21. Aesop
22. HAVEN
23. Oak + Fort
24. COS
25. Maison Kitsuné
26. Stussy
27. Inform Interiors
28. Le Labo
29. Roden Gray
30. CNTRBND



WALK SCORE
Walker's Paradise



TRANSIT SCORE
Excellent Transit



BIKE SCORE
Very Bikeable



CONTACT US

ROBERT THAM

604.609.0882 Ext. 223
robert@corbelcommercial.com

MARC SAUL PREC

604.609.0882 Ext. 222
marc@corbelcommercial.com
