

FOR LEASE

14 WATER STREET

PREMIER GASTOWN RETAIL OPPORTUNITY



THE LOCATION

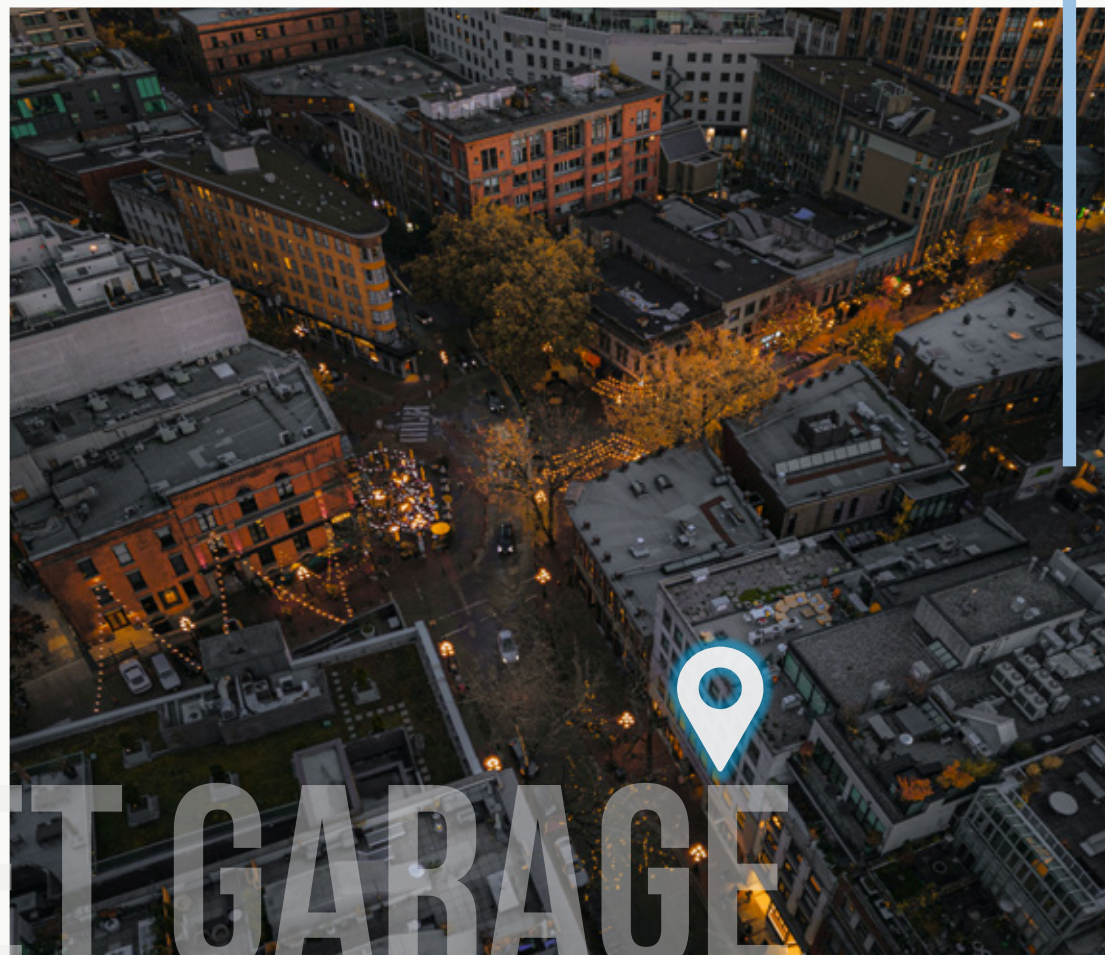
Gastown has become home to numerous design studios, technological and software companies, and leading architectural firms. This opportunity neighbors some of Vancouver's Michelin-recommended restaurants including L'Abattoir and PIDGIN, as well as other eateries and bars such as Greta, LOCAL, Twisted Fork, MeeT in Gastown, and Monarca. Additionally, notable retailers within the immediate area include COS, Maison Kitsune, Gravity Pope, Roden Gray & Herschel Supply Co. This is an exceptional and strategic opportunity to lease fully improved, character office space, in a prime location, in one of Gastown's most iconic buildings.



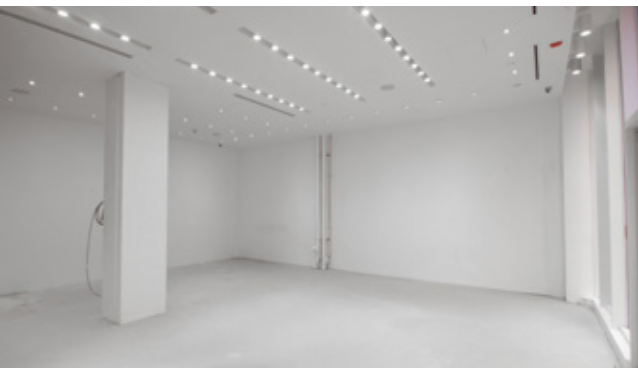


THE BUILDING

The **Garage** Building is an award winning development by **Salient Developments**. The landmark property is ideally located on the prime block of Water Street in the heart of Gastown, a preserved heritage zone adjacent to Vancouver's financial core.



WATER STREET GARAGE



THE FEATURES



Highly coveted retail opportunity with exceptional exposure on Gastown's busiest street



Fully restored heritage façade with large cornering retail display windows offering prominent signage potential



Bright and airy unit with excellent ceiling heights, concrete flooring and recessed lighting throughout

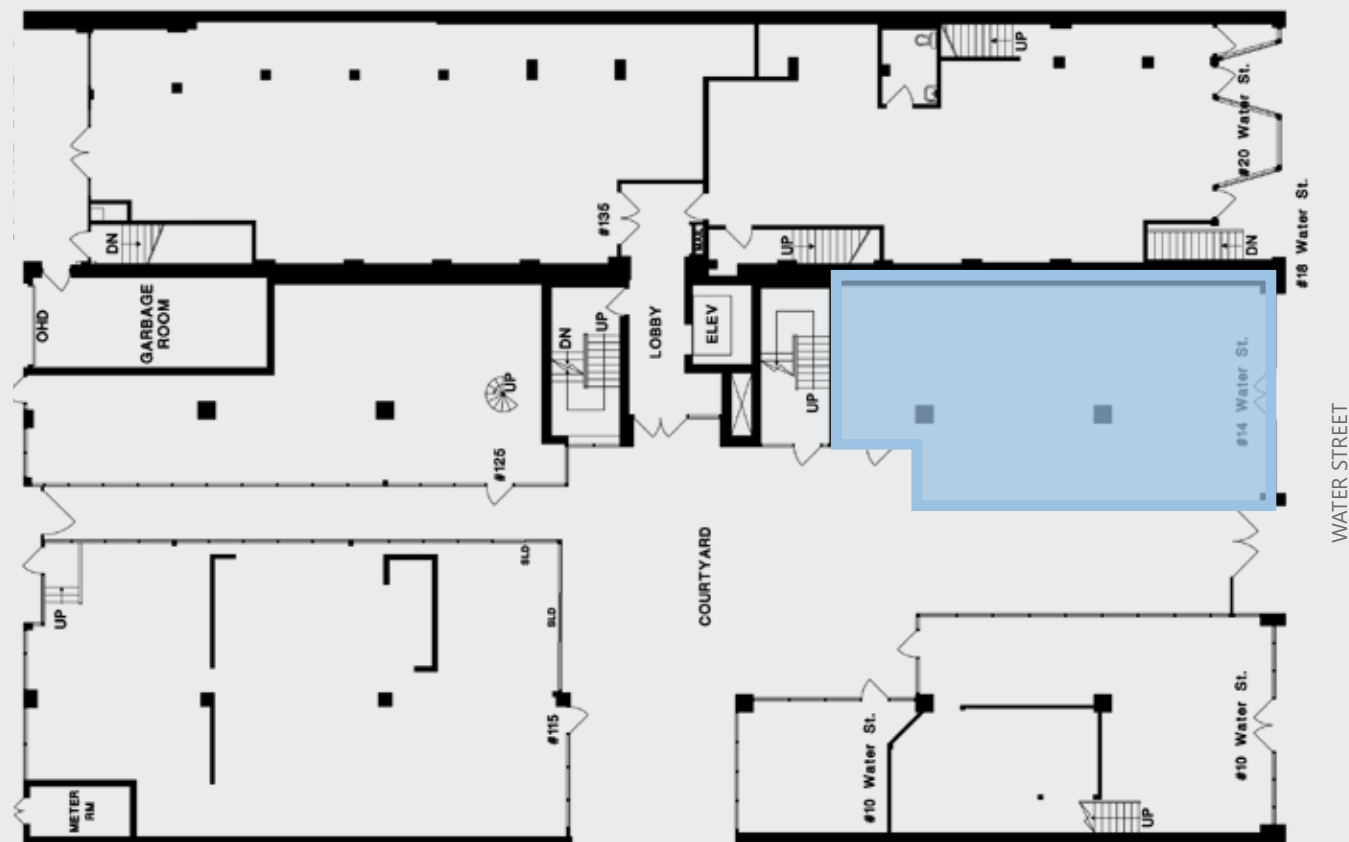


Located in a high foot traffic area, surrounded by numerous boutique retailers, popular cafés, and lounges



Excellent transit access, just steps away from Waterfront SkyTrain Station and numerous transit lines

FLOOR PLANS & SALIENT FACTS



SIZE: ¹	BASIC RENT:	ADDITIONAL RENT:	AVAILABILITY
1,460 SF (Approx.)	\$65.00 NNN PSFPA	\$20.31 PSF (2024 est.)	Immediately

¹All sizes are approximate and subject to verification
*Floor plan may not be 100% accurate and is subject to verification.

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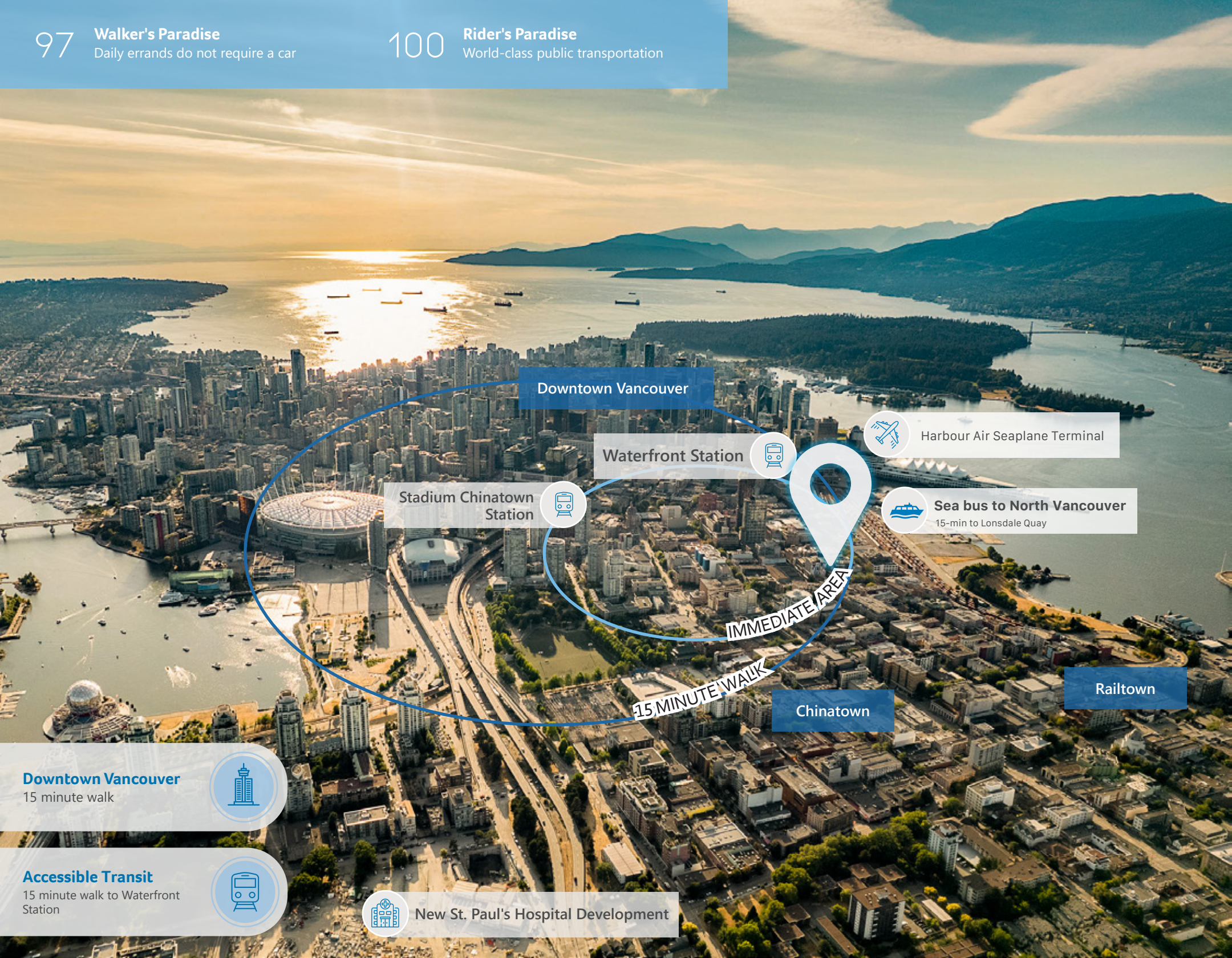
Walker's Paradise

Daily errands do not require a car

100

Rider's Paradise

World-class public transportation



Downtown Vancouver

Waterfront Station

Stadium Chinatown Station

Harbour Air Seaplane Terminal

Sea bus to North Vancouver
15-min to Lonsdale Quay

IMMEDIATE AREA

15 MINUTE WALK

Chinatown

Raintown

Downtown Vancouver

15 minute walk



Accessible Transit

15 minute walk to Waterfront Station



New St. Paul's Hospital Development

NEARBY AMENITIES

DINING + COCKTAILS

1. L'Abattoir
2. Gastown Greek
3. Twisted Fork
4. MeeT in Gastown
5. Is That French
6. The Old Spaghetti Factory
7. Zoomak Korean Tavern
8. Kozak Ukrainian Restaurant
9. LOCAL Gastown
10. Robba da Matti

COFFEE + CASUAL FARE

11. The Coffee Bar
12. Milano Espresso Lounge
13. Revolver
14. East Van Roasters
15. Tacofino Taco Bar
16. Purebread
17. Café Kitsuné
18. Soft Peaks Ice Cream
19. Prado Cafe
20. Nelson the Seagull

SHOPPING

21. NEIGHBOUR
22. RODEN GRAY
23. COS
24. Le Labo
25. OK Boot Corral
26. Maison Kitsuné
27. Kit and Ace
28. Informs Interior
29. OAK + FORT
30. From Another



STREET GARAGE

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Aerial Photography by Tom Kwok, Onikon | Walkscore Source: www.walkscore.com

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