

FOR LEASE

123 CAMBIE STREET

PROMINENT FULL FLOOR PENTHOUSE OFFICE OPPORTUNITY IN GASTOWN | STUNNING WATER & MOUNTAIN VIEWS



LOCATION

This landmark, award-winning property is ideally located on the corner of Cambie and Water Streets on the most prominent corner in Gastown. Gastown, characterized by cobblestone streets, brick and timber heritage buildings and abundant historical charm, is a preserved heritage zone adjacent to Vancouver's financial core. The area is intersected by numerous transit routes and is in very close proximity to the SeaBus terminal, Waterfront SkyTrain Station, the West Coast Express and several public parkades. Gastown is home to many shops, restaurants, coffee bars, services, public amenities as well as several emerging design firms and leading architectural groups. Trendy neighbourhood eateries such as Pourhouse, Meat & Bread, and L'Abattoir, as well as boutique design shops and clothing retailers such as Herschel Supply Co., Roden Gray, and Inform Interiors are just steps away. 123 Cambie Street presents an exceptional opportunities for a spacious and dynamic office environment.

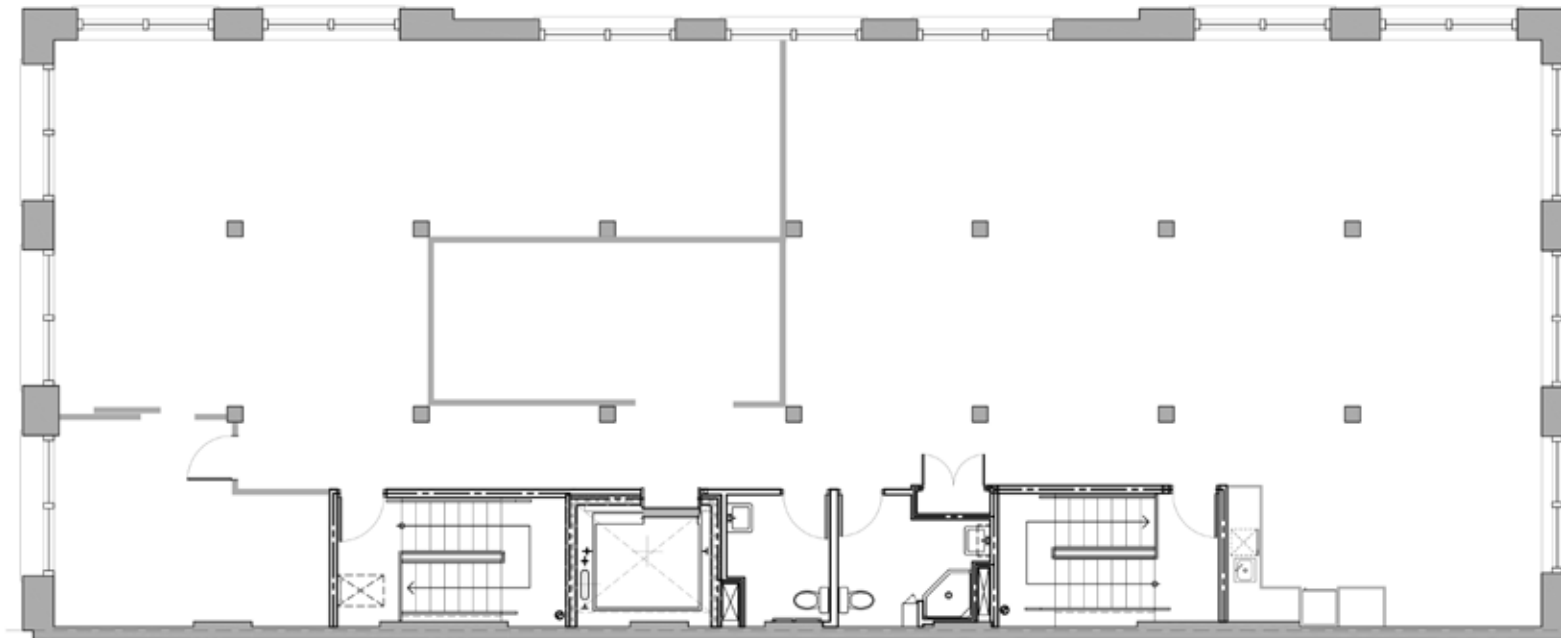
FEATURES

- Prominent full floor office space located adjacent to Gastown's iconic steam clock
- Restored heritage façade with new windows, exposed brick, stunning exposed beams and hardwood floors
- Bright and spacious floor plan with a mix of open space, meeting rooms, and private offices with spectacular harbour-facing views
- Brand new passenger elevator with key fob access system
- State of the art ductless HVAC with upgraded electrical systems throughout
- Full kitchenettes with two newly designed washrooms plus shower
- Excellent transit access with numerous popular eateries, boutiques, and amenities in the immediate vicinity





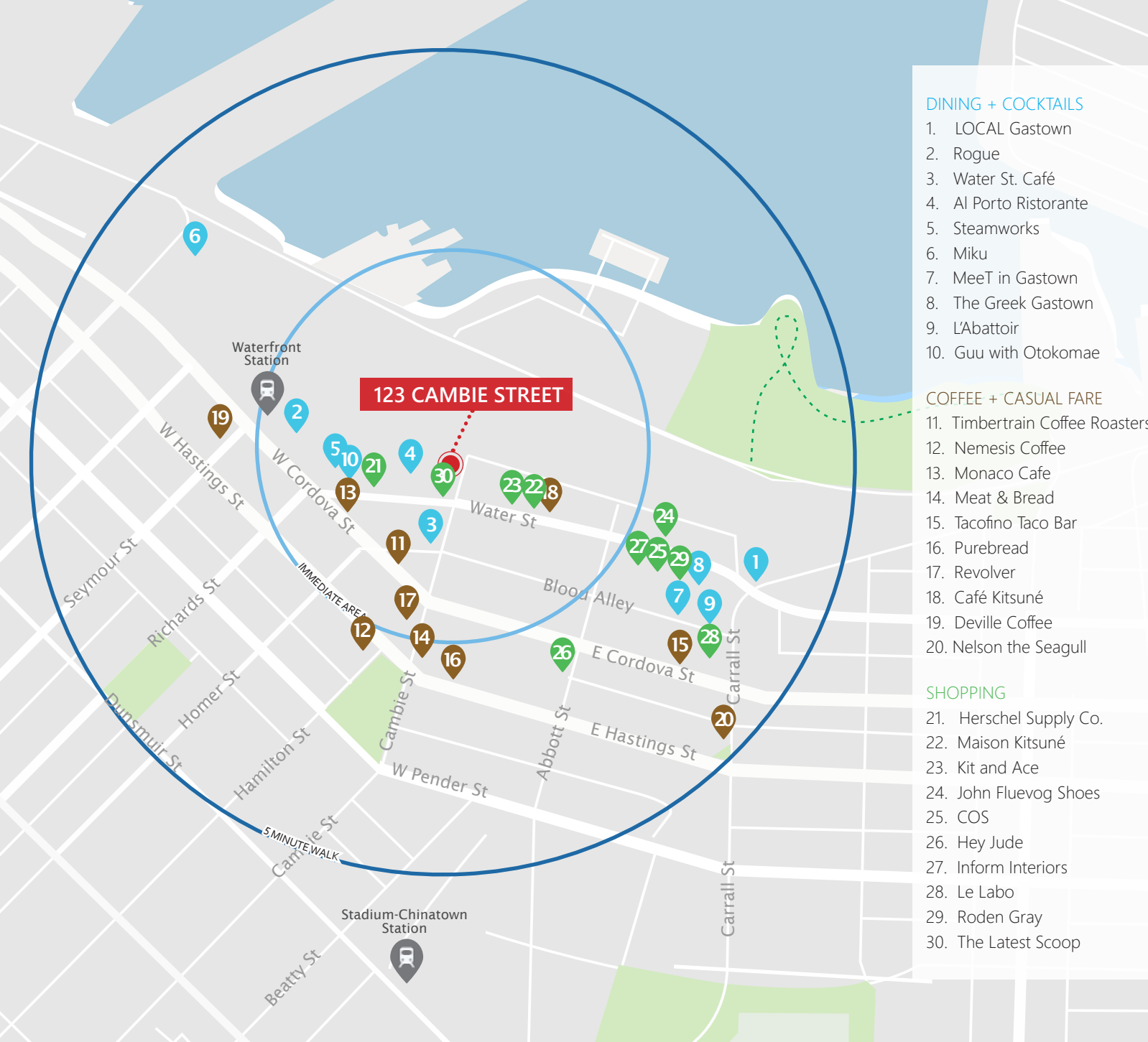
FLOOR PLAN & SALIENT FACTS



UNIT:	SIZE: ¹	BASIC RENT:	ADDITIONAL RENT:	AVAILABILITY
600	3,391 SF (Approx.)	\$40.00 PSFPA	\$17.00 (2022 est.)	Immediately

¹All sizes are approximate and subject to verification

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



DINING + COCKTAILS

1. LOCAL Gastown
2. Rogue
3. Water St. Café
4. Al Porto Ristorante
5. Steamworks
6. Miku
7. MeeT in Gastown
8. The Greek Gastown
9. L'Abattoir
10. Guu with Otokomae

COFFEE + CASUAL FARE

11. Timbertrain Coffee Roasters
12. Nemesis Coffee
13. Monaco Cafe
14. Meat & Bread
15. Tacofino Taco Bar
16. Purebread
17. Revolver
18. Café Kitsuné
19. Deville Coffee
20. Nelson the Seagull

SHOPPING

21. Herschel Supply Co.
22. Maison Kitsuné
23. Kit and Ace
24. John Fluevog Shoes
25. COS
26. Hey Jude
27. Inform Interiors
28. Le Labo
29. Roden Gray
30. The Latest Scoop



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