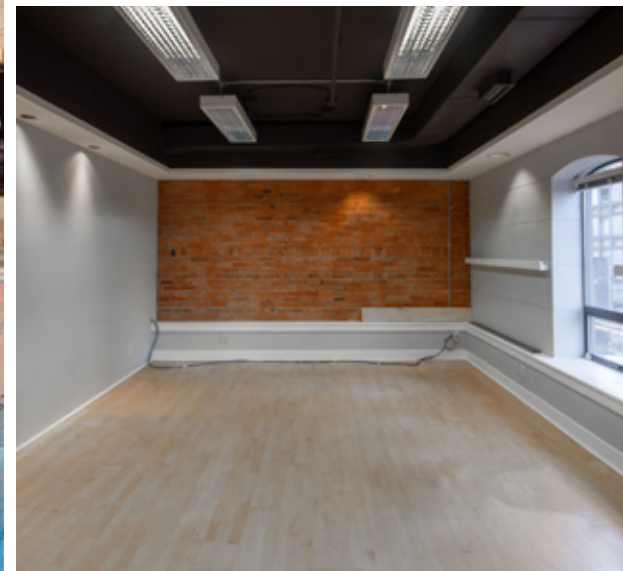


# FOR LEASE

# 110 CAMBIE STREET

PRIME GASTOWN OFFICE OPPORTUNITY



**corbel**  
COMMERCIAL REAL ESTATE SERVICES

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# THE LOCATION

Gastown is an internationally renowned heritage zone and is 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, retail stores, and is home to numerous design studios, technology and software companies, and leading architectural firms. 353 Water Street is steps from Tree's Organic Café, Maison Kitsuné, Steamworks Brewpub, Water Street Café and among many others. The area is served by several transit routes such as the SeaBus terminal, Waterfront SkyTrain Station, and the West Coast Express all just a block West, with several public parkades within a minute's walk.





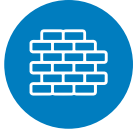
# THE FEATURES



Prominent office space located across from Gastown's iconic steam clock



Featuring a mix of exposed brick and wooden floors throughout



Large operable windows providing abundant natural light



Private kitchenette



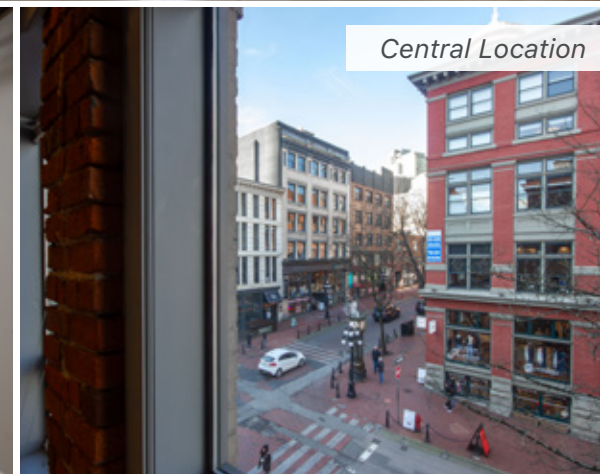
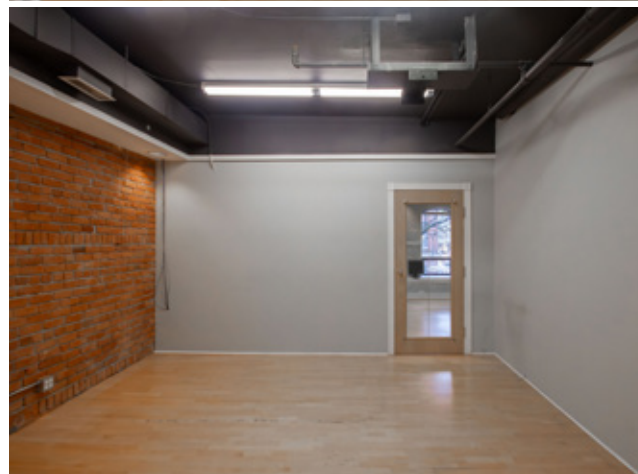
Located in a high foot traffic area, surrounded by numerous boutique retailers, popular cafés, and lounges



Excellent transit access, just a 5 minute walk away from Waterfront Skytrain Station and numerous transit lines

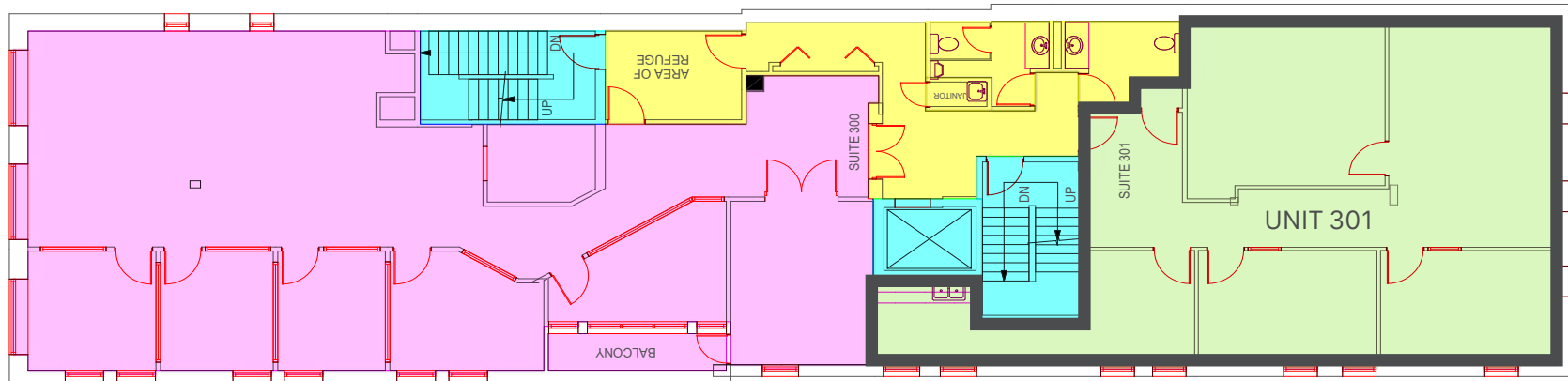


Private Kitchenette



Central Location

# FLOOR PLANS & SALIENT FACTS

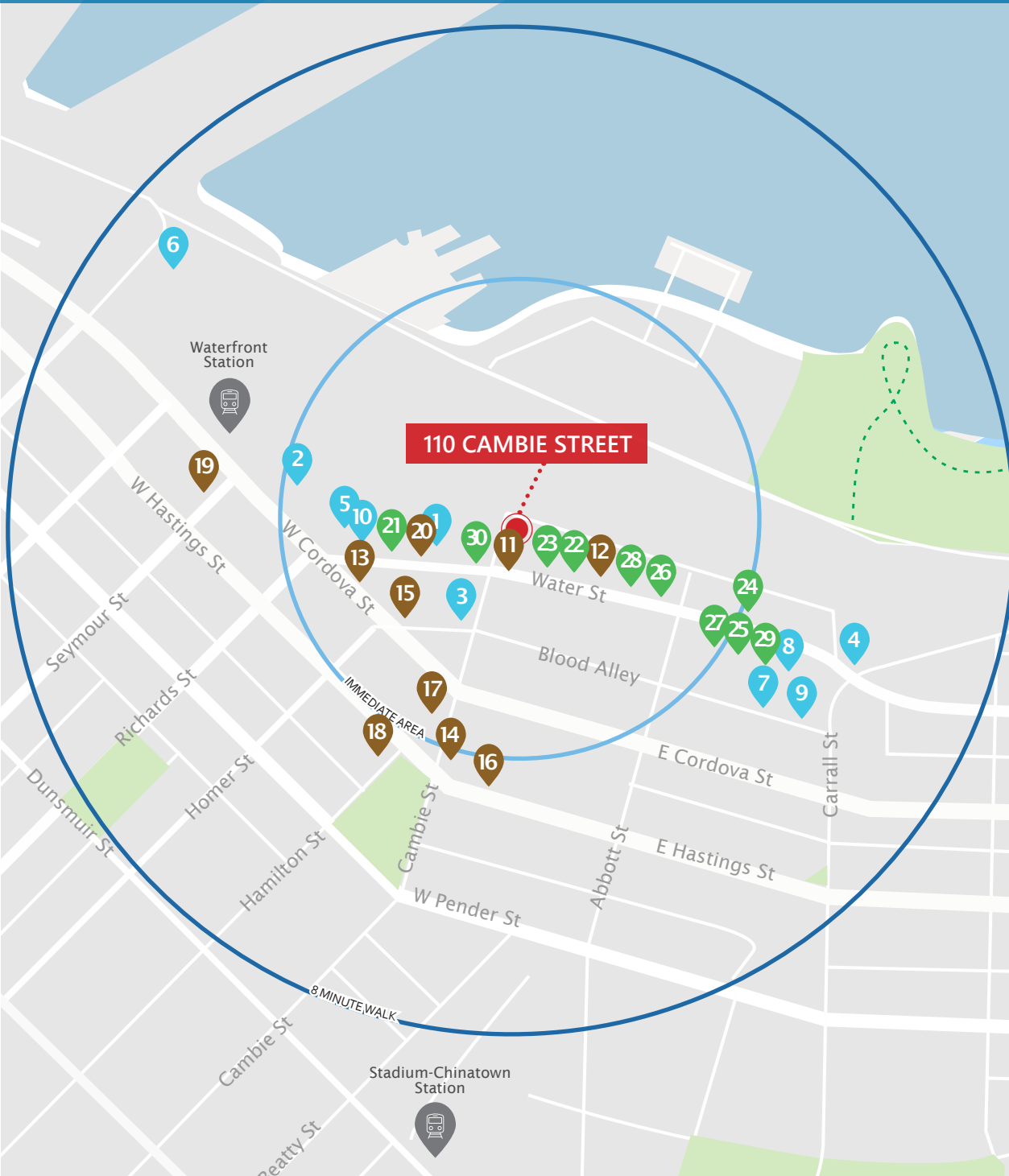


UNIT:	SIZE: <sup>1</sup>	BASIC RENT:	ADDITIONAL RENT:	GROSS RENT: <sup>2</sup>	AVAILABILITY:
301	1,719.10 SF (Approx.)	\$25.00 PSFPA	\$15.50 (2024 est.)	\$5,801.96/month + GST	Immediately

<sup>1</sup>All sizes are approximate and subject to verification

<sup>2</sup>Gross rent currently equates to this amount plus GST. Lease to be fully triple net.

\*Floor plans may not be 100% accurate and are subject to verification.



DINING + COCKTAILS

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

COFFEE + CASUAL FARE

- 11. Lee's Donuts
- 12. Café Kitsuné
- 13. Monaco Cafe
- 14. Meat & Bread
- 15. Timbertrain Coffee Roasters
- 16. Purebread
- 17. Revolver
- 18. Nemesis Coffee
- 19. Deville Coffee
- 20. Sonder Cafe & Espresso

SHOPPING

- 21. Herschel Supply Co.
- 22. Maison Kitsuné
- 23. Kit and Ace
- 24. John Fluevog Shoes
- 25. COS
- 26. Australian Boot Company
- 27. Inform Interiors
- 28. Oak + Fort
- 29. Roden Gray
- 30. The Latest Scoop





## CONTACT US FOR MORE INFORMATION

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