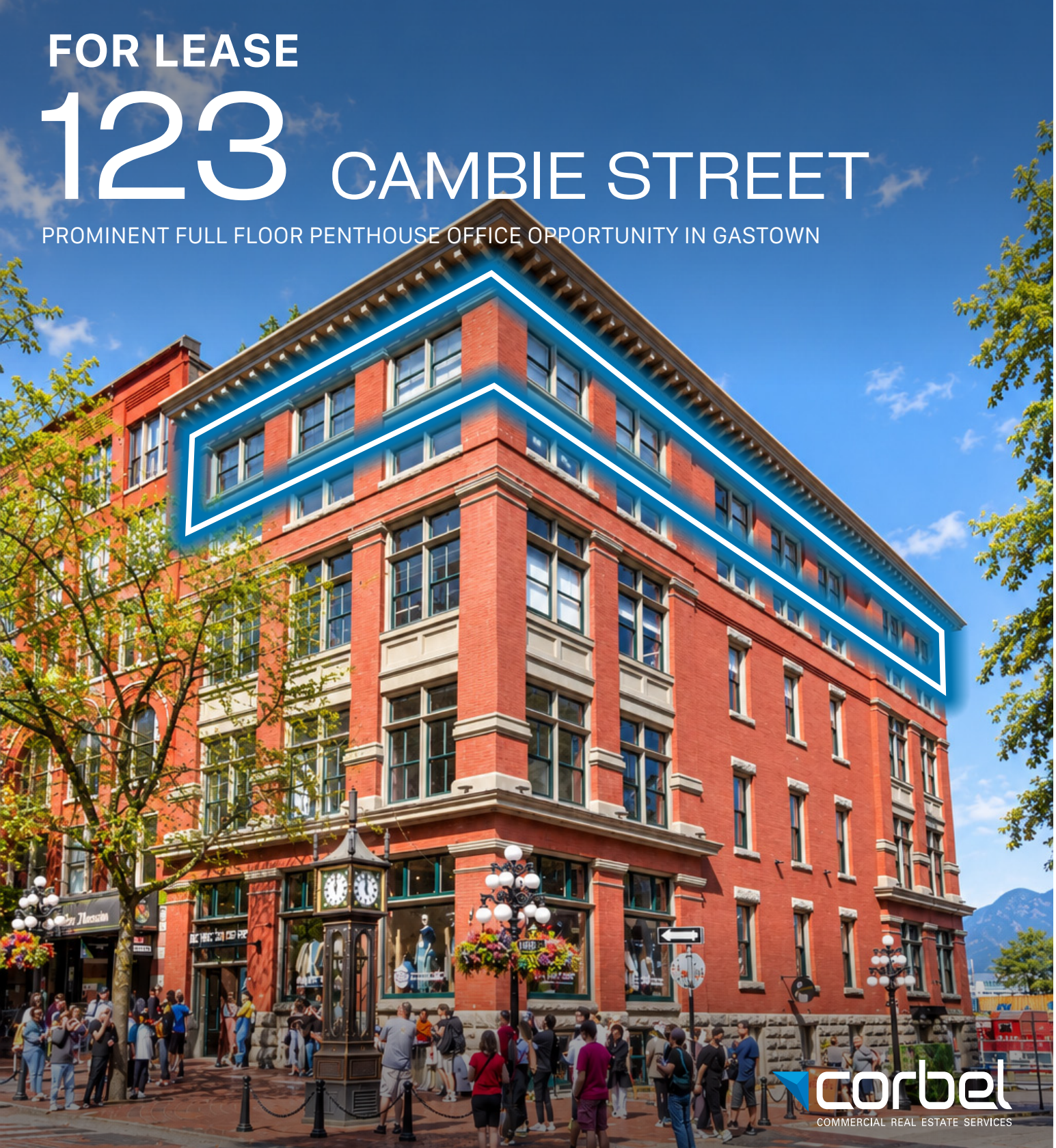
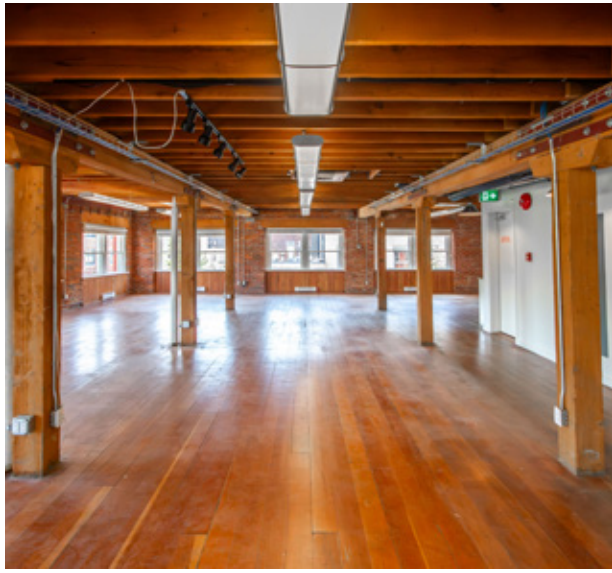
FOR LEASE

# 123 CAMBIE STREET

PROMINENT FULL FLOOR PENTHOUSE OFFICE OPPORTUNITY IN GASTOWN







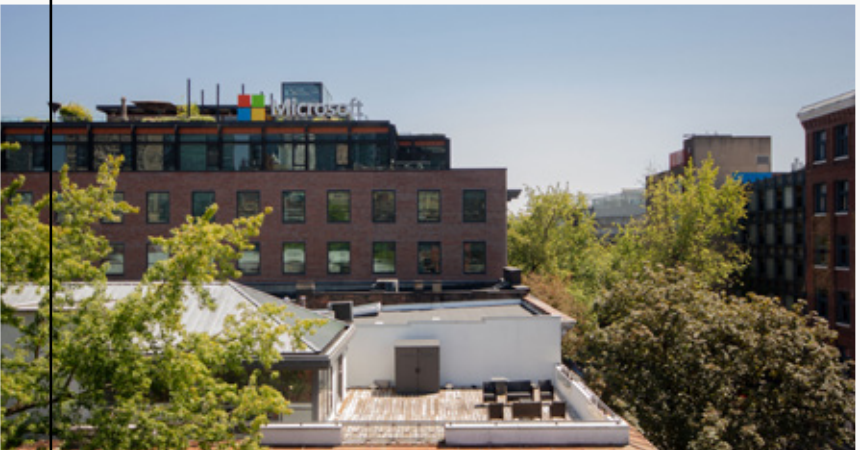


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# THE LOCATION

This landmark award-winning property is ideally located on the most prominent corner in Gastown, Cambie and Water Street. Gastown is 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 Roden Gray and Inform Interiors are just steps away. 123 Cambie Street presents an exceptional opportunities for a spacious and dynamic office environment.












# An office view that inspires.



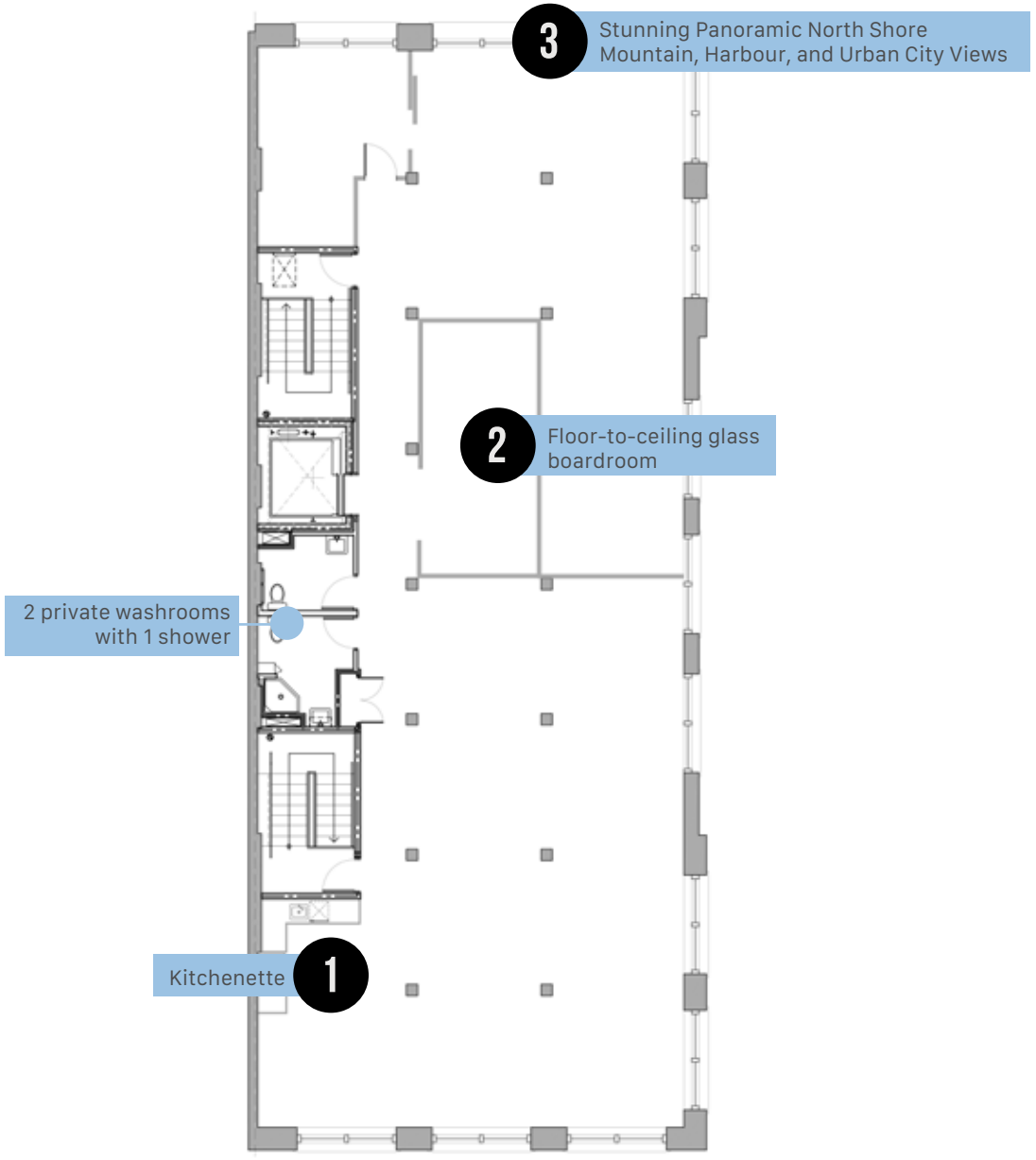




# THE FEATURES

- Prominent full floor penthouse office space located adjacent to Gastown's iconic steam clock
- Stunning panoramic views of the North Shore Mountains, Vancouver Harbour, and Urban City Views
- 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

*Images have been virtually staged for illustrative purposes only. Furnishings, fixtures, and finishes shown may not reflect the property's actual condition or inclusions.













| SIZE:[1] | BASIC RENT: | ADDITIONAL RENT: | AVAILABILITY: |
|---|---|---|---|
| 3,391 SF (Approx.) | Please contact agent | $17.00 (2026 est.) | Immediately |

[1]All sizes are approximate and subject to verification
*Floor plan may not be 100% accurate and is subject to verification.
**Images have been virtually staged for illustrative purposes only. Furnishings, fixtures, and finishes shown may not reflect the property's actual condition or inclusions.





Timbertrain Coffee Roasters



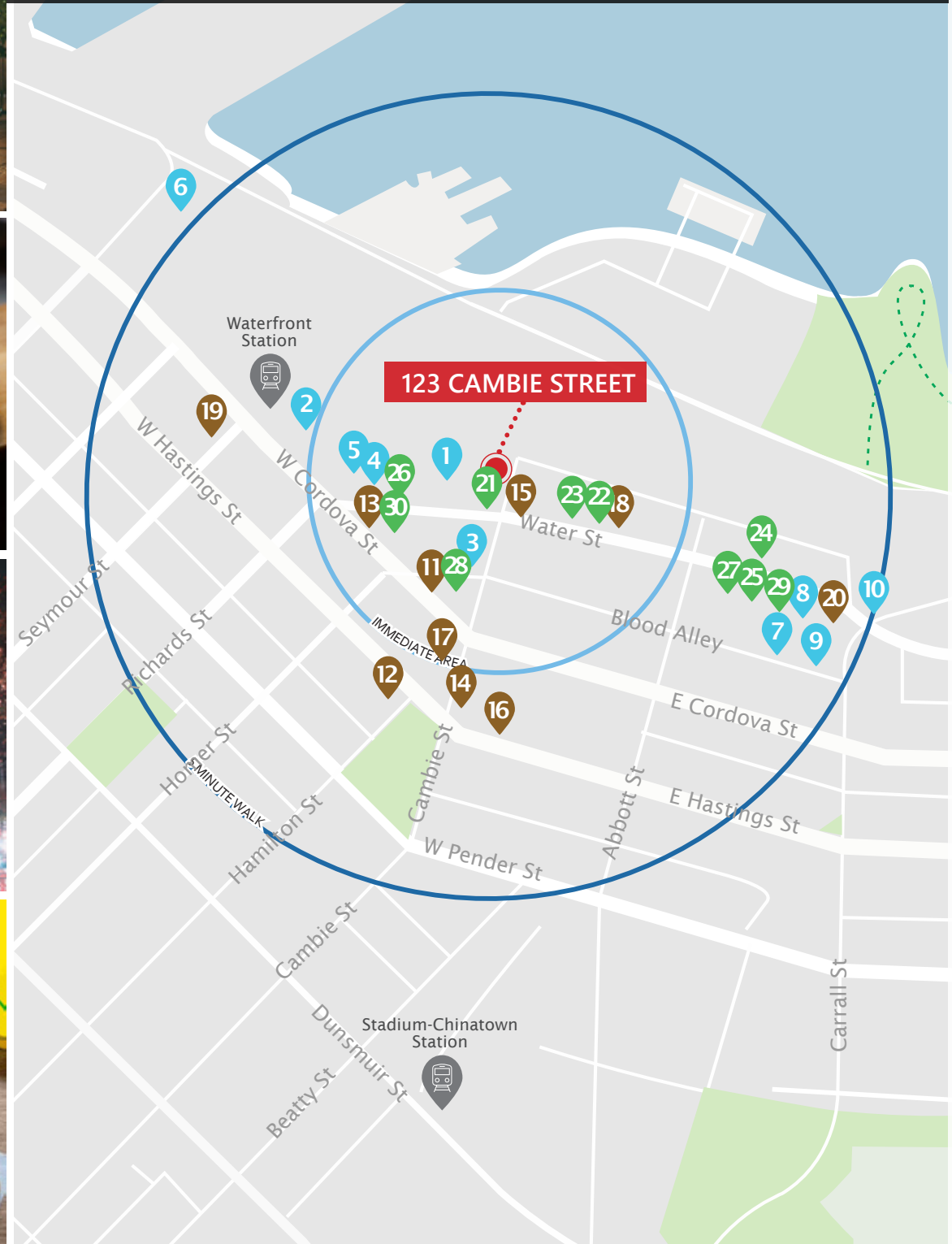



Lee's Donut

**96** **Walker's Paradise**
Daily errands do not require a car

**100** **Rider's Paradise**
World-class public transportation

Source: walkscore.com




## around the neighbourhood.

### DINING + COCKTAILS

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

### COFFEE + CASUAL FARE

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

### SHOPPING

21. The Latest Scoop
22. Maison Kitsuné
23. Kit and Ace
24. John Fluevog Shoes
25. COS
26. GIFTS AND THINGS
27. Inform Interiors
28. Out & About Boutique
29. Roden Gray
30. One of A Few



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*E. & O. E.: All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. All measurements quoted herein are approximate.*