

FOR LEASE | GASTOWN OFFICE  
**300 – 150 WATER STREET**



## GET IN TOUCH

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### BUILDING FEATURES

- Circa 1974 reinforced concrete, multi-level commercial building
- Numerous, operable windows which provides lots of natural light fronting Water Street
- Contiguous space with internal staircase and building elevator access
- Finished with multiple classrooms/private offices
- HVAC
- In-suite washrooms, large kitchen/lounge
- Server room

### AVAILABLE SPACE

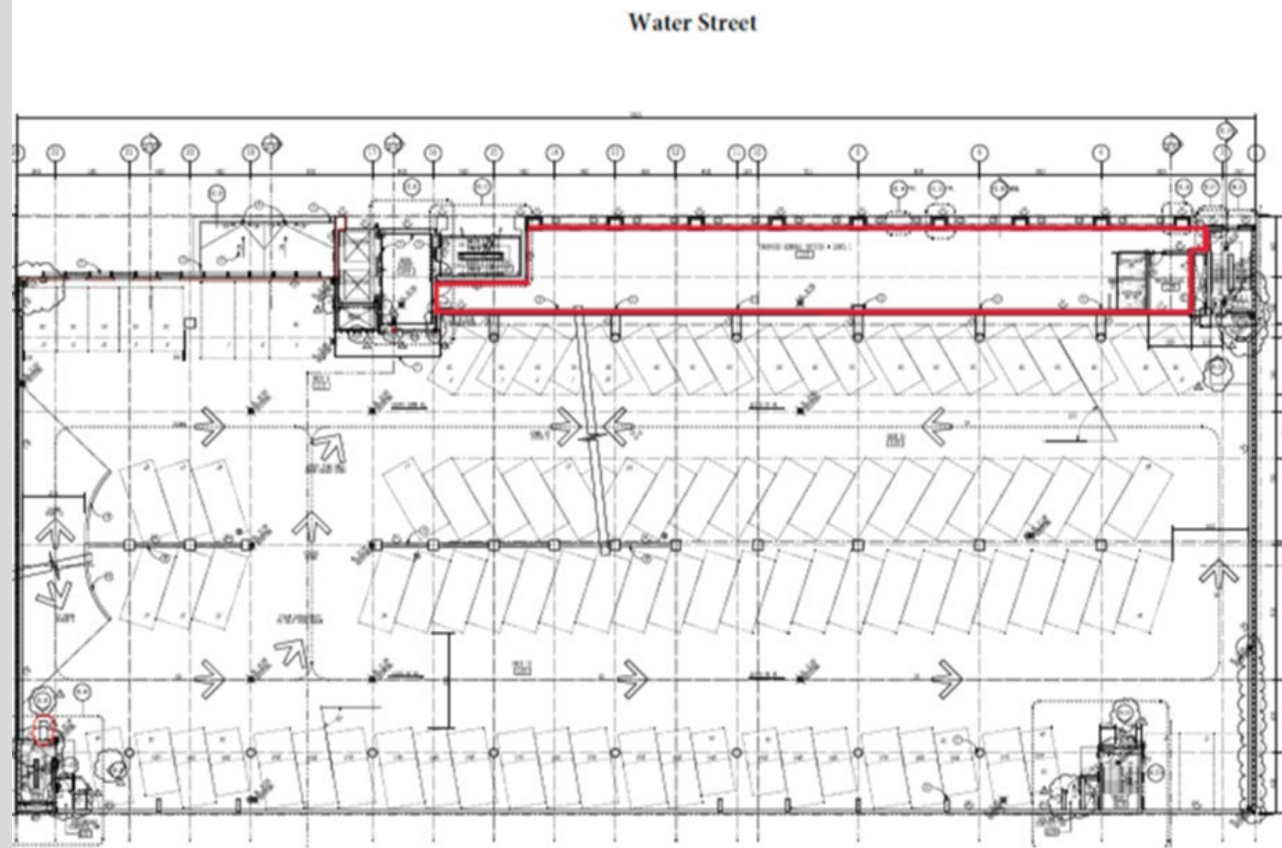
- Unit 300 9,201 SF over 3 floors

### RENTAL RATE

- Gross rent \$36.00 PSF, inclusive of taxes and common area operating expenses. Tenant responsible for utilities, internet, cablevision, garbage, and all outgoings relating to the premises.

### ZONING

HA-2 (Gastown Historic Area)



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## LOCATION

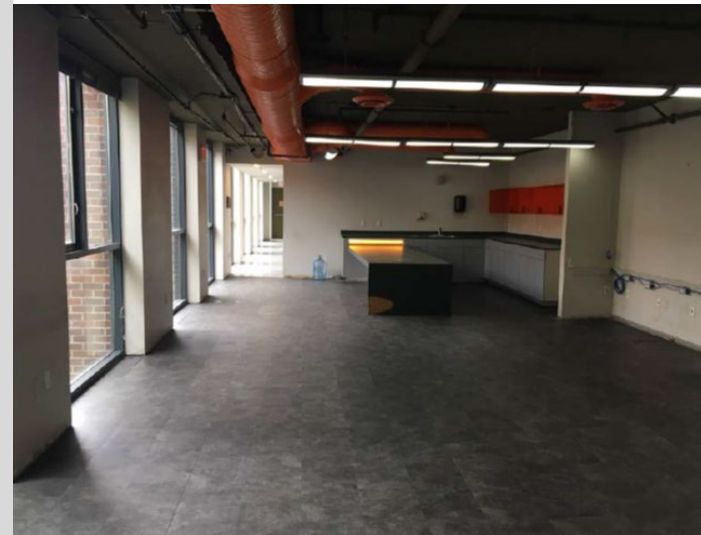
- In the heart of Gastown
- Close to downtown Vancouver, Chinatown, North Vancouver, Port of Vancouver
- Rapid transit, seabus, bus services easily accessible
- Mountain and water views
- Convenient parking available

## AVAILABILITY

- Immediately

## ADDITIONAL INFORMATION

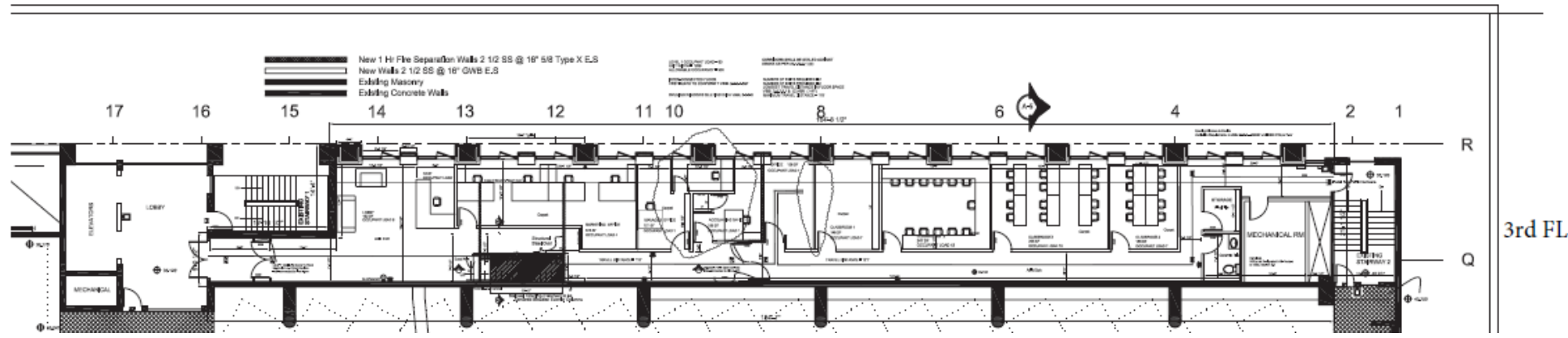
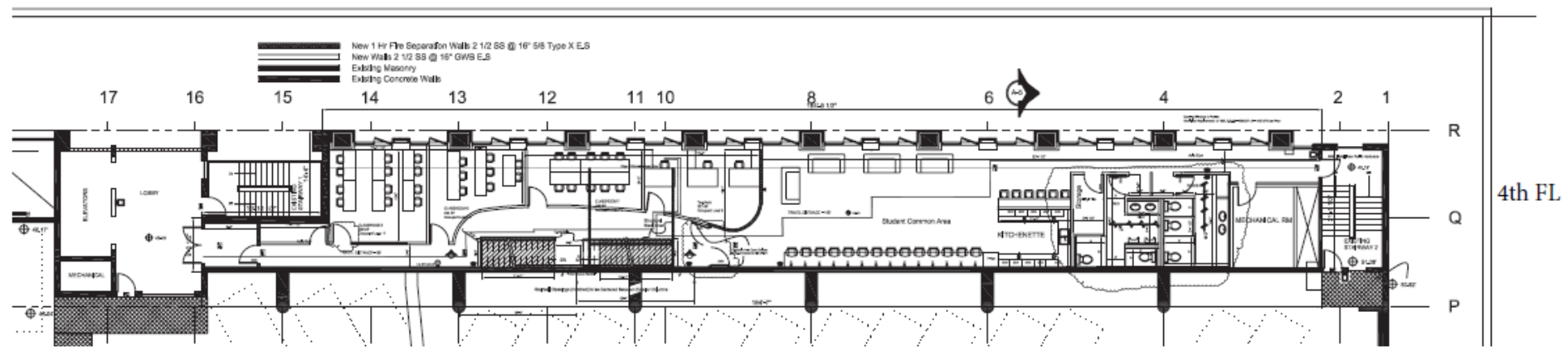
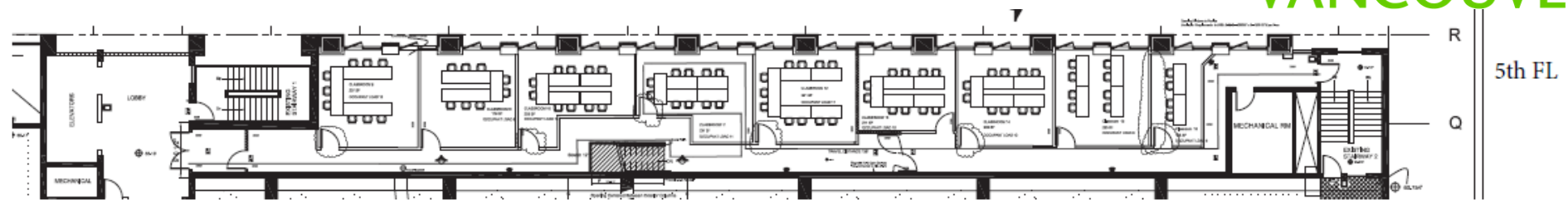
- Premises are on an “as is, where is” basis.



E. & O. E. The information contained herein was obtained from sources deemed reliable, and while thought to be correct, it is not guaranteed by the City of Vancouver and is subject to change without notice. All information should be carefully verified. All measurements quoted herein are approximate.

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Floor Plan