



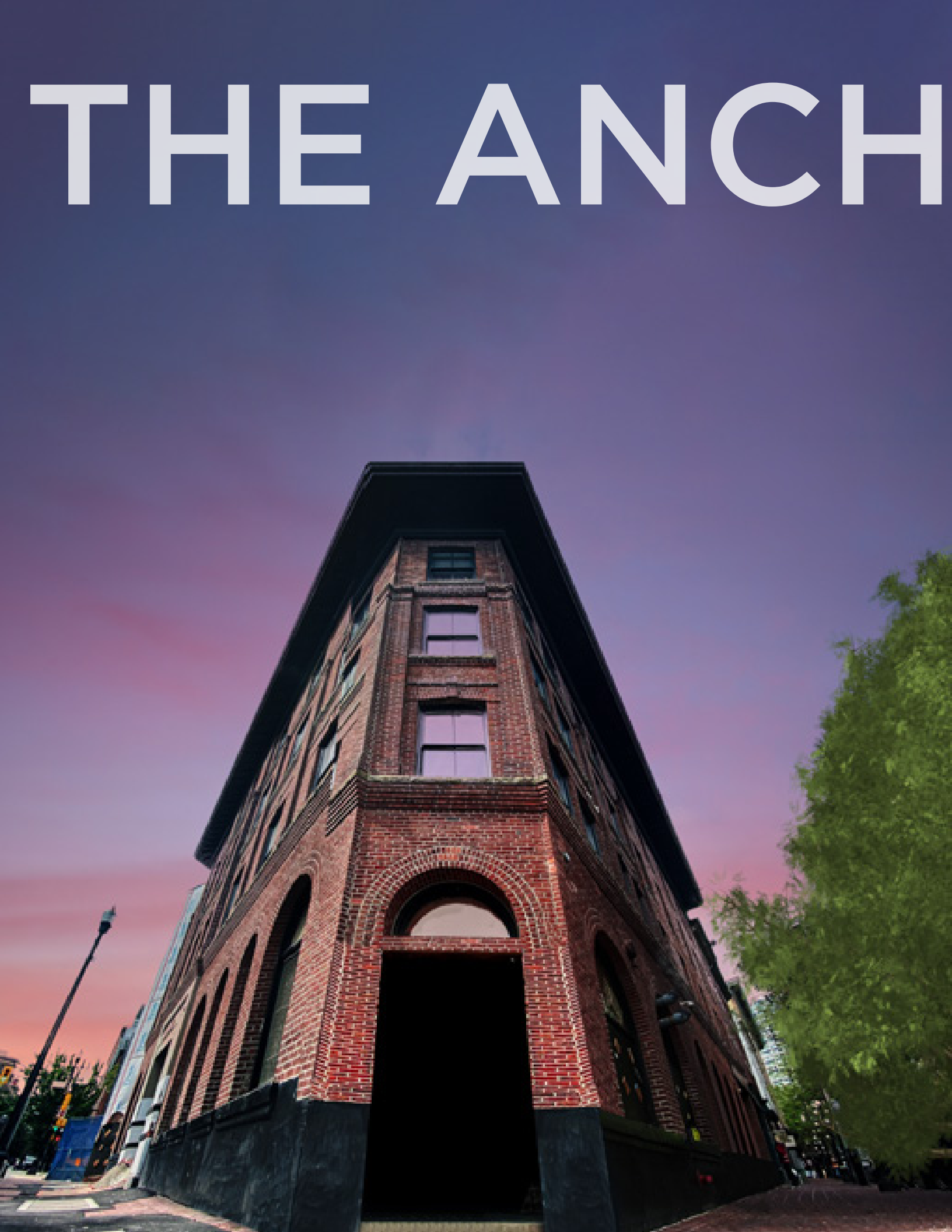
# THE ANCHOR

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**FOR LEASE | 99 POWELL STREET**

PREMIER GASTOWN RESTAURANT/LIQUOR PRIMARY/RETAIL PREMISES  
WITH EXCEPTIONAL PATIO OPPORTUNITIES





# THE ANCHOR



## THE OPPORTUNITY

The historic Anchor Hotel at 99 Powell Street presents multiple exceptional, flagship leasing opportunities in the latest heritage redevelopment, located in the heart of Gastown. Years of meticulous planning and thoughtful design have resulted in a complete modernization of a character brick and masonry heritage asset, which includes the vertical addition of two floor to ceiling glass levels, a brand new passenger elevator, all upgraded building systems including new electrical service, state of the art mechanical and HVAC systems, with commercial retail units designed for food operators in mind. Each premise will be delivered with access to dedicated commercial vent shafts for commercial kitchens, grease-traps, new plumbing

throughout, code-conforming washrooms, and municipal approvals for food primary establishments in place. This incredible opportunity offers multiple demising options ranging from 327 SF – 12,597 SF (Approx.). Additionally, there are three exceptional frontages along Powell Street, Alexander Street and Columbia Street, generous outdoor patio opportunities, character arched windows along Alexander Street and Columbia Street, an integrated folding door system on Powell Street. The Anchor delivers premier food primary/ potential liquor primary/ retail / showroom spaces in Vancouver's original entertainment, tech and tourist district, Gastown.

# THE FEATURES



## EXCEPTIONAL OPPORTUNITY

Flagship leasing opportunities in the latest heritage redevelopment, The Historic Anchor Hotel located in the heart of historic Gastown.



## MODERN SYSTEMS

All upgraded building systems including new electrical service, state of the art mechanical and HVAC systems - all with commercial retail units designed for food operators in mind.



## PATIO

Generous outdoor patio opportunities.



## COMMERCIAL RETAIL UNIT READY

Dedicated access to multiple commercial vent shafts with grease-traps, new plumbing throughout, code-conforming washrooms, and municipal approvals for food primary in place.



## POTENTIAL LIQUOR PRIMARY

253 seat liquor primary license potentially available (number of seats to be verified).



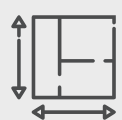
## BEAUTIFUL FINISHINGS

Mirror finish concrete flooring throughout, portions of exposed brick, character arched windows along Powell and Cordova Street, and an integrated folding door system along Powell Street.



## PROMINENT LOCATION

Three exceptional frontages along Powell Street, Alexander Street and Columbia Street.



## DEMISING & STORAGE

Multiple demising options ranging from 327 SF – 12,597 SF (approx.). Ample dedicated storage available.



## TENANT IDEAS

Food Primary · Quick Service Restaurant  
· Potential Liquor Primary Establishments  
· Boutique & Flagship Retail Concepts



BE A PART OF THIS  
BEAUTIFUL HERITAGE REDEVELOPMENT.



# THE DETAILS

## SIZE:

327 SF - 12,597 SF (Approx.)

## BASIC RENT:

Please contact agent

## ADDITIONAL RENT:

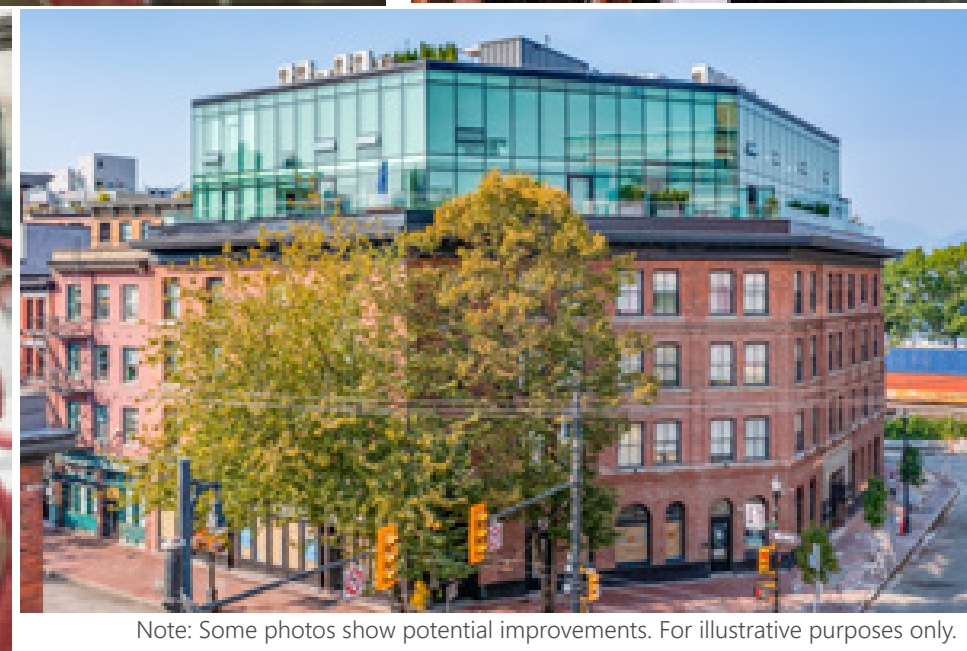
\$15.00 (2022 est.)

## TENANT IMPROVEMENT PACKAGES:

Available to qualified tenants

## AVAILABILITY:

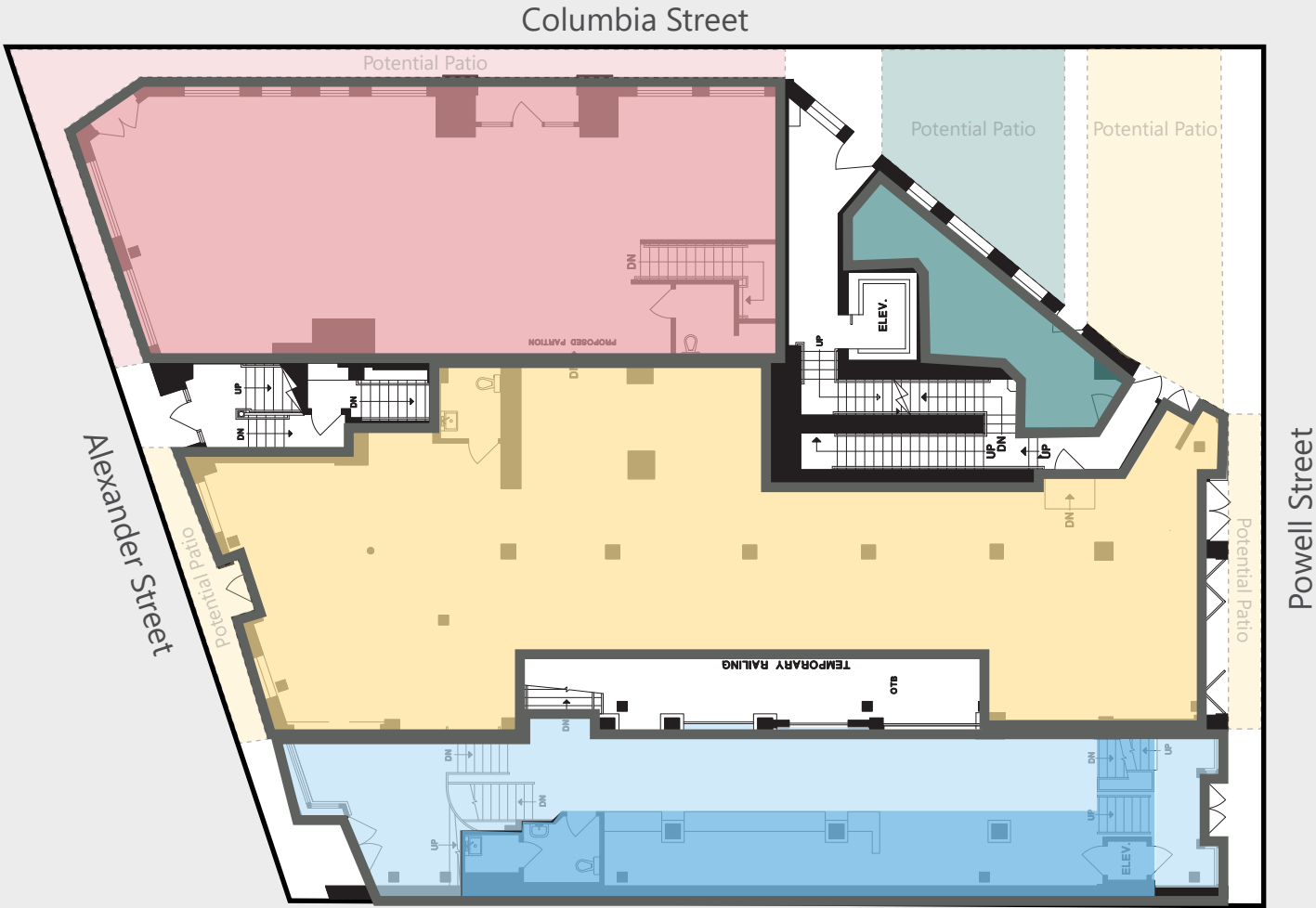
Ready for immediate fixturing



Note: Some photos show potential improvements. For illustrative purposes only.

# THE BUILDING

## MAIN LEVEL<sup>1,2</sup>



### 103 Columbia Street

Main	1,967 SF
Lower	823 SF
<b>Total</b>	<b>2,790 SF</b>

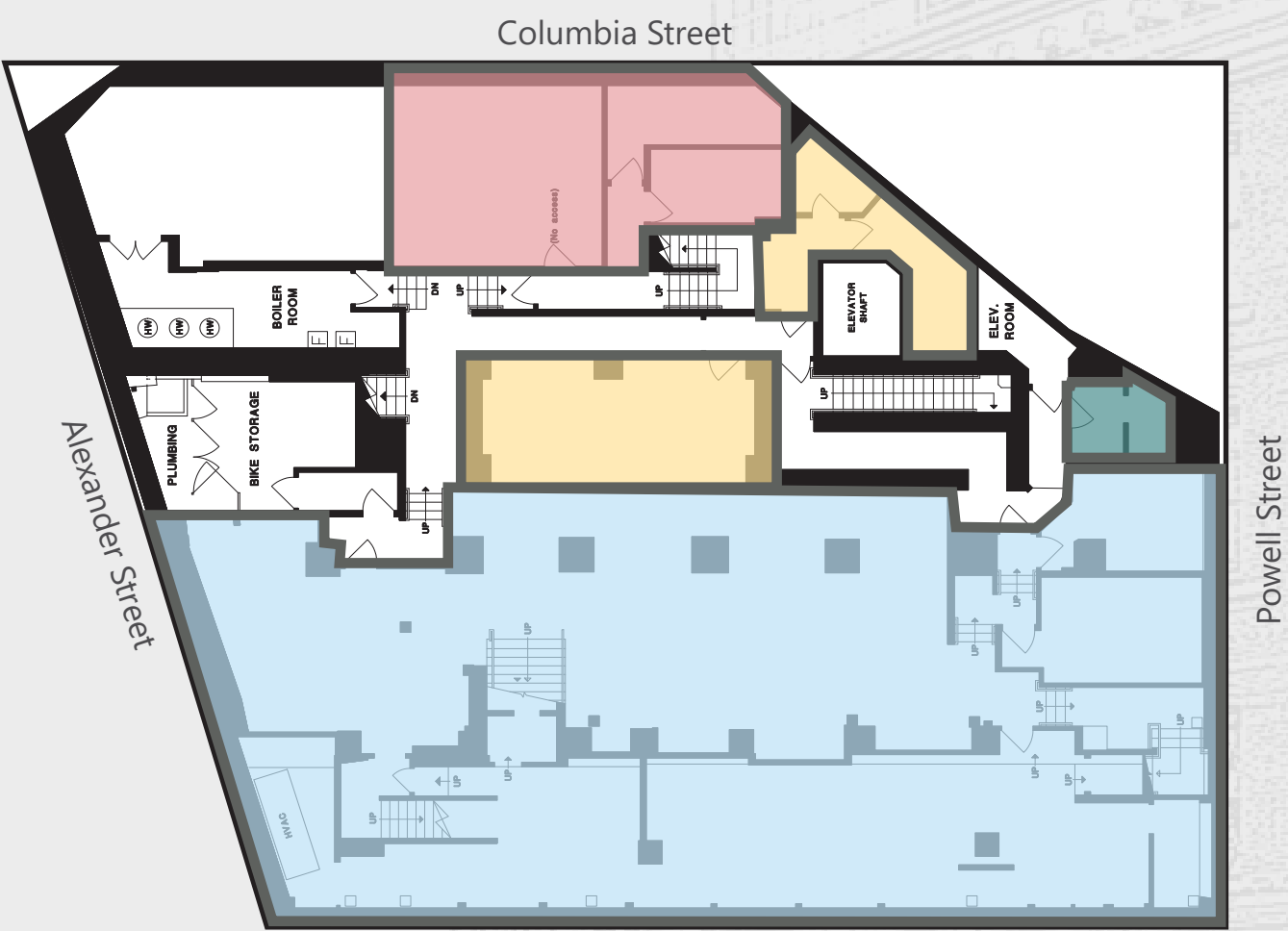
### 99 Powell Street

Main	2,688 SF
Lower	577 SF
<b>Total</b>	<b>3,265 SF</b>

### 195 Columbia Street

Main	327 SF
Lower	110 SF
<b>Total</b>	<b>437 SF</b>

## LOWER LEVEL<sup>1,2</sup>



### 91 Powell Street

Main	1,673 SF
Mezz	1,139 SF
Lower	3,730 SF
<b>Total</b>	<b>6,542 SF</b>

### Entire Premise\*

Main	6,328 SF
Mezz	1,139 SF
Lower	5,130 SF
<b>Total</b>	<b>12,597 SF</b>

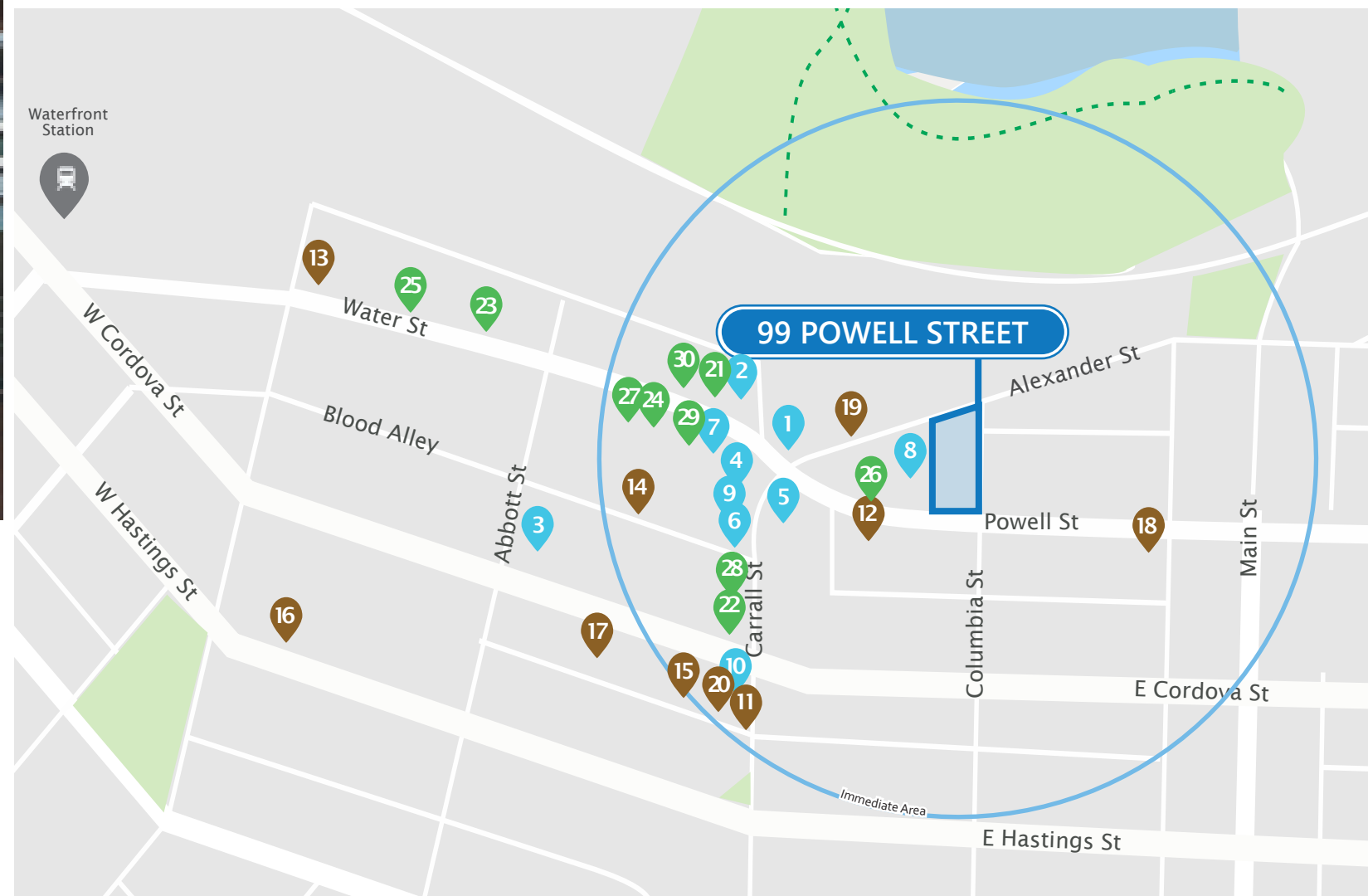
\*Does not include 195 Columbia Street

<sup>1</sup>All sizes and floor plans are approximate and subject to adjustment and verification.  
<sup>2</sup>Patio subject to confirmation with the City of Vancouver.



# THE LOCATION

With the classic vibrancy and charm of Gastown, new retailers continue to open in the area including Arcade Showroom, Kit & Ace, CNTRBND, and the much anticipated Franco-Japanese fashion and music brand, Maison Kitsuné's first Canadian location. Additionally, as tech giant Microsoft plants a flag in the heart of Gastown with its new 300 employee, 75,000 SF offices now open, home grown tech firm Global Relay hiring an additional 250 employees, and staff returning to offices, this is an exceptionally strategic opportunity to capitalize in the resurgence of Vancouver's original entertainment, tech, and tourist district, Gastown. Other acclaimed eateries in the immediate area include L'Abattoir, Tacofino, Ask for Luigi, and Di Beppe. There is also a thriving retail market which includes Roden Gray, Herschel Supply Co., Oak + Fort, Gravity Pope and Inform Interiors - all establishing Gastown as one of the most stylish neighborhoods in the world.



## DINING + COCKTAILS

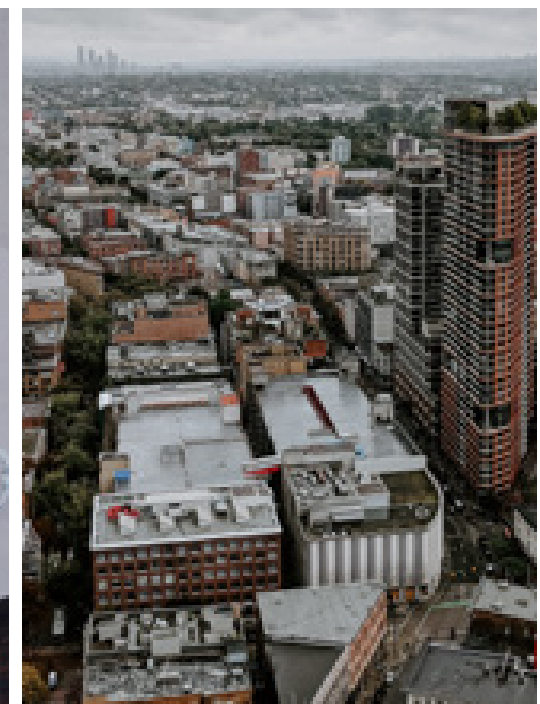
1. LOCAL Gastown
2. Monarca
3. The Hart
4. Twisted Fork Bistro
5. The Diamond
6. The Greek Gastown
7. Röosh
8. The Birds & The Beets
9. L'Abattoir
10. Di Beppe

## COFFEE + CASUAL FARE

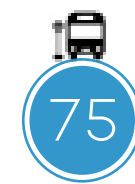
11. East Van Roasters
12. Milano Espresso Lounge
13. Starbucks
14. Gringo
15. Tacofino Taco Bar
16. Purebread
17. GRETA Bar YVR
18. Cadeaux Bakery
19. Soft Peaks Ice Cream
20. Nelson the Seagull

## SHOPPING + ENTERTAINMENT

21. Aesop
22. Leah Alexandra Jewlery
23. Oak + Fort
24. COS
25. Maison Kitsuné
26. Stussy
27. Inform Interiors
28. Le Labo
29. Roden Gray
30. CNTRBND



**WALK SCORE**  
Walker's Paradise



**TRANSIT SCORE**  
Excellent Transit



**BIKE SCORE**  
Very Bikeable

## CONTACT US FOR MORE INFORMATION

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### ROBERT THAM

604.609.0882 Ext. 223  
robert@corbelcommercial.com

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### MARC SAUL PREC

604.609.0882 Ext. 222  
marc@corbelcommercial.com

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