

# 150 WATER STREET PROMINENT GASTOWN APPROVED ASSEMBLY/SCHOOL OPPORTUNITY

**FOR LEASE**

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# THE LOCATION

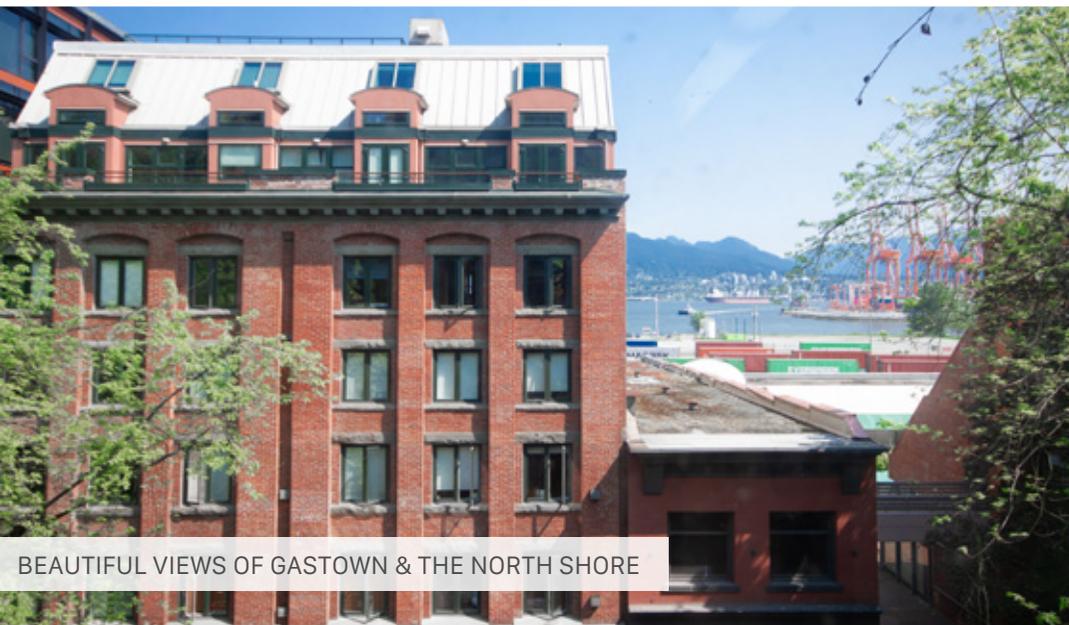
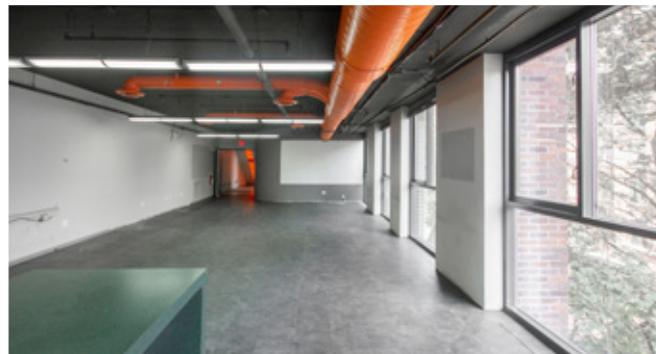
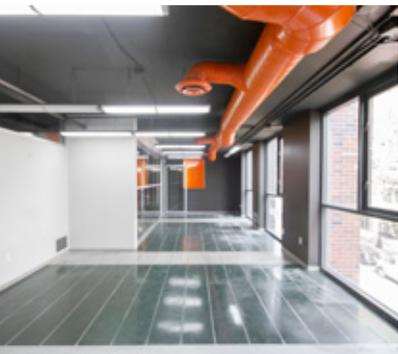
Gastown is an internationally-renowned heritage zone, both a bustling tourist destination and a trendy gathering place for locals. Characterized by cobblestone streets, brick and timber heritage buildings and abundant historical charm, the high-traffic neighbourhood houses many of the city's hottest restaurants and retail stores.

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, tech giant Microsoft has planted a flag in the heart of Gastown with its new 300 employee, 75,000 SF offices now open, located directly across the street, and the subject property is directly adjacent to the home-grown tech firm Global Relay, which has hired an additional 250 employees within recent years. As Vancouver's pre-eminent tourist attraction, Gastown is an exceptionally strategic location for any educational/ training/instructional based business.

Other acclaimed eateries in the immediate area include Vancouver's Michelin-recommended restaurants including L'Abattoir and PIDGIN, as well as other eateries such as Water St. Café, Pourhouse, 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.



# RARE OPPORTUNITY TO LEASE UP TO 9,201 SF OF ASSEMBLY & SCHOOL SPACE IN GASTOWN



BEAUTIFUL VIEWS OF GASTOWN & THE NORTH SHORE

## SALIENT FACTS

<b>UNIT</b>	300
<b>SIZE<sup>1</sup></b>	9,201 SF (Approx.)
<b>GROSS RENT<sup>2</sup></b>	\$36.00 Gross PSFPA
<b>ZONING</b>	HA-2 (Historic Gastown Area)
<b>AVAILABILITY</b>	Immediately

<sup>1</sup>All sizes are approximate and subject to verification.  
<sup>2</sup>Gross rent currently equates to this amount plus GST.

## THE FEATURES



Three levels of prominent assembly and school premises located within the Gastown Parkade and steps from Gastown's iconic steam clock



Bright and spacious, turn-key floor plans with a mix of open space, classrooms, and meeting rooms



Floor to ceiling windows overlooking Water Street with partial water and mountain views from upper levels



Fully distributed HVAC and passenger elevator access



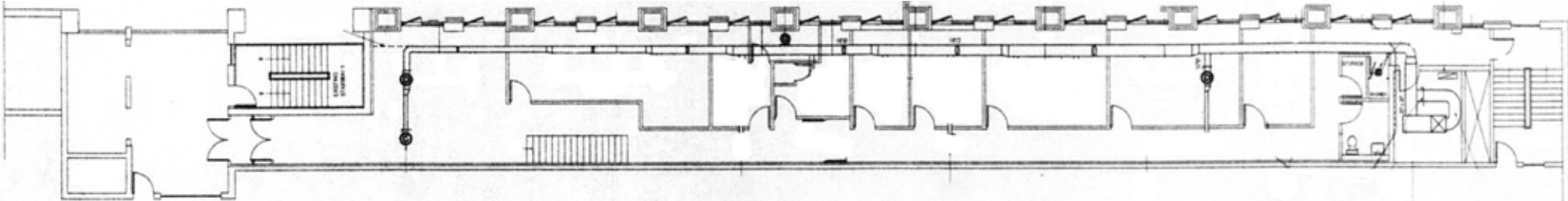
Private washrooms on the first and second floor, and a spacious kitchenette on the second floor



Assembly/School approved premises



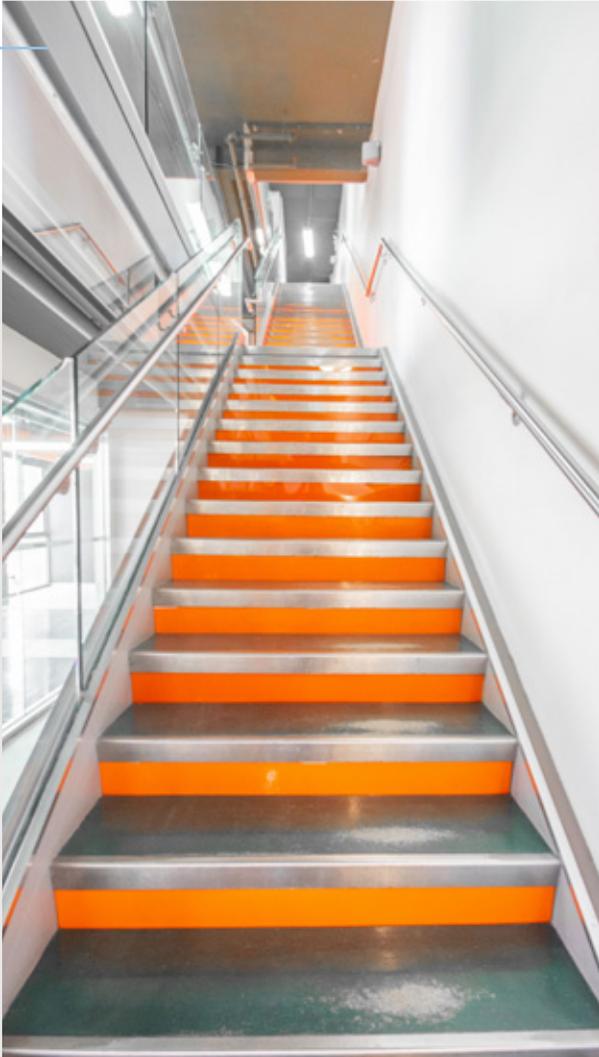
Exceptional convenience being located within the Gastown Parkade



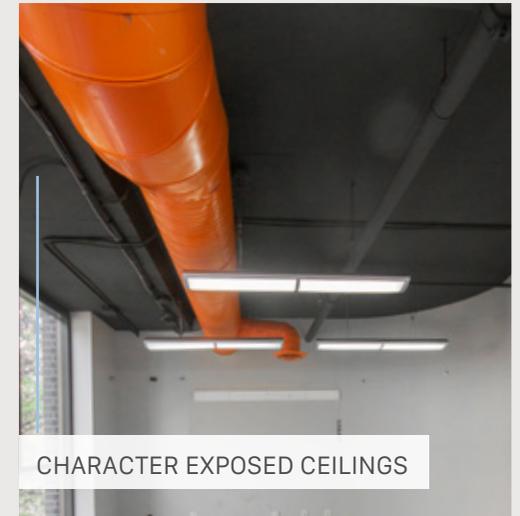
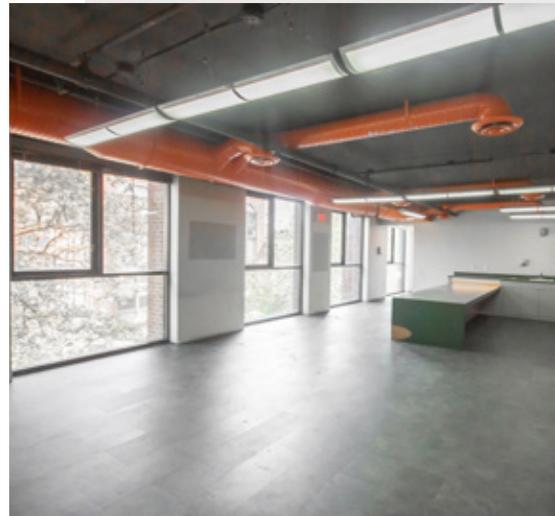
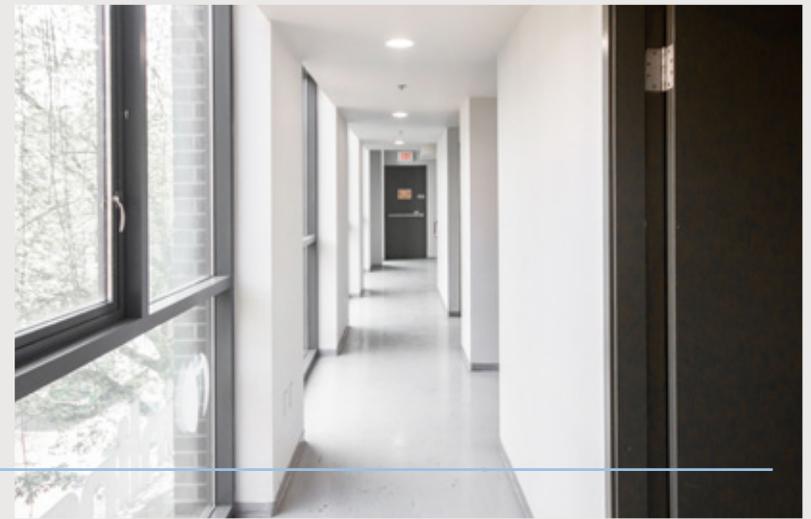
RECEPTION AREA



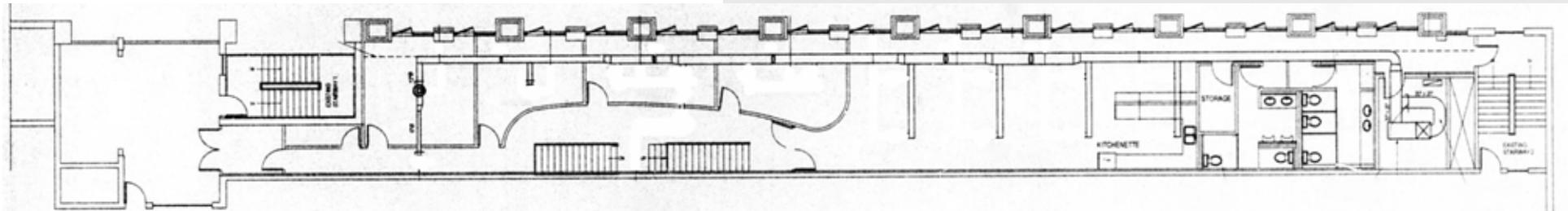
SPACIOUS MEETING ROOMS



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



FLOOR PLAN





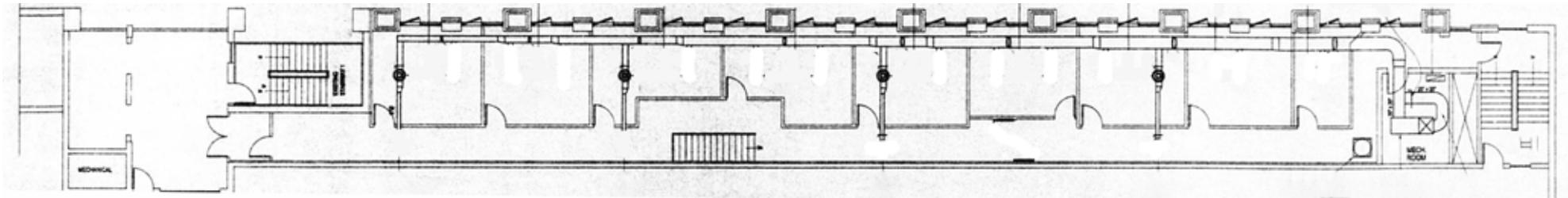
TRACK LIGHTING THROUGHOUT



LARGE OPERATING WINDOWS



### FLOOR PLAN



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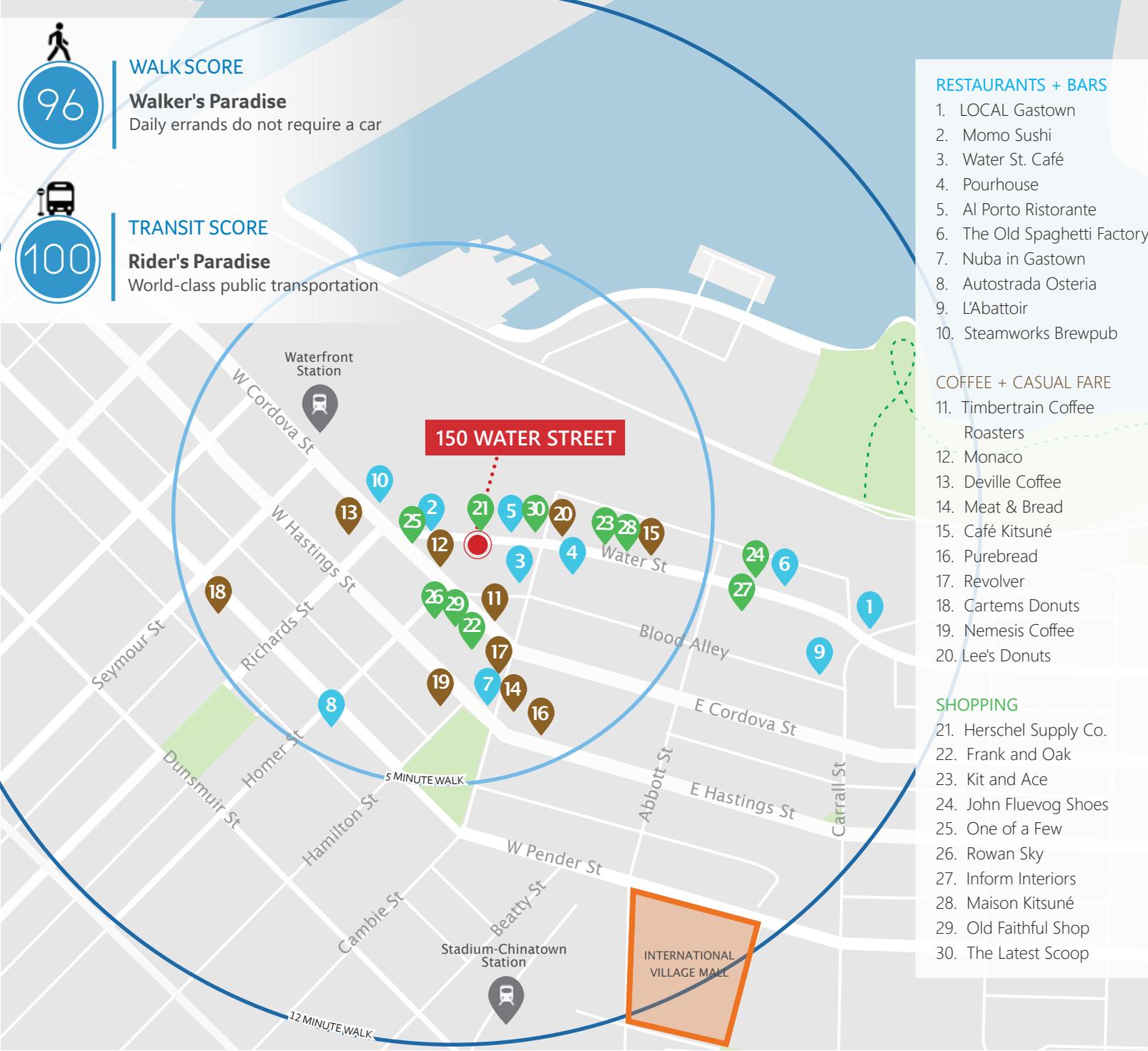
### WALK SCORE

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



### TRANSIT SCORE

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



**150 WATER STREET**

### RESTAURANTS + BARS

1. LOCAL Gastown
2. Momo Sushi
3. Water St. Café
4. Pourhouse
5. Al Porto Ristorante
6. The Old Spaghetti Factory
7. Nuba in Gastown
8. Autostrada Osteria
9. L'Abattoir
10. Steamworks Brewpub

### COFFEE + CASUAL FARE

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

### SHOPPING

21. Herschel Supply Co.
22. Frank and Oak
23. Kit and Ace
24. John Fluevog Shoes
25. One of a Few
26. Rowan Sky
27. Inform Interiors
28. Maison Kitsuné
29. Old Faithful Shop
30. The Latest Scoop



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