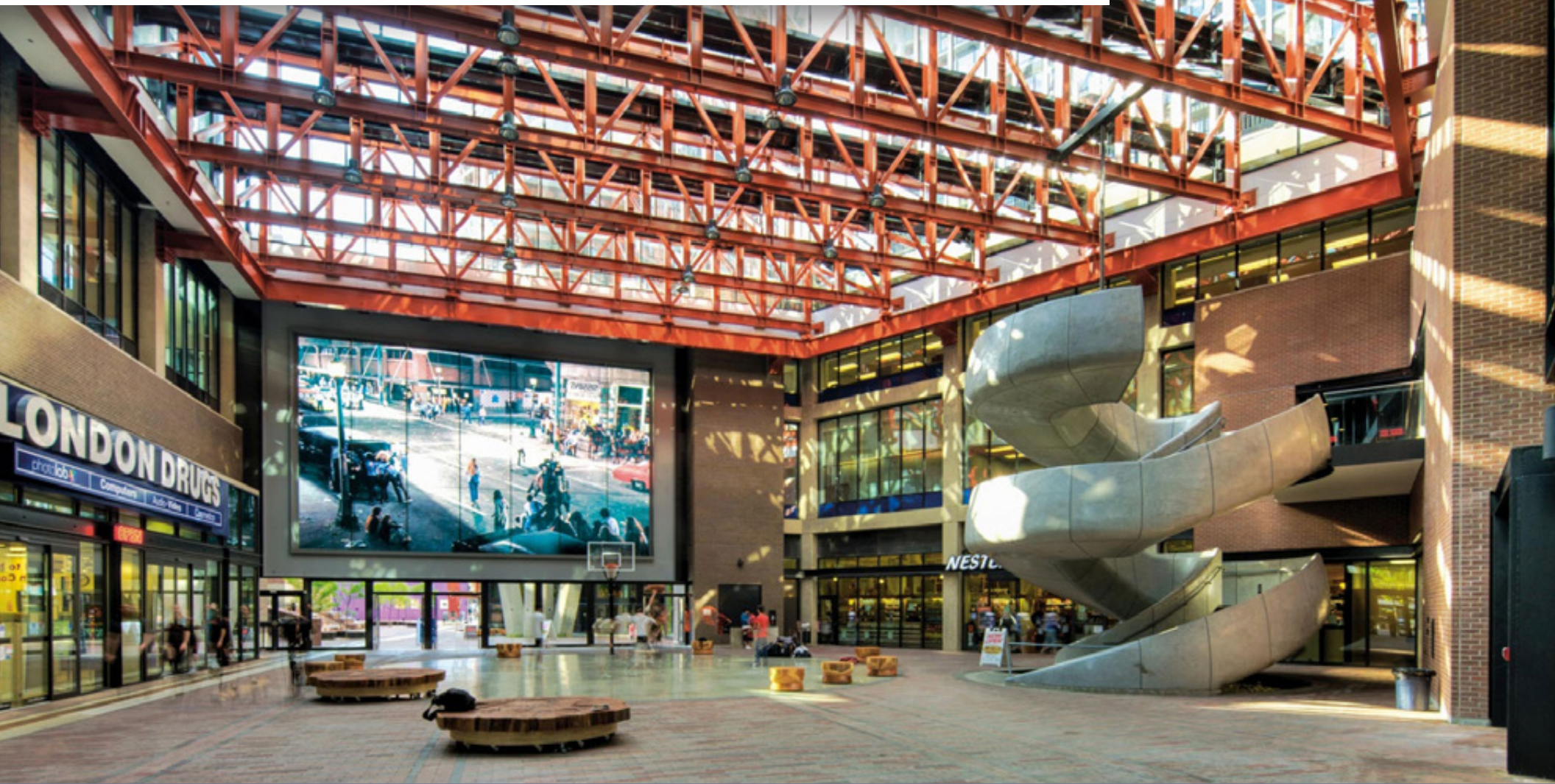


FOR LEASE

WOODWARD'S BUILDING

128 W Cordova Street (Gastown), Vancouver, B.C.



Stefan Safrata
Personal Real Estate Corporation
Vice President Investments
(604) 398-4352
Stefan.Safrata@MarcusMillichap.com

Marcus & Millichap



OPPORTUNITY

The iconic Woodward's building is located in Gastown, one of Vancouver's most recognizable and eclectic neighbourhoods known for its Victorian-styled buildings, rich history, and cobblestone side walks. This historic neighbourhood is home to some of the Lower Mainland's trendiest retailers and is an indisputable tourist destination. The Woodward's building is a mixed use project featuring 736 residential units, 50,000 SF of office space and 68,000 SF of retail space. Anchor tenants include Nesters Market, London Drugs, SFU (Vancouver) Campus, and TD Bank. This site acts as a community hub, featuring a 12,000 SF public atrium which holds several monthly events.

SALIENT DETAILS

Address: 128 W Cordova, Vancouver, BC

Size: 1,654 SF (Available immediately)

Parking: Street Parking & 538 Parking Stalls in Multi-Level, Above Ground Parkade Across Street

Additional Rent: \$15.92 PSF (2024 est.)

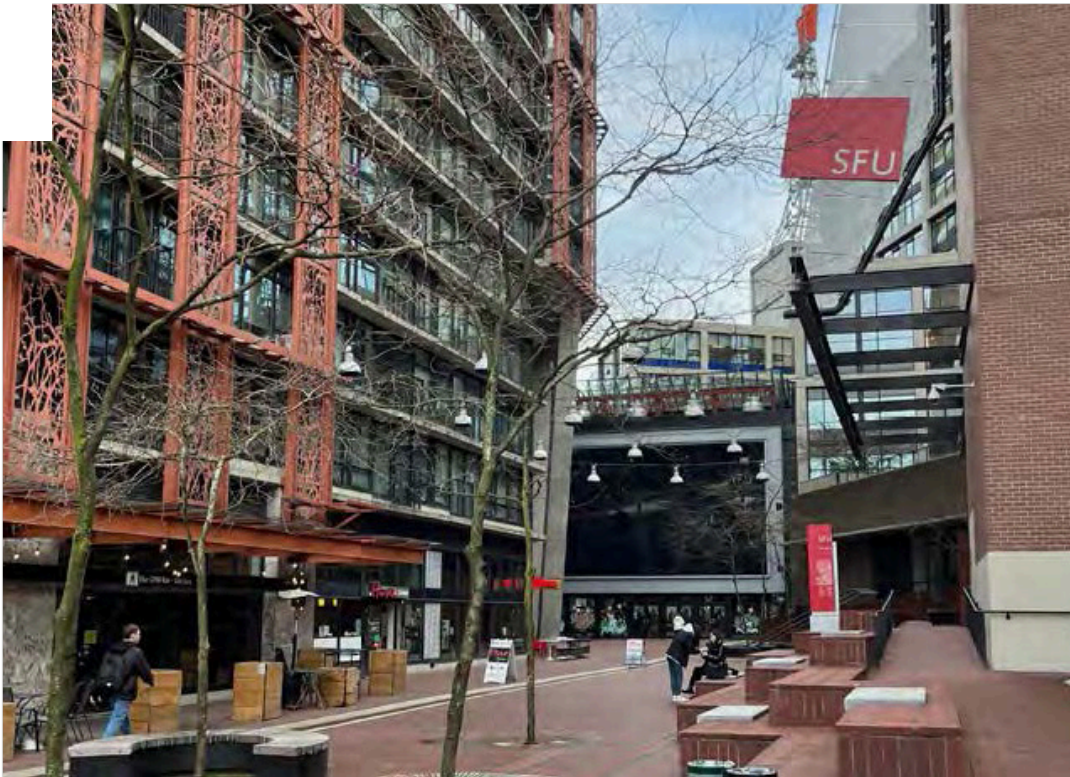
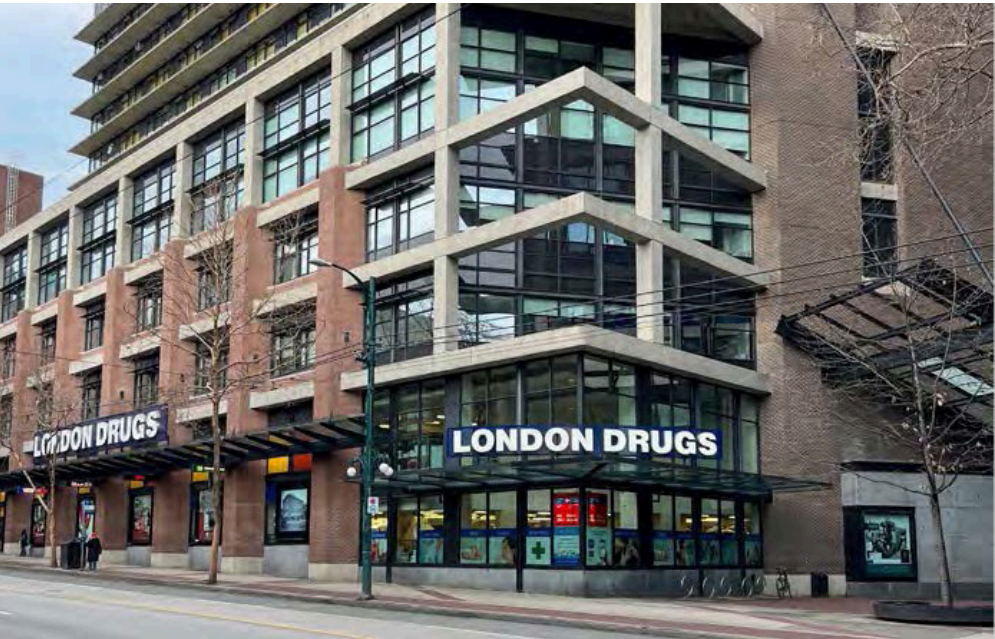
Asking Rent: Contact Listing Agent



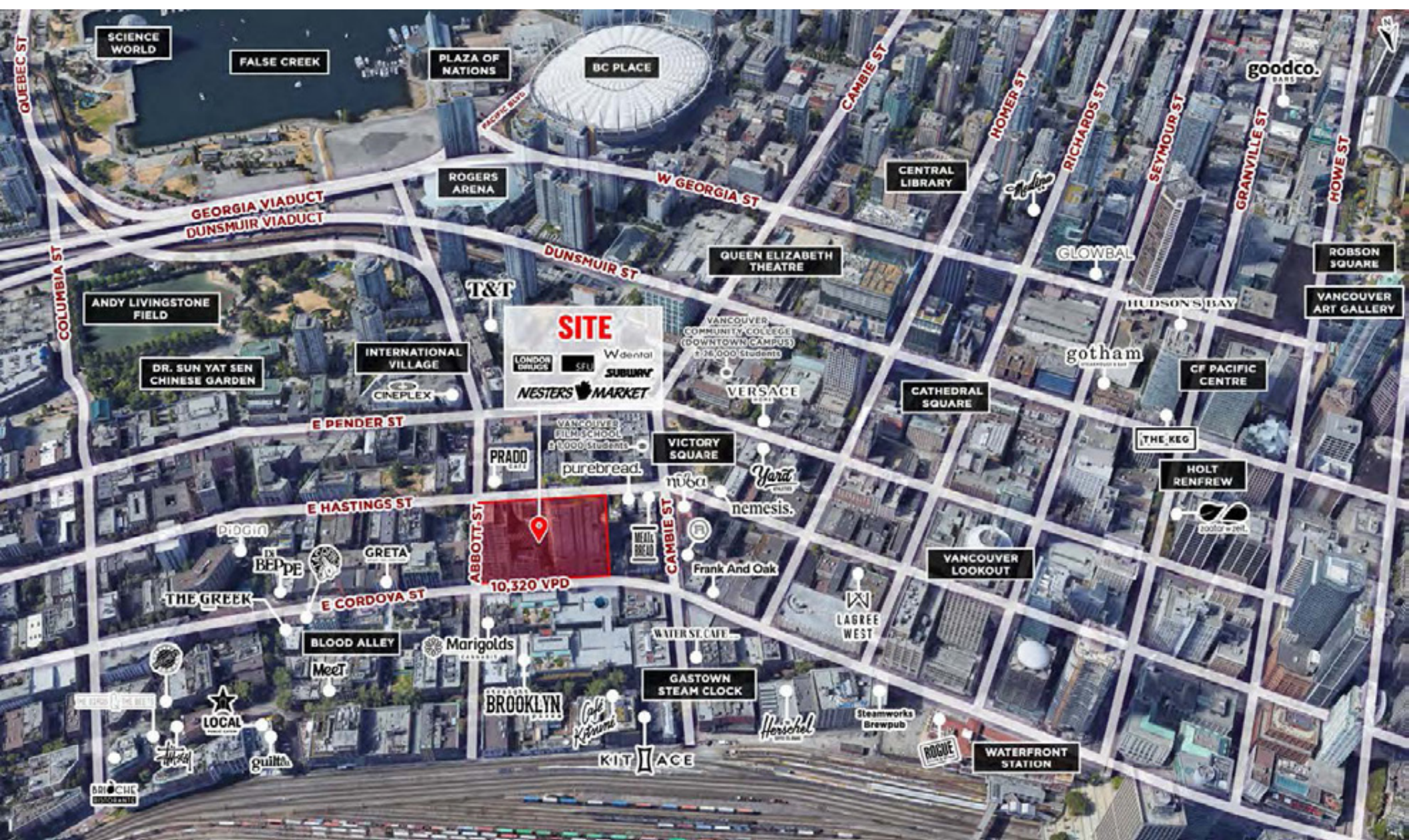
AREA TENANTS



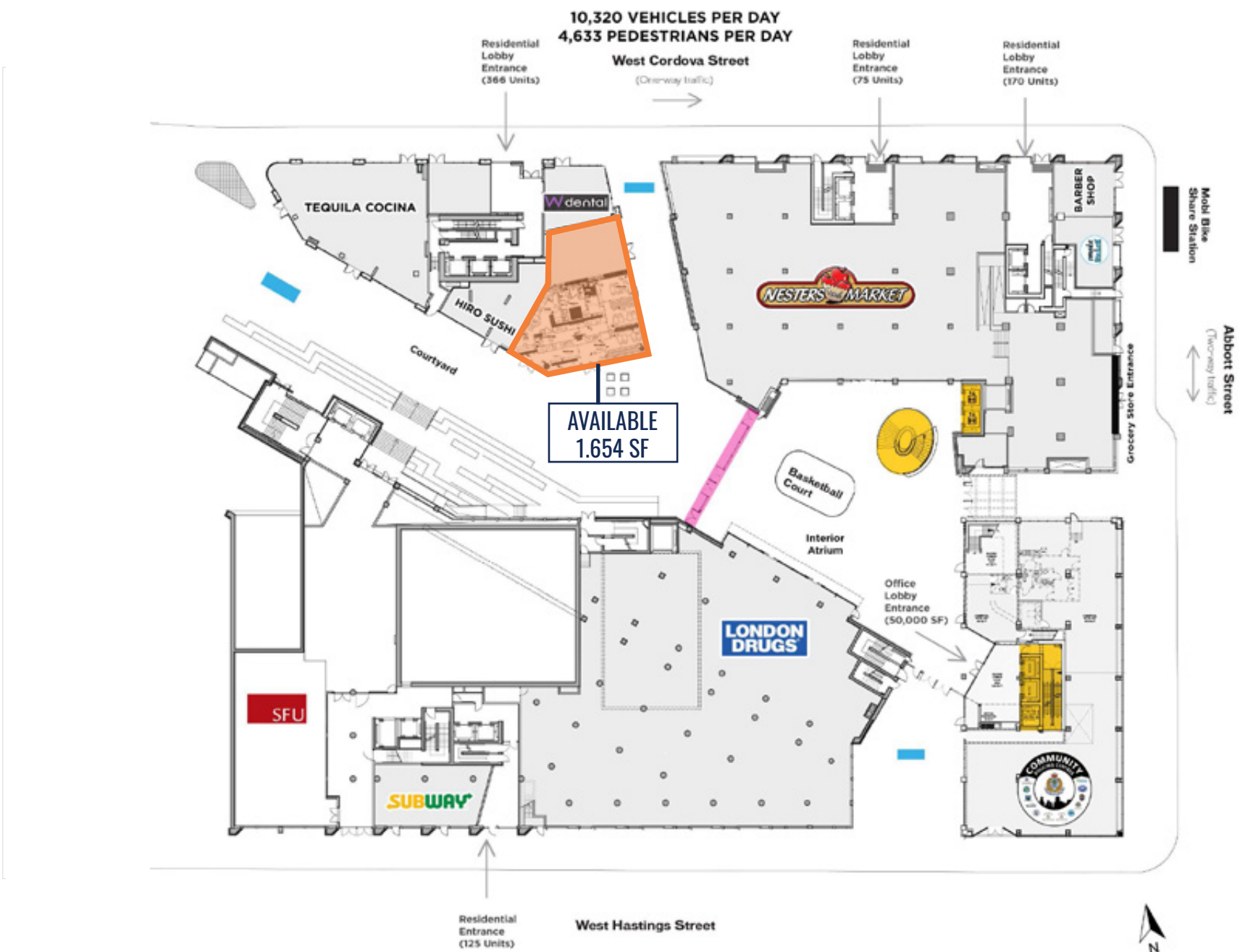
Demographics	500 M	1KM	3KM	Trade Area
2024 Population	8,386	25,412	181,092	3,020,991
2029 Populations Projections	9,170	29,840	202,266	3,324,872
2024 Daytime Population	17,893	70,703	316,312	2,959,022
2024 Average HH Income	\$101,611	\$100,522	\$117,417	\$136,513



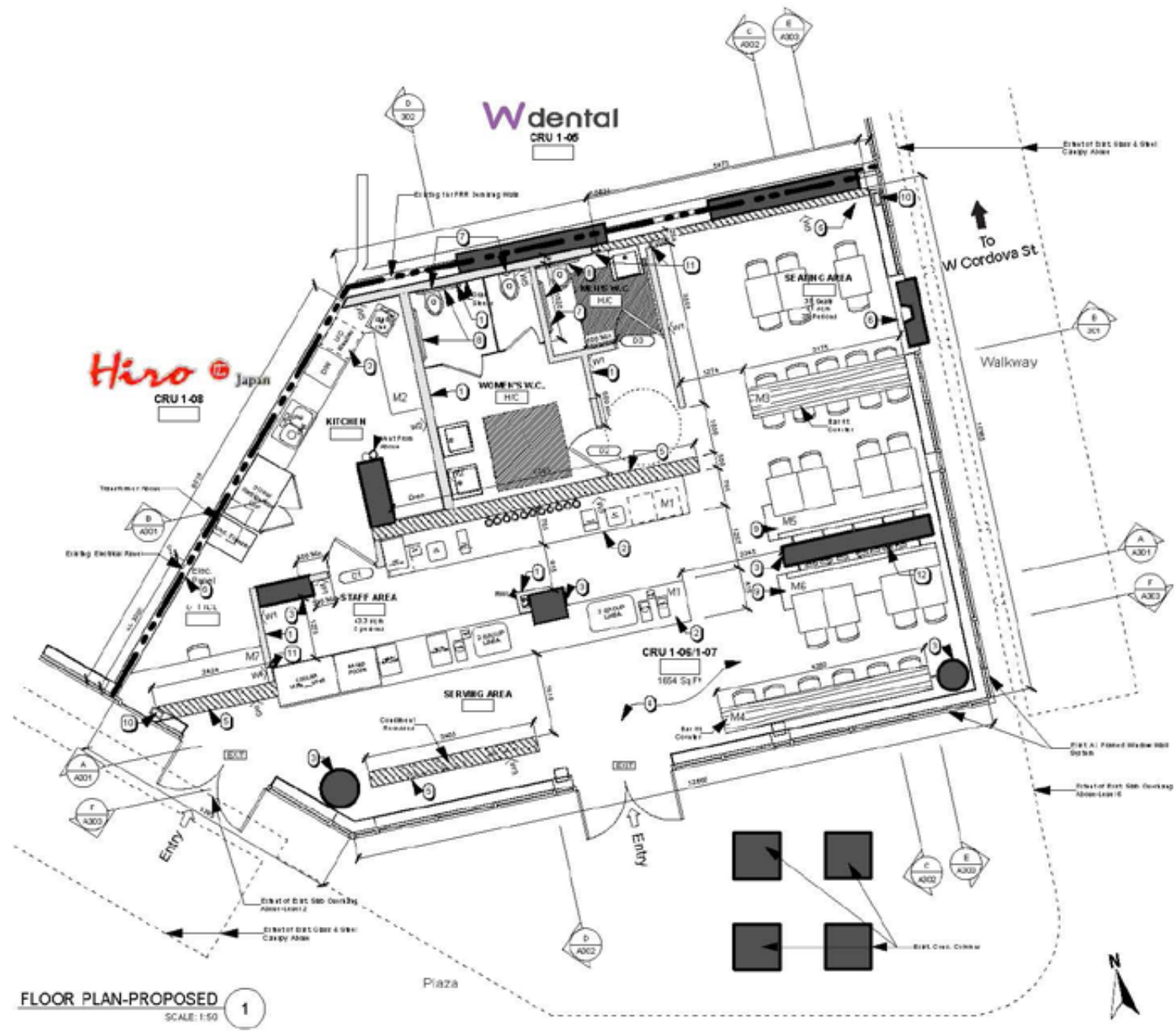
LOCATION OVERVIEW



SITE PLAN



FLOOR PLAN - 1,654 SF



Marcus & Millichap

Stefan Safrata

Personal Real Estate Corporation
Vice President Investments
(604) 398-4352
Stefan.Safrata@MarcusMillichap.com

Marcus & Millichap

1100 - 1111 West Georgia Street
Vancouver, B.C. V6E 4M3
(604) 638-2121
MarcusMillichap.ca



The information contained in this Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. Used under license by Marcus & Millichap Real Estate Investment Services Canada Inc. © 2025 Marcus & Millichap. All rights reserved.