



# FOR SALE

CHARACTER BRICK & BEAM  
OFFICE BUILDING

ONE NINETY FIVE

THE GATEWAY TO GASTOWN



**CBRE**

195 ALEXANDER STREET  
VANCOUVER, BC

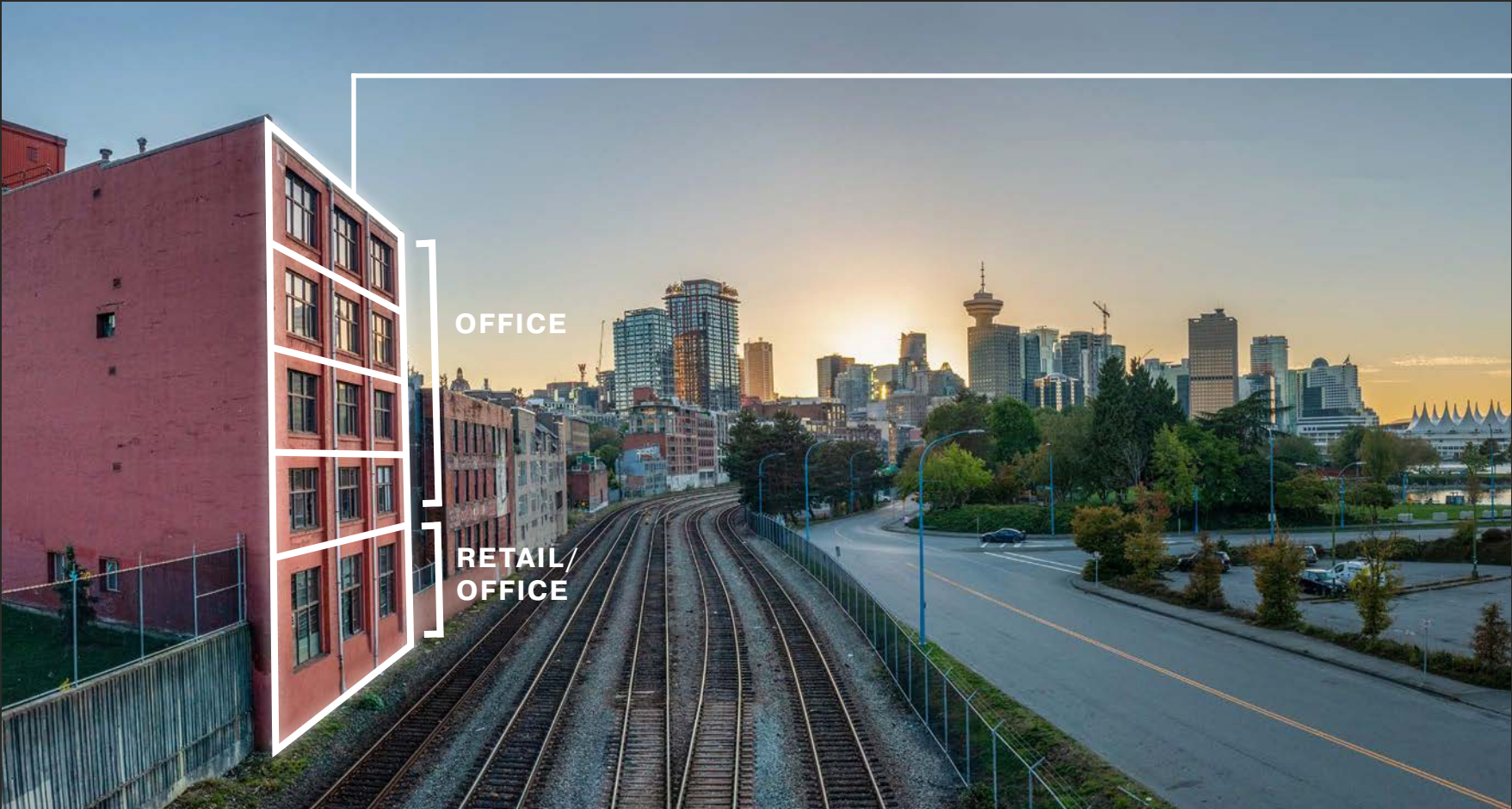


CBRE Limited is pleased to present the opportunity to acquire One Ninety Five Alexander, (The “Property”) - a 5-storey brick and beam building located in Vancouver’s historic Gastown, just a short stroll to Waterfront Station and Downtown’s Central Business District.

Comprised of 14,585 square feet of retail and office space, the building is currently occupied by tenants including law, interior design, and marketing. Two of the floors have been fully upgraded with dynamic renovations and beautifully designed finishes.

The Property benefits from its proximity to major job centres, a major route through Downtown Vancouver, and convenient access to transit. Situated just a 5-minute drive from the Georgia Viaduct and West Georgia Street, One Ninety Five Alexander is easily connected to Downtown Vancouver, Lions Gate Bridge, and the Trans-Canada Highway.

This offering presents investors with an exceptional opportunity to acquire an exciting Downtown Vancouver office and retail asset that provides significant value-add potential, with strong appeal to creative & design focused tenants that desire a space with unique character.



THE OPPORTUNITY

INVESTMENT HIGHLIGHTS

- + Landmark brick and beam building
- + Strategic location in Gastown
- + Rare combination of heritage character plus stunning mountain and water views
- + Recent comprehensive upgrades to two office floors
- + Significant value-add potential to two office floors
- + High-exposure signage opportunity
- + Income from frequent film bookings looking for unique heritage spaces
- + Currently owner-occupied - potential for vacant possession or leaseback on 2<sup>nd</sup> and/or 5<sup>th</sup> floors

SALIENT DETAILS

ADDRESS

195 Alexander Street, Vancouver

YEAR BUILT, YEAR RENOVATED

1910, 2018

ZONING

HA-2 Historic Area

HERITAGE STATUS

City of Vancouver Heritage Register Evaluation Group “C - Contextual or Character”

LAND SIZE

4,811 SF

BUILDING SIZE

Office	11,304 SF
Retail	3,280 SF
Total	14,584 SF

TOTAL GROSS TAXES (2022)

\$76,792.32

CURRENT OCCUPANCY & EXISTING NOI

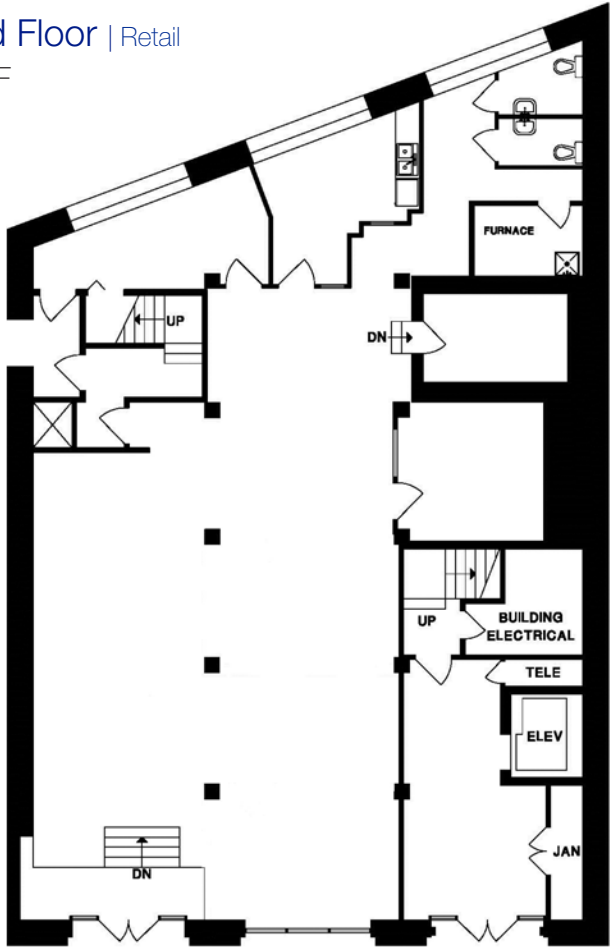
CONTACT AGENTS

ASKING PRICE

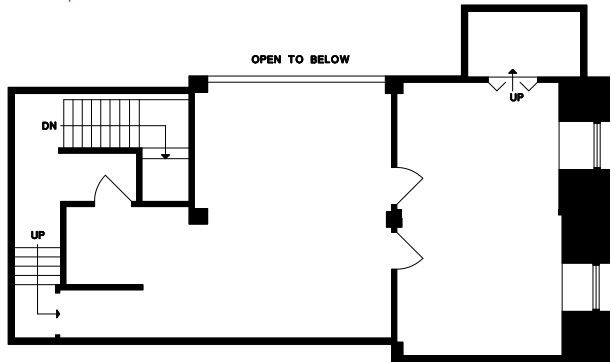
\$13,999,000

FLOOR PLANS

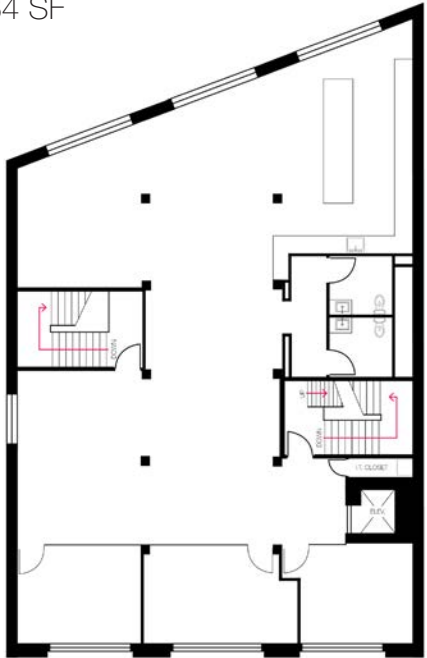
Ground Floor | Retail  
2,452 SF



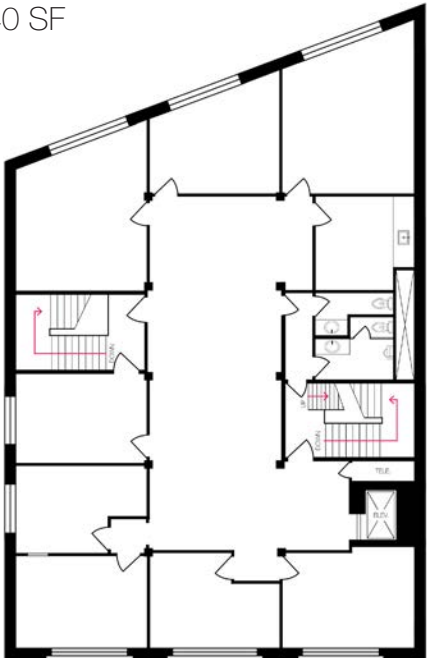
Mezzanine | Retail  
828 SF



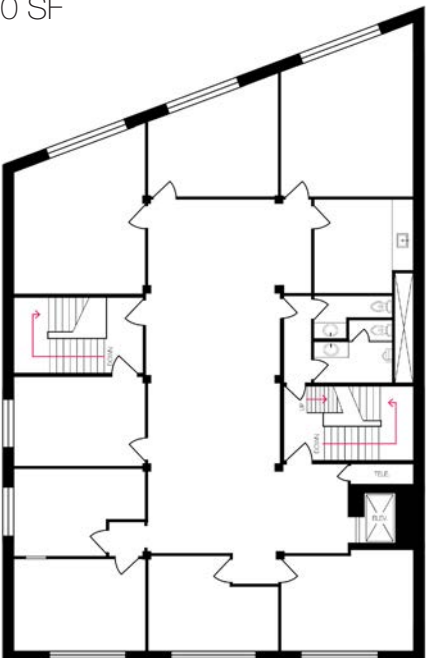
Second Floor | Fully Renovated  
2,784 SF



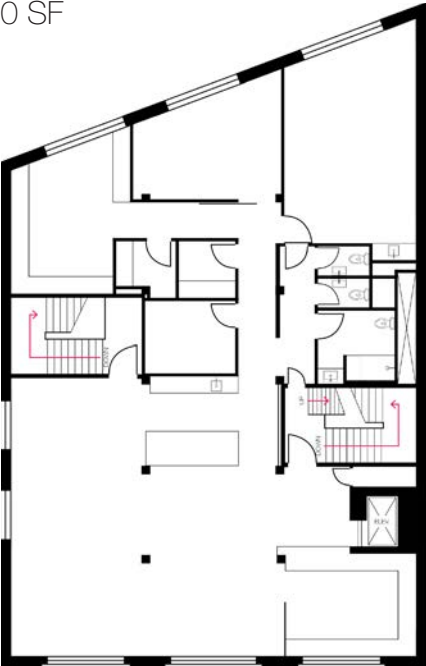
Fourth Floor  
2,840 SF



Third Floor  
2,840 SF



Fifth Floor | Fully Renovated  
2,840 SF





# LOCATION

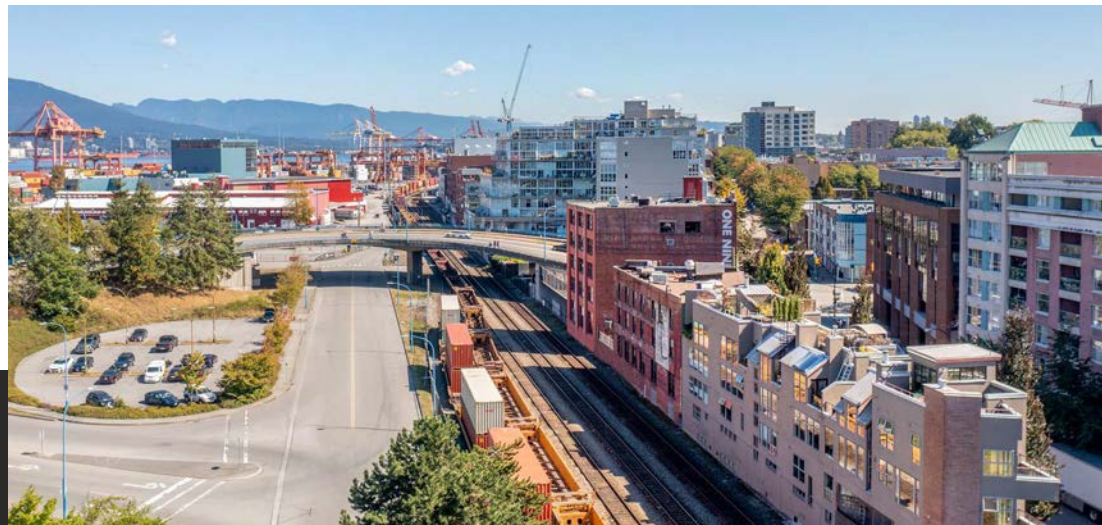
THE GATEWAY TO GASTOWN.

One Ninety Five Alexander is centrally located in Vancouver's Gastown neighbourhood, bordering the Central Business District. Known for its heritage brick buildings, Gastown offers one-of-a-kind boutiques and galleries, tourist shops and attractions, high-end shopping, trendy restaurants and bars, and charming historic character.

This area is currently undergoing significant revitalization and is surrounded by a collection of new office and residential development that is drawing notable tech tenants to the Vancouver Market.

Located between Vancouver's Central Business District and the False Creek Flats, the Property is surrounded by major job centres. One Ninety Five Alexander's location also boasts proximity to East Vancouver and the future St. Pauls Hospital.

Just a 12-minute walk away is Vancouver's main transit hub. Waterfront Station provides commuters with convenient transit accessibility throughout Downtown, Metro Vancouver, and surrounding areas via the Canada Line, Expo Line, and SeaBus.



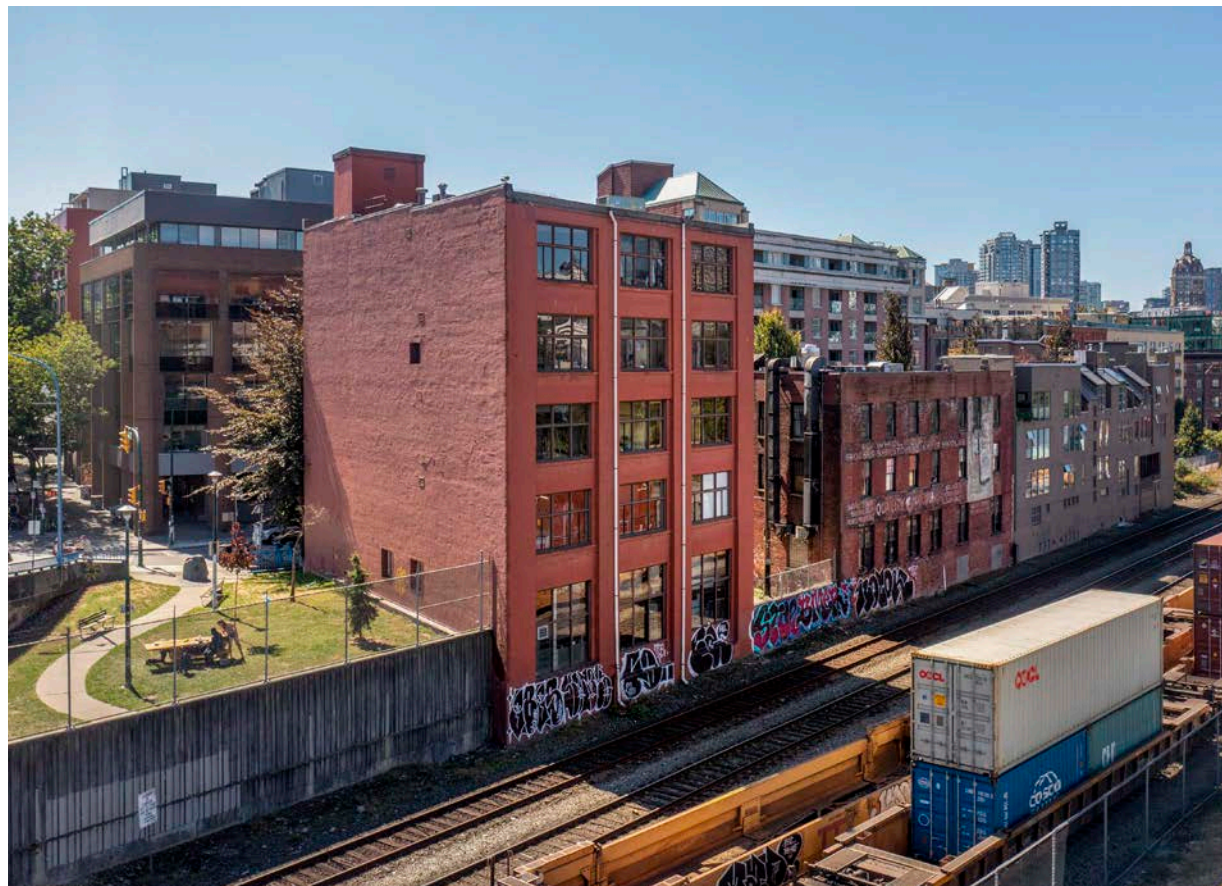
EAST VANCOUVER  
HISTORIC GASTOWN





## RENOVATION HIGHLIGHTS

- + 2<sup>nd</sup> and 5<sup>th</sup> floors have undergone full updates
- + Passenger elevator that opens directly into office units
- + Renovated, stylish lobby
- + Restoration of brick facade



Ready for its next exciting concept, One Ninety Five Alexander is desirably located at the junction of Gastown, Crosstown, and Chinatown. Built in 1910, this masterpiece was designed by prominent architectural firm Maclure & Fox and pays homage to Edwardian Free Rationalism style and was extremely modern to this period. The building underwent significant renovations in 2018, including a new lobby. The space is surrounded by several leading office and retail locations including Appnovation, Aritzia's Head Office, Monstercat, Herschel's Head Office, Alibi Room, The Birds and the Beets, Ask for Luigi, and more.

## THE BUILDING





FIFTH FLOOR  
OFFICE SPACE

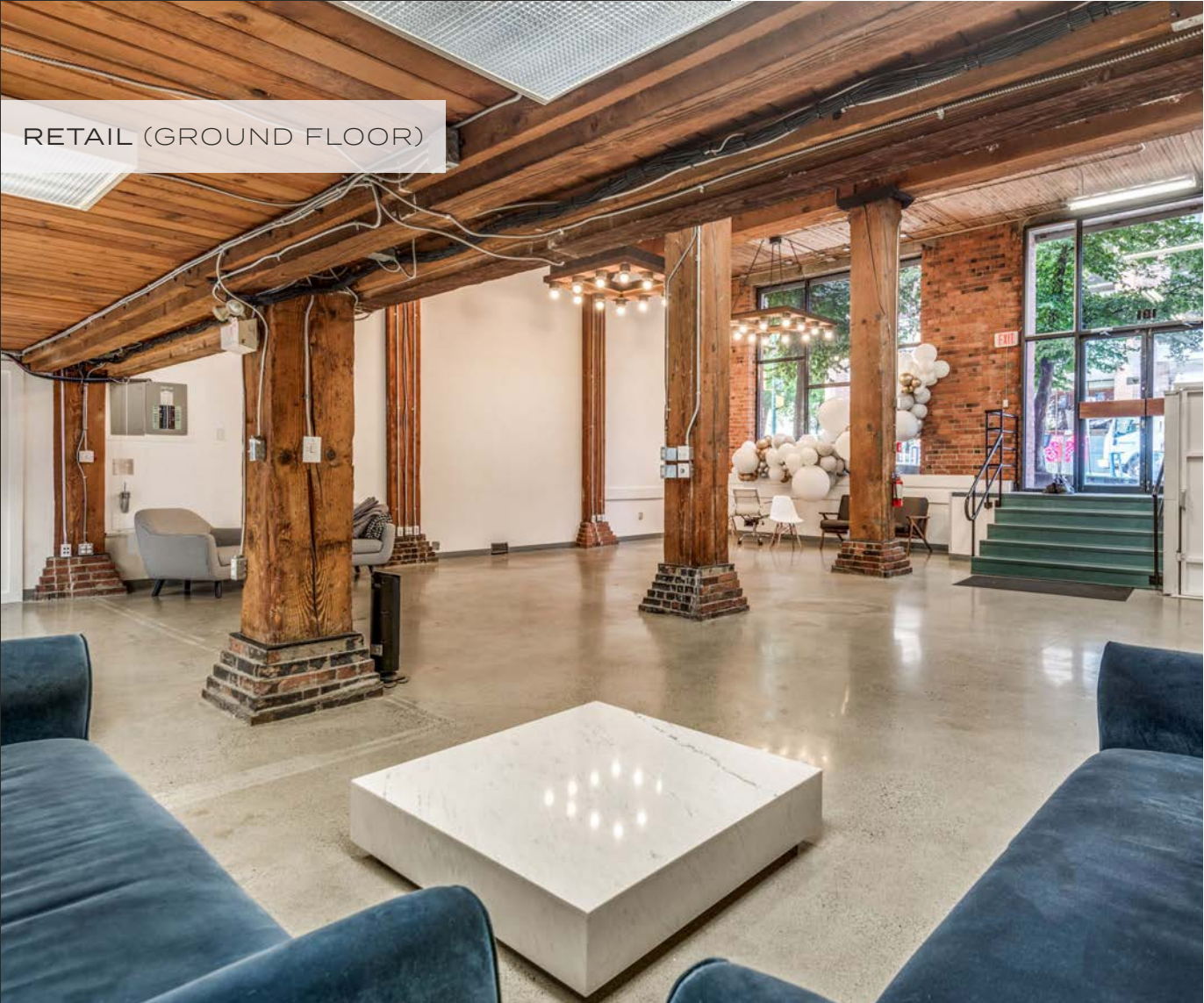


## SECOND FLOOR OFFICE SPACE





RETAIL (GROUND FLOOR)



RETAIL (MEZZANINE)



LOBBY



OFFICE (3<sup>RD</sup> & 4<sup>TH</sup> FLOOR)





COMMUNITY DEMOGRAPHICS

GASTOWN



**POPULATION** 5,611  
Projected to grow by 6.9% in the next 5 years.



**HOUSEHOLDS** 3,106  
Projected to increase by 6.9% in the next 5 years.



**DWELLINGS** 3,106  
24% are owner-occupied and 76% are rented.



**HOUSEHOLD INCOME** \$75,234 (AVG.)  
Projected to increase 18.2% over the next 5 years to \$88,950.



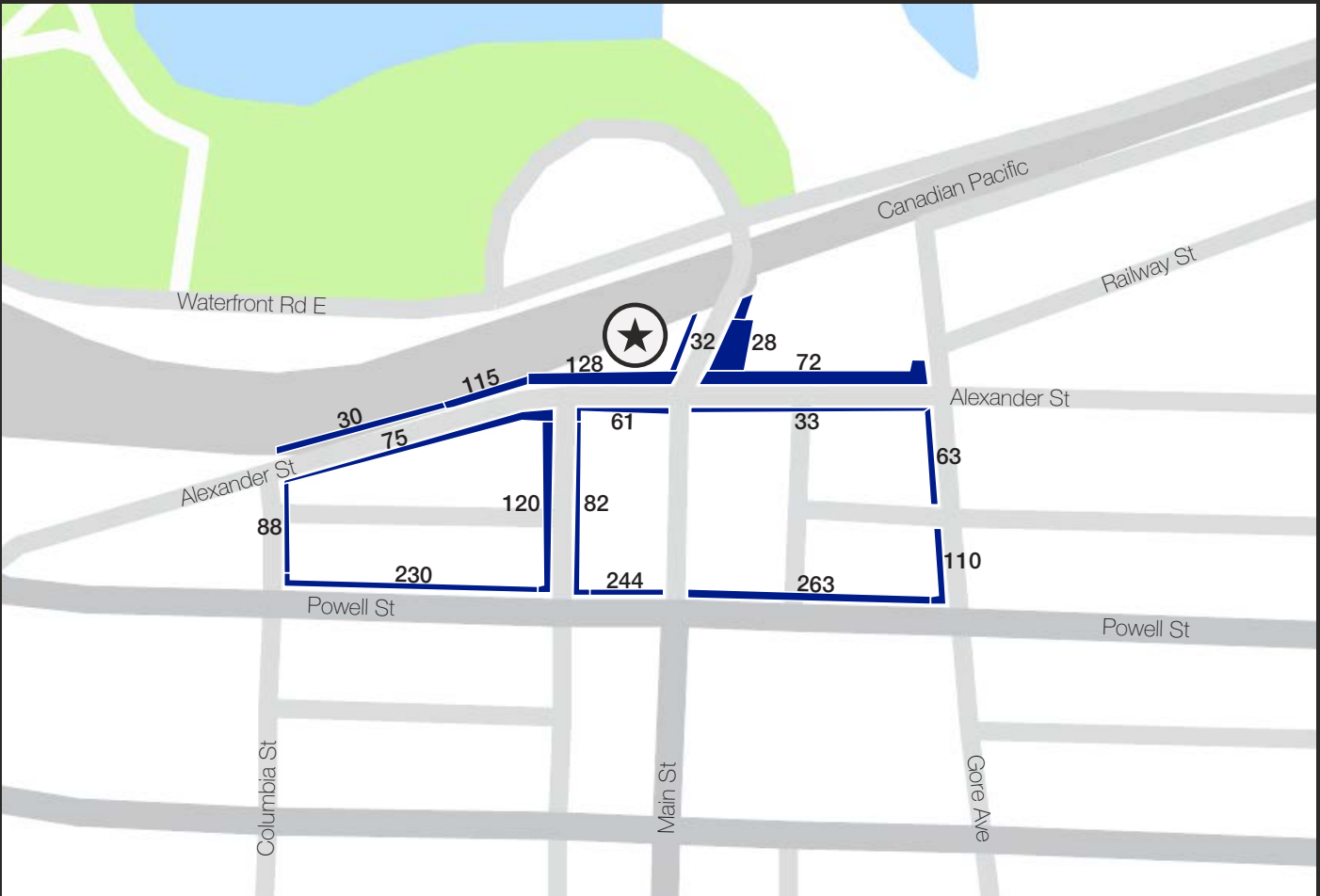
**AGE** 44.3 (MEDIAN)  
Projected to be 45.1 5 years from now.



NEIGHBOURHOOD PROFILE

FOOT TRAFFIC INDEX (2022)

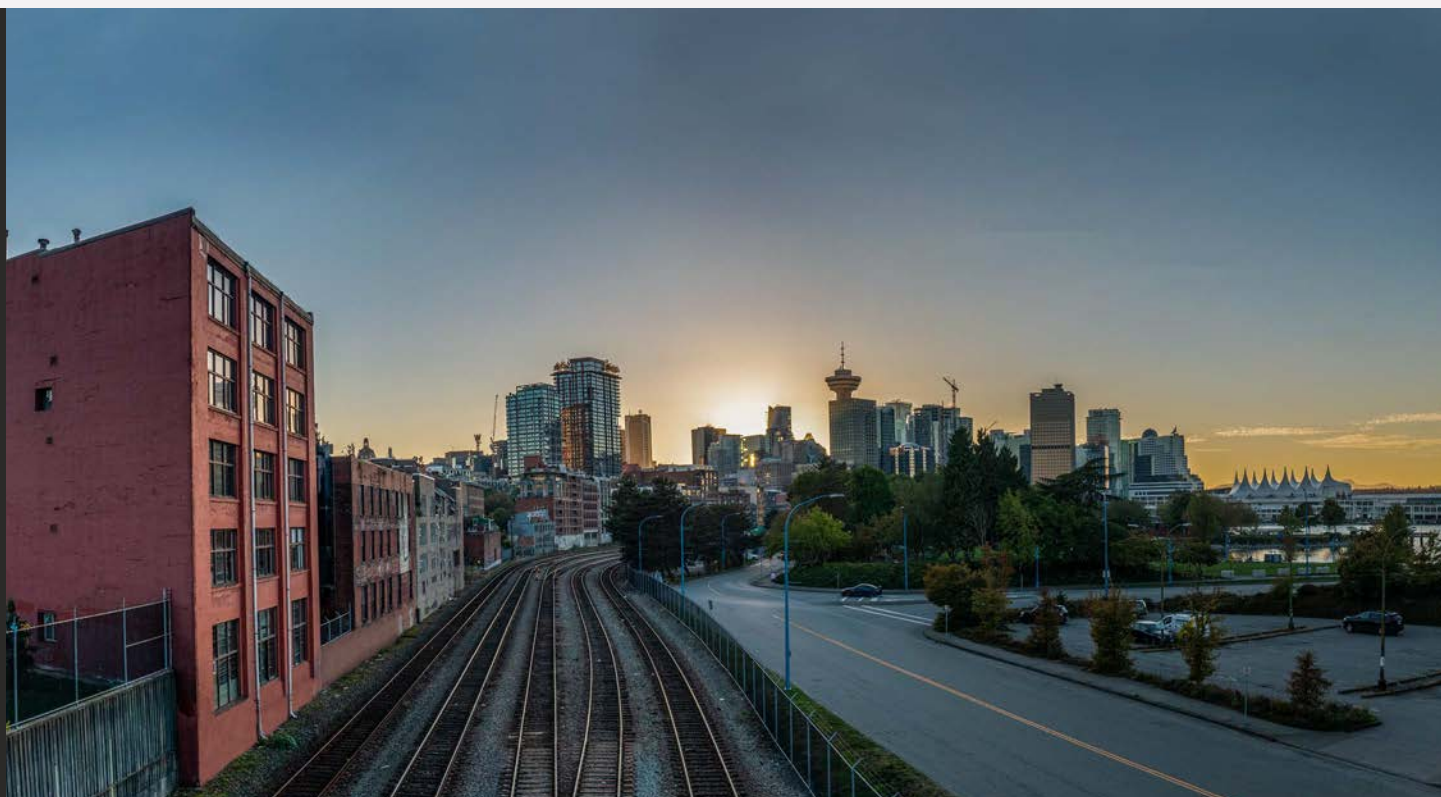
An index of 100 indicates more traffic than the average.





# FOR SALE

195 ALEXANDER STREET  
THE GATEWAY TO GASTOWN



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