



OFFICE
FOR LEASE

318 HOMER STREET
VANCOUVER, BC



RELIANCE
PROPERTIES

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UNIT SPECIFICATIONS

ADDRESS: 318 Homer Street
ADDT'L RENT: \$16.06 (2023 est.)
MANAGEMENT FEE: 6% of Basic Rent

HIGHLIGHTS

- Modern industrial turnkey office building in a Gastown heritage building
- Offices come with oversized, operable windows, modern roller blinds, high open ceilings, track lighting, ceiling fans and new flooring
- On-site building management
- Ample street and lot parking in the immediate vicinity
- Walking distance to Waterfront Skytrain station, West Coast Express & Canada Line SkyTrain and connected along various bus routes.

THE BUILDING

The Mercantile Building at 318 Homer Street is an eight storey concrete heritage building which has undergone extensive upgrades within the lobby, as well as within suites with the installment of track lighting, new large operable windows, sprinklers and fire alarms. 318 Homer is known in the areas as a hub for The building has also received a new exterior cornice, new exterior canopies, refinished hallways, stairs, washrooms and elevators. The building has a great community feel and is home to architects, graphic designers, publishers, web developers, tech start-ups and other professional consultants. High-speed fibre optic internet available.

CURRENT AVAILABILITY

Unit	Square Footage	Basic Rent (psf)	Additional rent	Monthly Cost
301	2,066 sq. ft.	\$26.00	\$16.06	\$7,885.00
406	461 sq. ft.	\$24.00	\$16.06	\$1,674.00
505	467 sq. ft.	\$22.00	\$16.06	\$1,609.00
604	465 sq. ft.	\$24.00	\$16.06	\$1,688.00
701	1,147 sq. ft.	\$26.00	\$16.06	\$4,378.00
705	461 sq. ft.	\$24.00	\$16.06	\$1,675.00
804	460 sq. ft.	\$24.00	\$16.06	\$1,670.00

