



RELIANCE
PROPERTIES



FOR LEASE

111 WATER STREET

Brick & beam design, unobstructed waterfront views
Located in the heart of Historic Gastown
on the corner of Water & Abbott.

LEASING INQUIRIES

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111 WATER STREET

BUILDING FEATURES



HVAC on all floors



24/7 secured access and monitored CCTV



Accessible washrooms on every floor



One passenger elevator



Gated parking and storage lockers
(subject to availability)

LOCATION



Excellent Transit: Nearby bike paths, multiple bus routes, and the Skytrain, Expo Line & Seabus at Waterfront Station



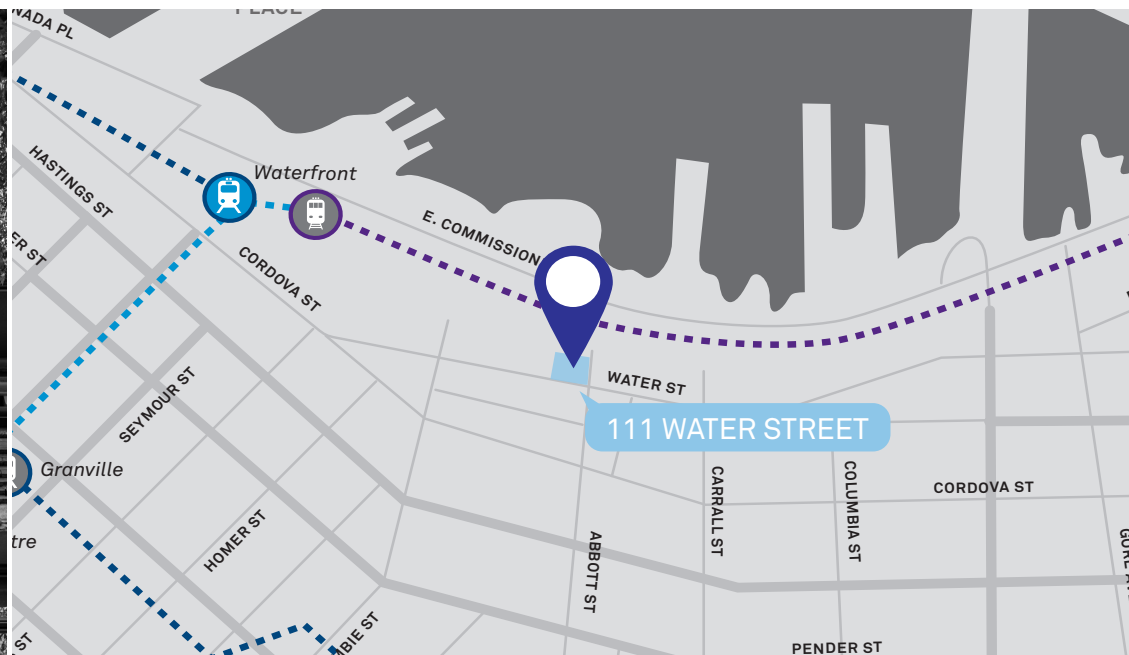
Recreational Spaces: Canada Place, Harbour Centre, Victory Square, The Gastown Steamclock, Waterfront Seawall



Restaurants & Cafes: Purebread Bakery, Nuba Gastown, Revolver, La Taqueria, Nemesis Coffee, Steamworks



Business Services: BMO, Scotiabank, Royal Bank of Canada, TD Bank, Service Canada



#210 - 111 WATER STREET

RENTABLE AREA	2,372 sf
AVAILABLE	June 1, 2025
BASIC RENT	\$32.00 PSF per annum
ADDITIONAL RENT	\$16.06 PSF (2026 est.) + 6% Basic Rent Mgmt Fee
MONTHLY	\$9,879 + GST

- » Two boardrooms
- » One executive office
- » Two call rooms
- » Kitchenette with stainless steel appliances
- » Unobstructed water views
- » Modern carpet tile, LED lighting & HVAC

