



FOR LEASE

111 WATER STREET

HERITAGE OFFICE BUILDING ON THE CORNER
OF WATER STREET AND ABBOTT STREET

LEASING INQUIRIES

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**RELIANCE
PROPERTIES**



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



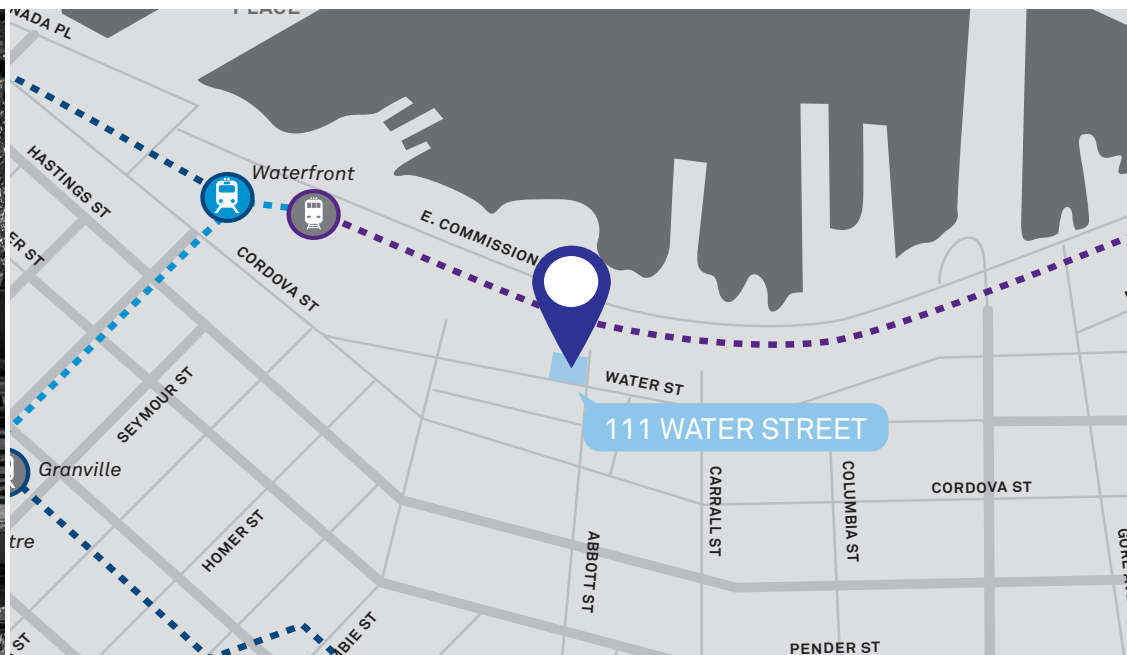
Recreational Spaces: Canada Place, Harbour Centre, Victory Square, The Gastown Steamclock, Waterfront Seawall



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	\$37.00 PSF per annum
ADDITIONAL RENT	\$16.10 PSF (2025 est.) + 6% Basic Rent Mgmt Fee
MONTHLY	\$10,935 + GST

- » Kitchenette
- » Two executive offices
- » Unobstructed water views
- » Ample natural light
- » Modern finishes
- » Open concept area allowing for collaboration

