



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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## 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



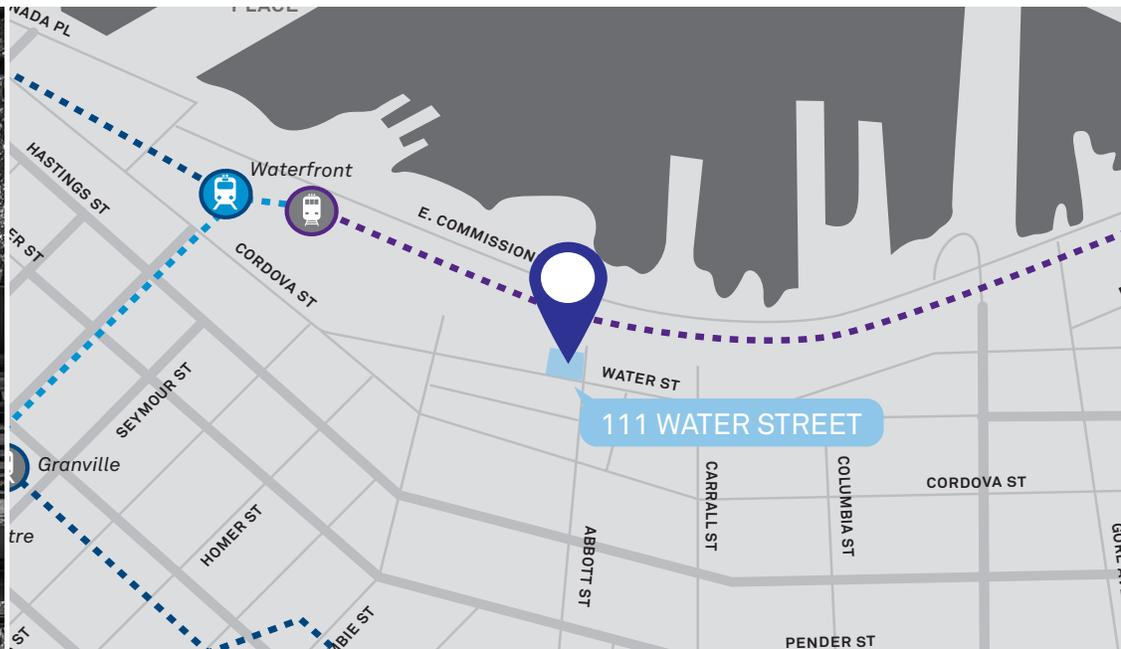
**Recreational Spaces:** Canada Place, Harbour Centre, Victory Square, The Gastown Steamclock, Waterfront Seawall



**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	Immediately
BASIC RENT	\$32.00 PSF per annum
ADDITIONAL RENT	\$16.06 PSF (2026 est.) + 6% Basic Rent Mgmt Fee
MONTHLY	\$9,879 + GST

- » Unobstructed mountain & water views
- » Two large offices / boardrooms
- » One private office
- » Two call rooms
- » Kitchenette with stainless steel appliances
- » Exposed brick & beam design with LED lighting and modern finishes

