

TOP FLOOR OFFICE WITH VIEWS OF VANCOUVER HARBOUR AND THE NORTH SHORE MOUNTAINS



318

HOMER STREET

LEASING INQUIRIES

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RELIANCE
PROPERTIES

OVERVIEW

BASE RENT

\$24.00 PSF PER ANNUM

ADDITIONAL RENT

\$22.30 PSF PER ANNUM (2024 EST.)

MANAGEMENT FEE

6% BASE RENT

AVAILABILITY

JULY 1, 2024

ZONING

HA-2 HISTORICAL AREA DISTRICT

SIZE

2,706 SF

CEILING HEIGHT

10 FT (TBC)

HIGHLIGHTS

- » Corner office with unbeatable views of Vancouver Harbor and the North Shore mountains
- » Efficient HVAC to keep you comfortable year round
- » Dedicated staff room and kitchenette
- » Oversized operable windows for ample natural light
- » Fully Sprinklered
- » Steps from Waterfront Station

BUILDING AMENITIES

- » Communal boardroom which can be privately booked
- » Tenant shared kitchen
- » Secured bike storage
- » On-site building management
- » CCTV monitoring 24/7
- » Fob controlled access

UNIT 807

DETAILS

This meticulously designed office space offers more than just a place to work – it's an experience. With sprawling views of the ocean that seamlessly merge with the grandeur of North Vancouver's mountainous landscape, every glance out the window will leave you inspired.

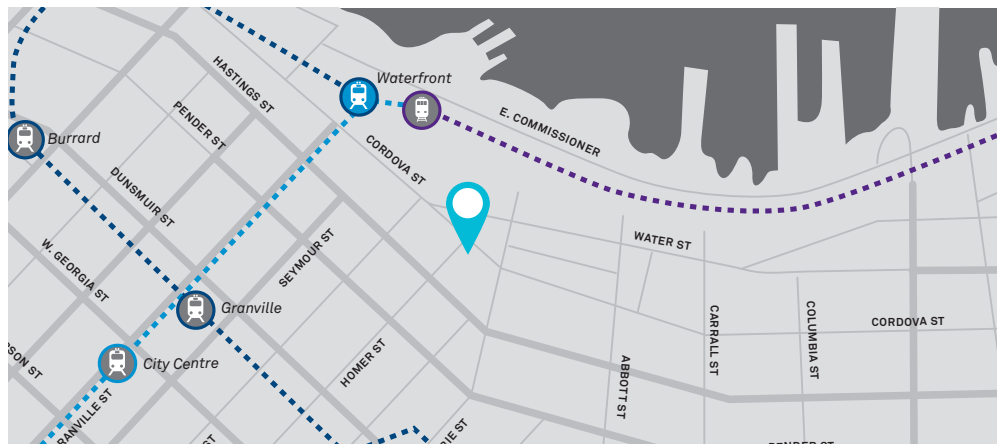
Desierably located on the top floor this office is currently built out with a dedicated reception area, 3 private offices, spacious kitchen and large flexible work area.

Landlord is willing to adjust the layout upon request.

LOCATION

The Mercantile Building at 318 Homer is well-located at the edge of Gastown in an area known as a hub for creative companies. The building has a great community feel and is home to architects, graphic designers, publishers, web developers, tech start-ups and professional consultants.

318 Homer Street is an eight-storey concrete heritage office building which has recently undergone extensive upgrades including improvements to the lobby, common washrooms, elevators, exterior façade & canopy, new large operable windows, sprinklers and fire alarm systems.



2,277 SF
OFFICE

\$24.00 PSF
PER ANNUM

\$9,059
PER MONTH



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HOMER STREET

WEST CORDOVA STREET

