



FOR LEASE

318

HOMER STREET

OFFICE SPACE FOR LEASE ON THE CORNER
OF WEST CORDOVA STREET & HOMER STREET

LEASING INQUIRIES

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**RELIANCE
PROPERTIES**



318 HOMER STREET

BUILDING FEATURES



Heritage building with modern amenities



Tenants have access to a shared kitchen, boardroom and bike lockers



Elevator access to each floor



Monthly parking available directly across the street



24/7 secured access and monitored CCTV

LOCATION



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



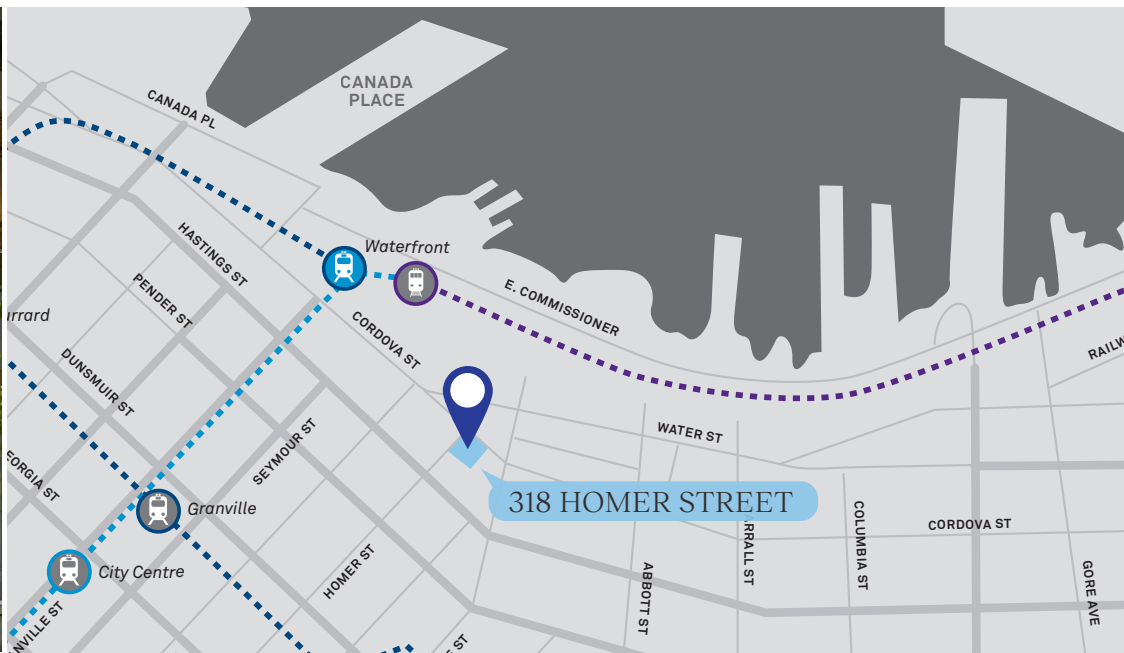
Recreational Spaces: Canada Place, Harbour Centre, Victory Square, The Gastown Steamclock, Waterfront Seawall



Restaurants & Cafes: Purebread Bakery, Nuba Gastown, Revolver, Water Street Cafe, Nemesis Coffee, Steamworks



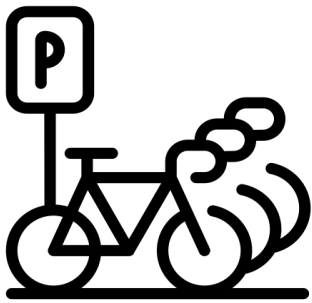
Business Services: BMO, Scotiabank, Royal Bank of Canada, TD Bank, Service Canada



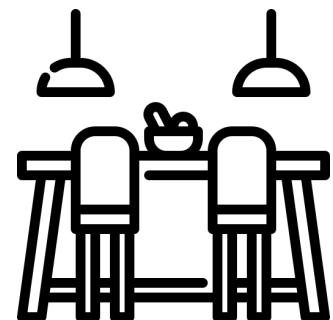
BUILDING AMENITIES



BOOKABLE
BOARDROOM



SECURED
BIKE STORAGE



COMMUNAL
KITCHEN

#405 - 318 HOMER STREET

RENTABLE AREA	1,015 sf
AVAILABLE	Immediately
BASIC RENT	\$20.00 PSF per annum
ADDITIONAL RENT	\$18.96 PSF (2026 est.) + 6% Basic Rent Mgmt Fee
MONTHLY	\$3,397 + GST

- » Open plan layout with 10 foot ceilings
- » Oversized, fully operable windows
- » LED lighting throughout
- » Brand new LVT flooring
- » Equipped with ceiling fans & roller blinds

