



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



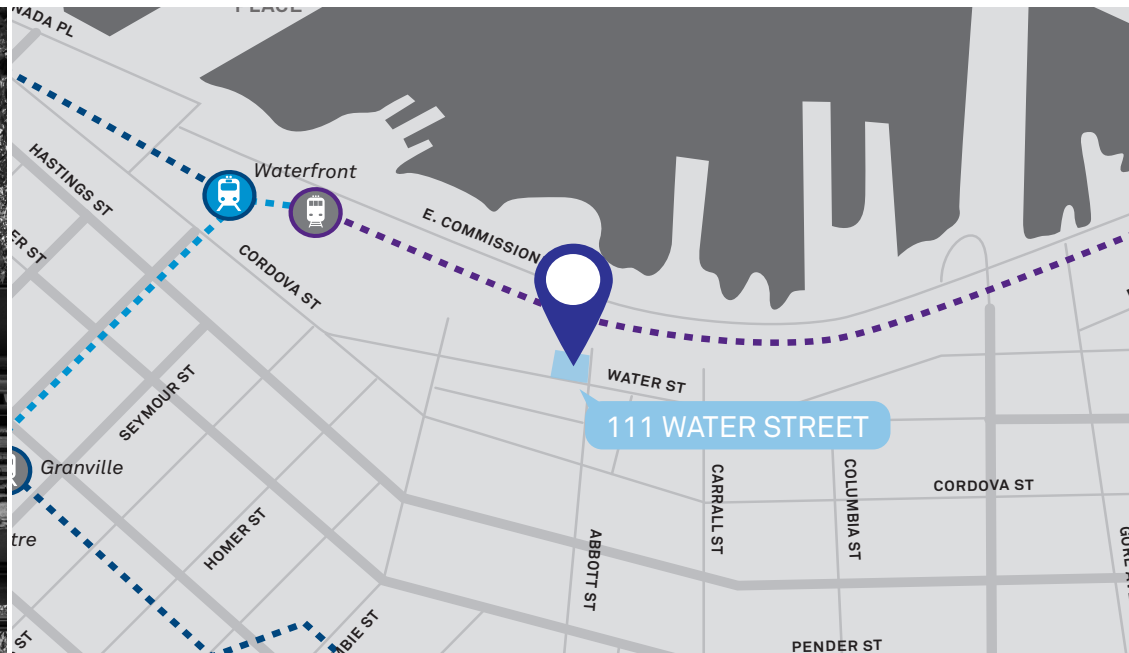
**Recreational Spaces:** Canada Place, Harbour Centre, Victory Square, The Gastown Steamclock, Waterfront Seawall



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



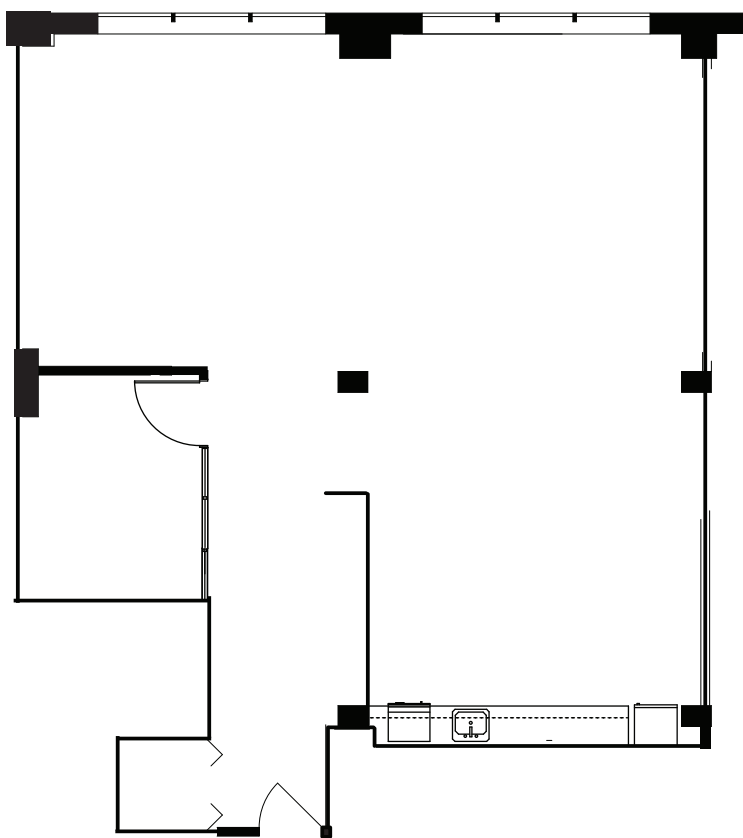
**Business Services:** BMO, Scotiabank, Royal Bank of Canada, TD Bank, Service Canada



# #301 - 111 WATER STREET

|                 |   |
|-----------------|---|
| RENTABLE AREA   | 1,055 sf  |
| AVAILABLE       | On Notice   |
| BASIC RENT      | \$32.00 PSF per annum                               |
| ADDITIONAL RENT | \$16.06 PSF (2026 est.)<br>+ 6% Basic Rent Mgmt Fee |
| MONTHLY         | \$4,394 + GST                                       |

- » Unobstructed views of the North Shore
- » Exposed brick and timber beam design with modern finishes
- » Open concept collaborative area
- » One call room
- » Kitchenette equipped with stainless steel fridge & dishwasher



Unit #301 1,055 sf

