



55 Water Street

HERITAGE CHARM | MODERN FINISHES

LEASING INQUIRIES

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**RELIANCE
PROPERTIES**



55 WATER STREET

BUILDING FEATURES



Panoramic mountain and water views



Heritage charm with exposed brick and timber beams throughout and modern interiors



24/7 Secured access with monitored CCTV and on-site management



Secure on-site parking & storage
(subject to availability)

LOCATION



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



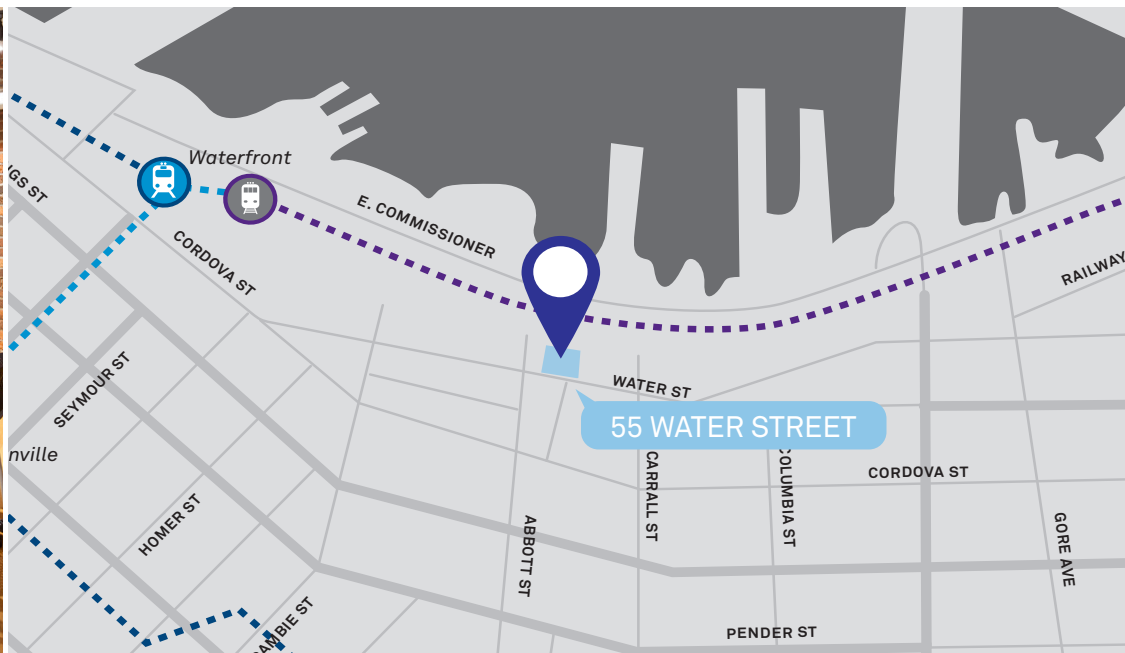
Recreational Spaces: Canada Place, Harbour Centre, Victory Square, Gastown Steamclock, Waterfront Seawall



Restaurants & Cafes: Purebread Bakery, Nuba Gastown, Revolver, Local Gastown, Nemesis Coffee, Steamworks



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



BUILDING AMENITIES

FITNESS CENTRE



TENANT KITCHEN



TENANT LOUNGE



BOOKABLE BOARDROOM



ROOFTOP DECK



COMMUNAL BBQ'S



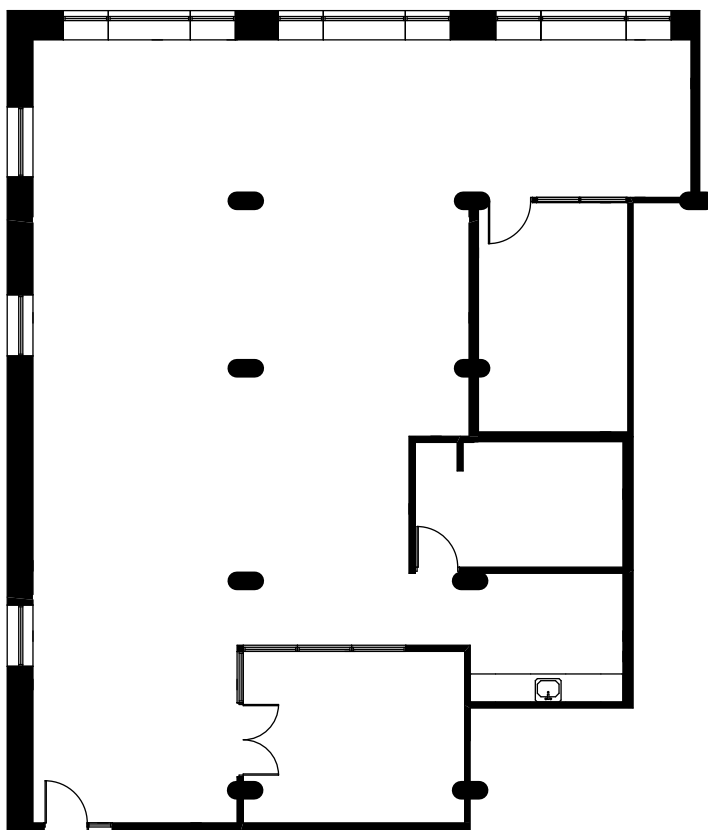
#200 - 55 WATER STREET

RENTABLE AREA	2,726 sf
AVAILABLE	2 Months Notice
BASIC RENT	\$34.00 PSF per annum
ADDITIONAL RENT	\$11.86 PSF (2025 est.) + 6% Basic Rent Mgmt Fee
MONTHLY	\$10,741 + GST

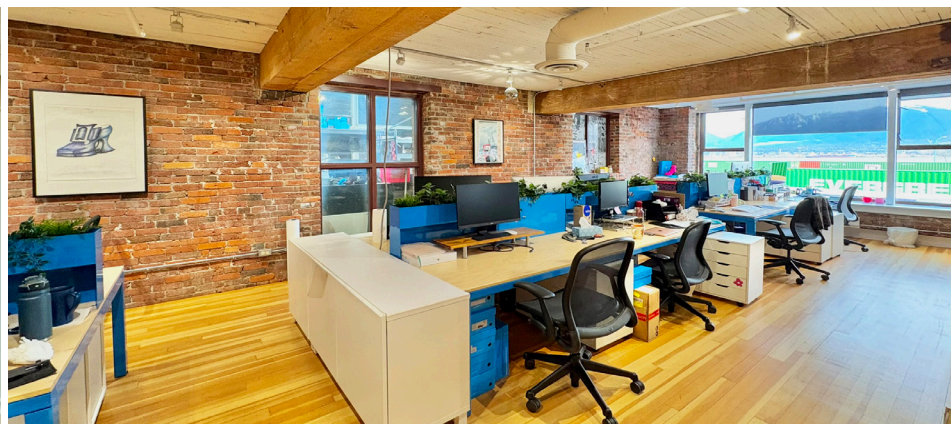
- » Kitchenette
- » Two boardrooms / executive offices
- » Dedicated storage area
- » Unobstructed water views
- » Exposed brick and beam design
- » HVAC

Flexible leasing options available — Sublease or secure a new Lease directly with the Landlord.

Contact us for more information.



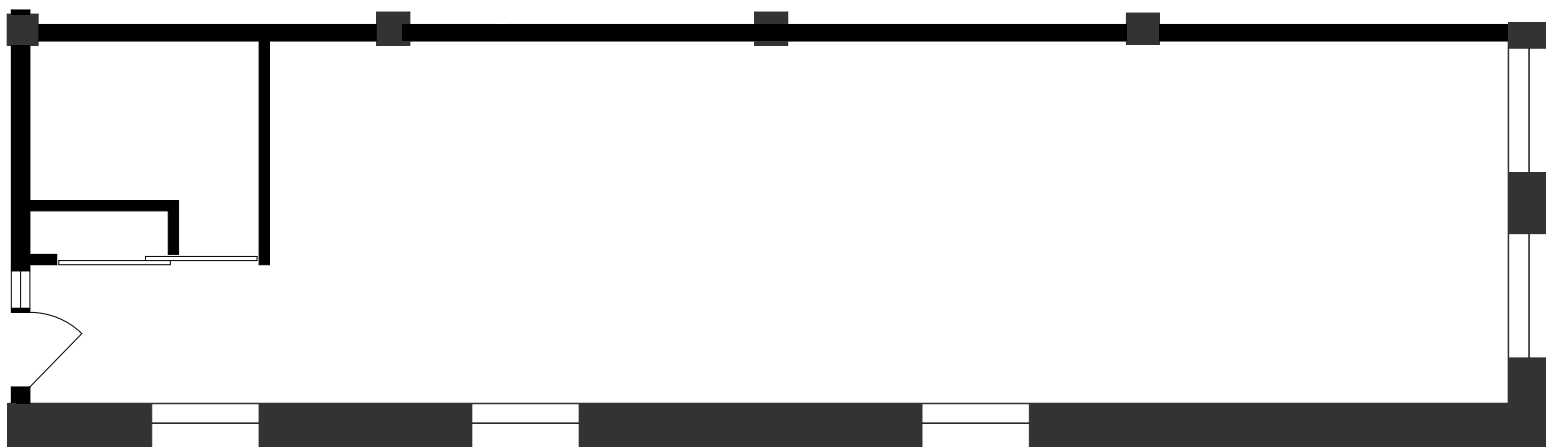
Unit #200 2,726 sf



#201 - 55 WATER STREET

RENTABLE AREA	1,041 sf
AVAILABLE	December 1, 2025
BASIC RENT	\$34.00 PSF per annum
ADDITIONAL RENT	\$11.86 PSF (2025 est.) + 6% Basic Rent Mgmt Fee
MONTHLY	\$4,155+ GST

- » Corner unit with ample natural lighting
- » Exposed brick and timber beam design
- » Dedicated storage area
- » HVAC



Unit #201 1,041 sf

