



RELIANCE
PROPERTIES



FOR LEASE

55
WATER STREET

HERITAGE CHARM | MODERN FINISHES
LIVE/WORK - OFFICE - RETAIL

LEASING INQUIRIES

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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



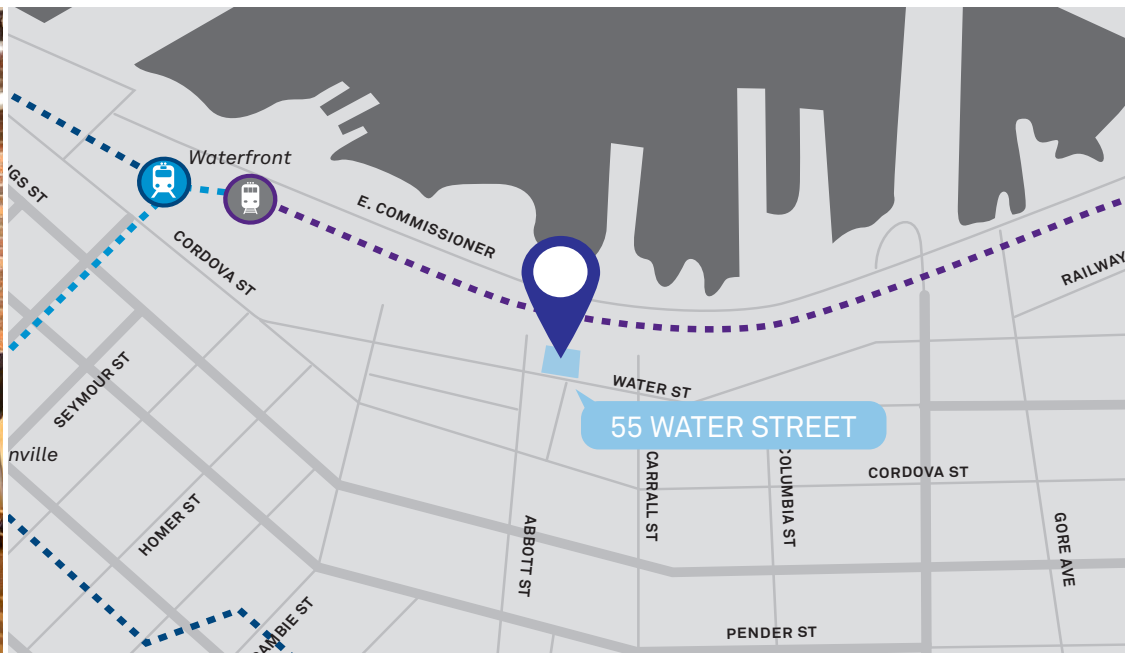
Recreational Spaces: Canada Place, Harbour Centre, Victory Square, Gastown Steamclock, Waterfront Seawall



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



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



55 WATER STREET - BUILDING AMENITIES

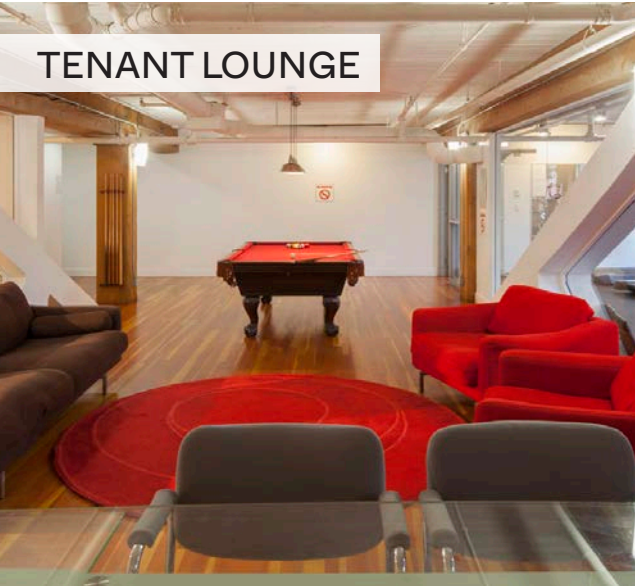
FITNESS CENTRE



TENANT KITCHEN



TENANT LOUNGE



BOOKABLE BOARDROOM



ROOFTOP DECK



COMMUNAL BBQ'S



#205 - 55 WATER STREET

RENTABLE AREA	1,292 sf
AVAILABLE	February 1, 2026
BASIC RENT	\$34.00 PSF per annum
ADDITIONAL RENT	\$13.34 PSF (2026 est.) + 6% Basic Rent Mgmt Fee
MONTHLY	\$5,317 + GST

- » Boardroom with glass features for ample natural lighting
- » Exposed brick and timber beam design
- » Modern LED lighting throughout
- » HVAC for year-round comfort
- » Integrated in-suite storage

