



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)*

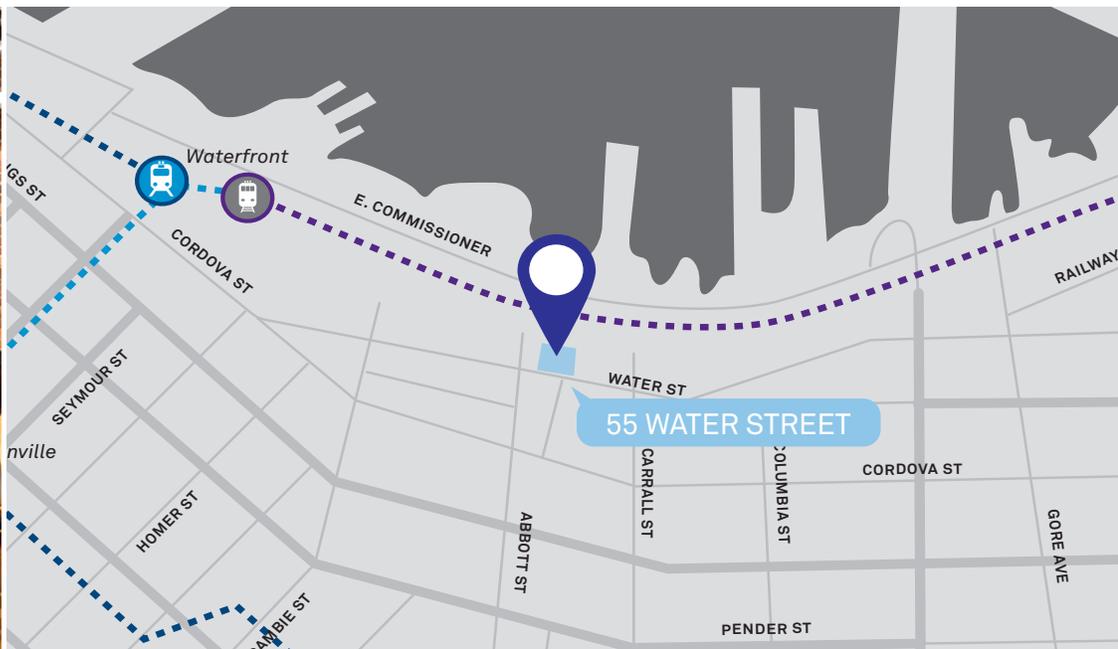
LOCATION

 **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	Immediately
BASIC RENT	\$34.00 PSF per annum
ADDITIONAL RENT	\$13.34 PSF (2026 est.) + 6% Basic Rent Mgmt Fee
MONTHLY	\$5,317 + GST

- » Exposed brick and timber beam design
- » Ample natural lighting through 3 operable windows
- » Modern LED lighting throughout
- » HVAC for year-round comfort
- » Integrated in-suite storage



Unit #205 1,292 sf

