



FOR LEASE / SUBLEASE 55 WATER STREET

HERITAGE LIVE/WORK BUILDING IN
THE HEART OF HISTORIC GASTOWN

LEASING INQUIRIES

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**RELIANCE
PROPERTIES**



55 WATER STREET

BUILDING FEATURES



Unobstructed views of Vancouver Harbour and the North Shore mountains



Building amenities include a tenant lounge with kitchen, bookable boardroom, fitness centre, end-of-trip facilities & rooftop deck with two barbeques



24/7 secured access, on-site professional management and monitored CCTV



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



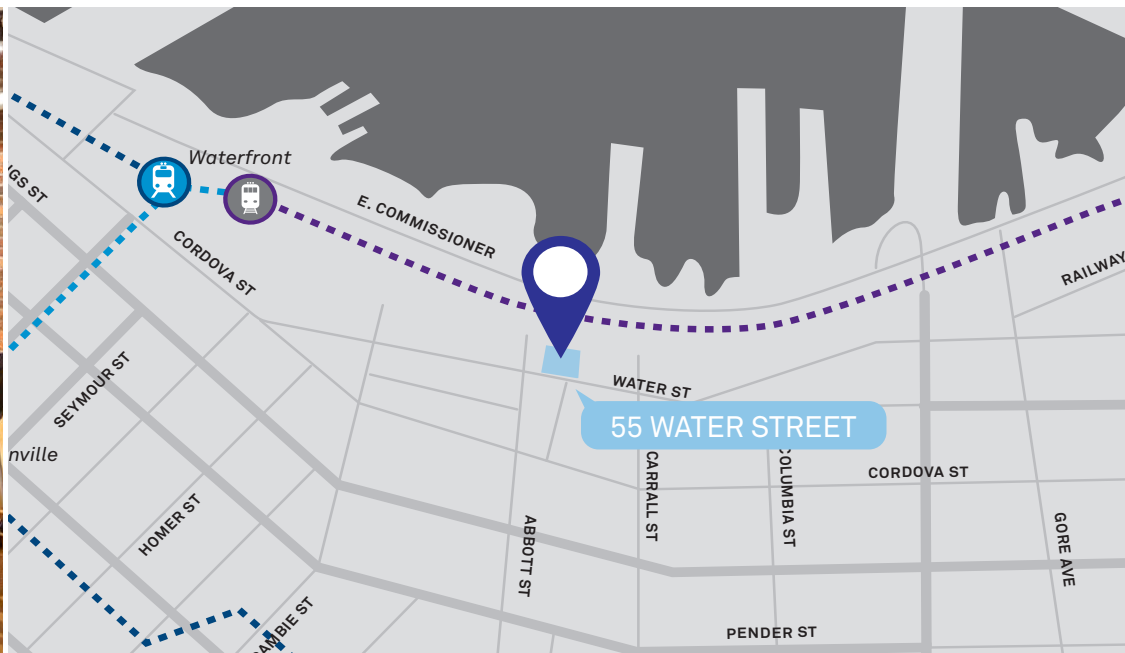
Recreational Spaces: Canada Place, Harbour Centre, Victory Square, The Gastown Steamclock, Waterfront Seawall



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



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



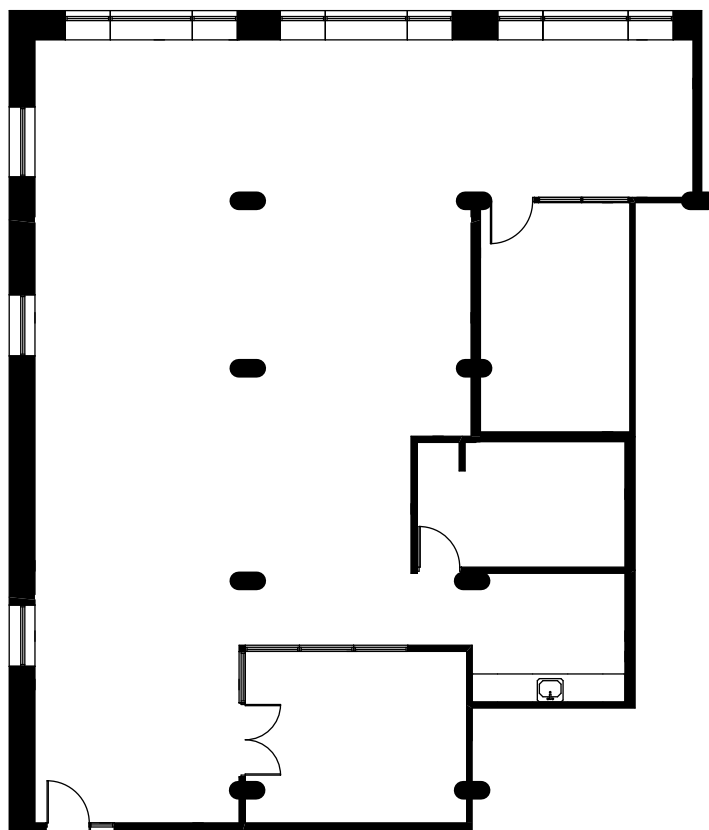
#200 - 55 WATER STREET

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

