

FOR LEASE

PRIME GASTOWN COMMERCIAL LEASE OPPORTUNITIES

CONCORD
PACIFIC



SMART GASTOWN

168 POWELL ST., GASTOWN, VANCOUVER, BC



ROBERT THAM MARC SAUL

CORBEL COMMERCIAL INC.

632 Citadel Parade

Vancouver, BC V6B 1X3

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 **corbel**
COMMERCIAL REAL ESTATE SERVICES

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SHOP

- 1 Alife
- 2 John Fluevog
- 3 Ancestre
- 4 Marion Scott Gallery
- 5 Industrial Artifacts
- 6 Small Medium Large
- 7 Deluxe Junk
- 8 Hiltz Boutique
- 9 Dutil
- 10 Inform
- 11 Loft Hair
- 12 Lynn Stevens
- 13 Sunrise Market
- 14 Koolhaus
- 15 Obakki

BUSINESSES

- 1 Rositch Hemphill & Associates, Architects
- 2 Bryan Adams' Studio
- 3 Chinese Cultural Centre
- 4 Colin Campbell
- 5 Fire Hall Arts Centre
- 6 Art Speak

EAT & DRINK

- 1 Fabric
- 2 Salt
- 3 Chill Winston
- 4 Cork & Fin
- 4 Irish Heather
- 4 Diamond
- 4 L'Abatoir
- 5 Incedio
- 6 Alibi Room
- 7 Brioche

AREA

The subject property is located near the intersection of Main and Powell St., situated in the Gastown District of Vancouver, BC. The immediate neighborhood offers numerous boutiques and restaurants in the restored and remodeled heritage buildings. Cobblestone streets, brick and timber heritage buildings and numerous retail shops characterize the area. Gastown is an internationally recognized district that attracts many tourists every year. This area in Gastown is also home to many architects, high-tech companies and creative companies.

LEASE HIGHLIGHTS

- Newly constructed concrete commercial units
- Large streetfront glass windows
- Excellent Ceiling Heights
- Brand new building systems
- Excellent Frontage and Visibility on Powell St.
- Secured Underground Parking Available
- HVAC units in place
- Modern architecture elements



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POWELL ST.



SIZES	AVAILABLE	ASKING RATE
158 Powell St.	1,195 SF (Approx.)	LEASED!
162 Powell St.	1,044 SF (Approx.)	LEASED!
172 Powell St.	990 SF (Approx.)	\$ 22.00 NNN Per Square Foot Per Annum
178 Powell St.	807 SF (Approx.)	\$ 22.00 NNN Per Square Foot Per Annum
		<small>*All Sizes are as per Strata Plan</small>
AVAILABILITY	Ready for Tenant Improvements	
OPERATING COSTS & EXPENSES	\$11.00 Per Square Foot Per Annum (2011 Estimate)	
PLEASE CONTACT LISTING AGENT FOR FURTHER DETAILS		

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FRONT VIEW



POWELL ST. FACING WEST



FRONT VIEW



RESIDENTIAL LOBBY ENTRANCE

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