



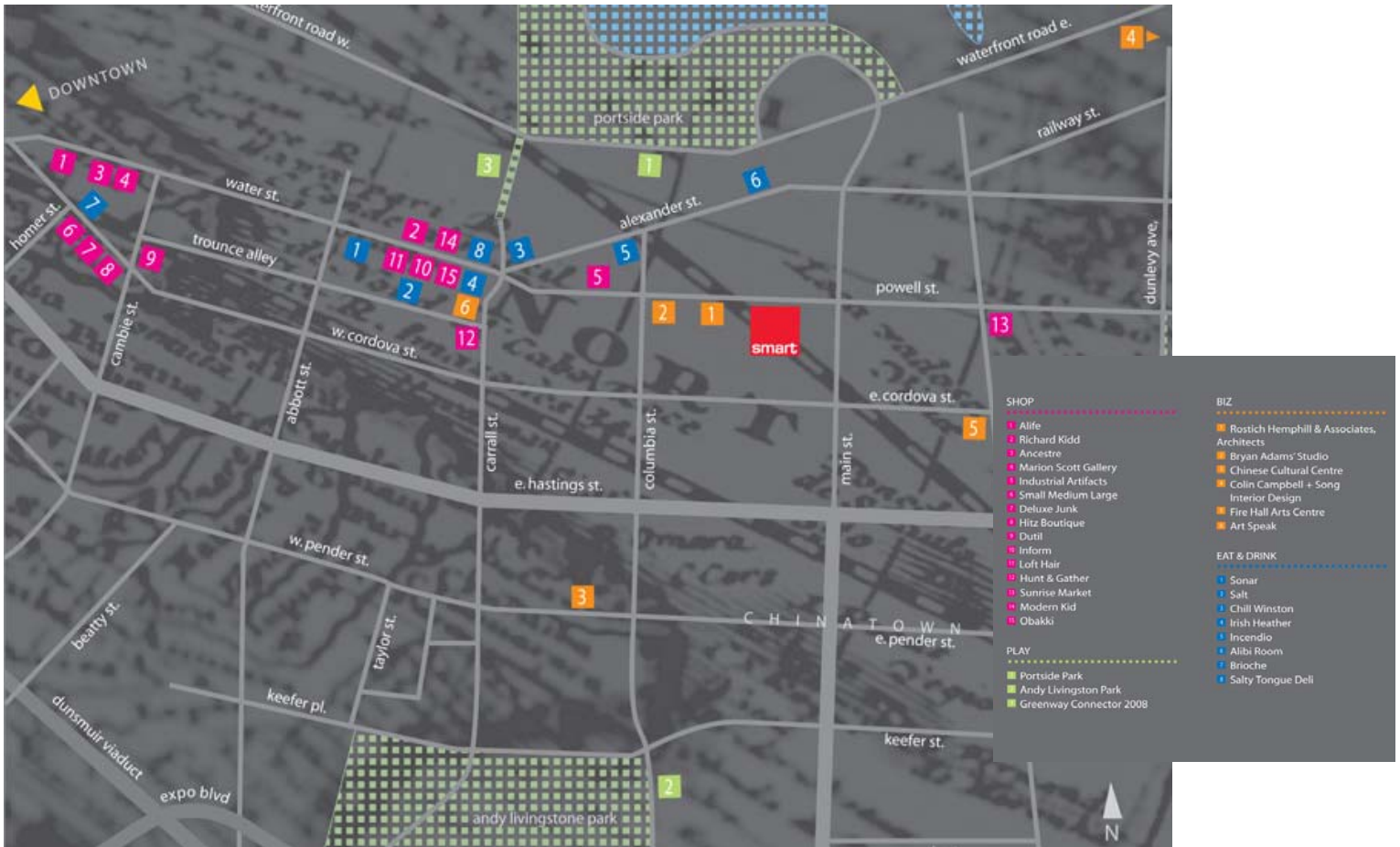
FOR LEASE

168 Powell Street
Vancouver



Concord Pacific Developments Inc.
Presentation Centre: 88 Pacific Blvd. Vancouver
concordcommercial.ca

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THE FACTS

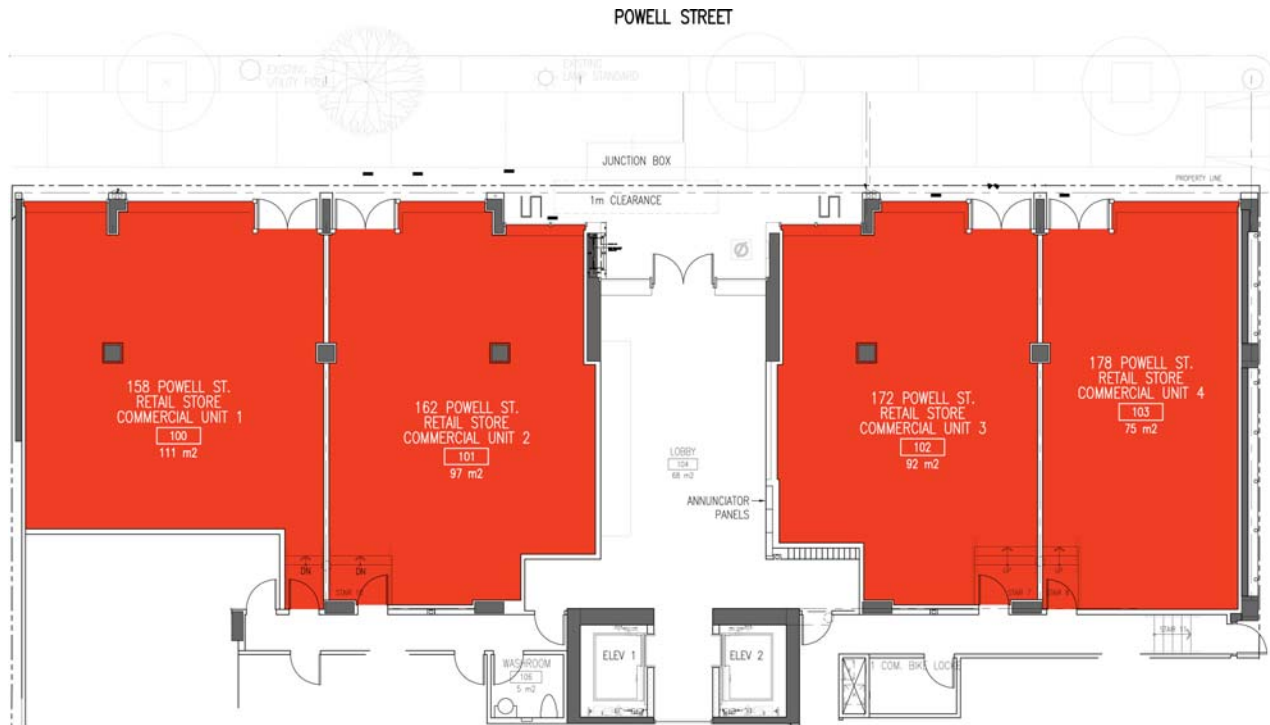
Smart Commercial:

- 4 different retail units, units could be combined in 2000+ Sqft.
- Units range from 807 - 1194 Sqft.
- equipped with HVAC unit.
- All offer over-height ceilings
- Underground Parking Available
- Additional storage space could be leased within the building
- Brand new building

Surrounding Area

- Gastown is a mix of “hip” contemporary fashion and interior furnishing boutiques, tourist-oriented businesses, restaurants, lounges, and newly-upscale housing. In addition, Gastown is home to law firms, architects, and many professional offices, art galleries, music and art studios.
- There are numerous new residential towers such as Smart, Paris, Woodwards, Terminus plus many other completed or soon to be completed projects
- It is a major tourist destination
- Carrall Street is planned as the connecting street between the North and South sides of the seawall .

Ground Floor



RATES

Ground Floor Units	Ground Floor Rental	Area Rental Rate
Retail SL100 – 158 Powell St.	1,194 Square feet	\$22 PSF
Retail SL101 – 162 Powell St.	1,043 Square feet	\$22 PSF
Retail SL102 – 172 Powell St.	989 Square feet	\$22 PSF
Retail SL103 – 178 Powell St.	807 Square feet	\$22 PSF

All measurements are approximate and should be verified

Additional CAM & Taxes TBD.



Powell Street – Front View



Powell Street View



Towards West