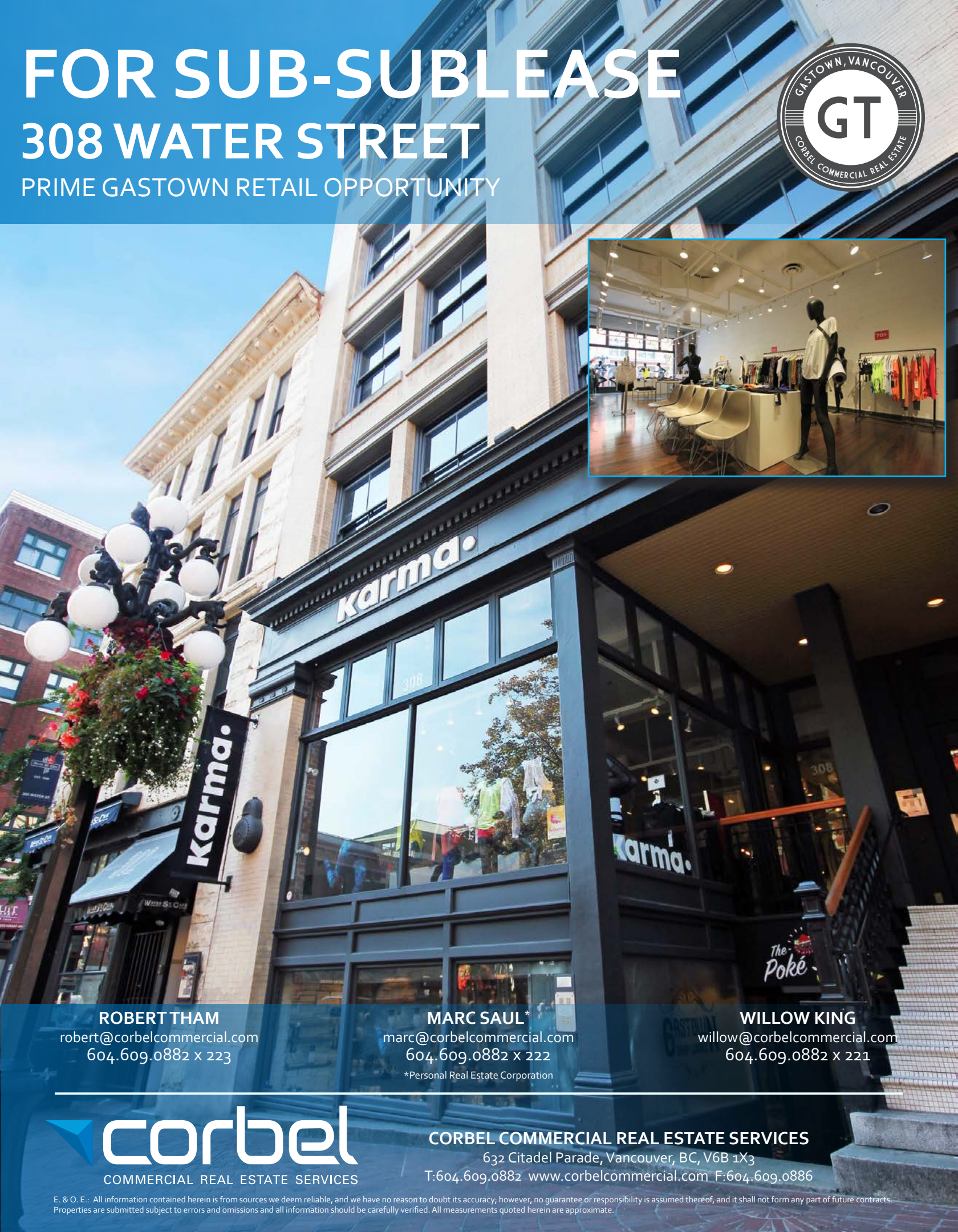


FOR SUB-SUBLEASE

308 WATER STREET

PRIME GASTOWN RETAIL OPPORTUNITY



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308 WATER STREET

PRIME GASTOWN RETAIL OPPORTUNITY



LOCATION

Vancouver's trendy Gastown district is characterized by cobblestone streets, brick and timber heritage buildings, and abundant historical charm. The high-traffic neighbourhood is the location of many of the city's hottest restaurants and shops, and has become home to numerous design studios, high-end furniture retailers, and art galleries. Popular venues in the area include L'Abattoir, The Flying Pig, LOCAL Gastown, Pourhouse, and The Irish Heather. The area is served by several transit routes and is in close proximity to the SeaBus terminal, Waterfront Station and the West Coast Express.

FEATURES

- Coveted Gastown location overlooking the steam clock
- Charming character heritage building
- Stunning polished hardwood floors and exposed timber beams throughout
- Large retail display windows and excellent ceiling heights
- Abundant natural lighting and track lighting
- Private washroom, large dedicated storage area, and lunchroom featuring a kitchenette

SIZE:	1,937.50 sf*
ZONING:	HA-2 Historic Area
BASIC RENT:	\$55.00 PSFPA
ADDITIONAL RENT:	\$16.00 PSFPA (2017 estimate)
SUB-SUBLEASE EXPIRY:	October 14, 2019
AVAILABILITY:	Please contact agent

*All measurements as per the strata plan and are subject to verification.



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The floor plan shows a complex layout with two main spaces, S.L. 3 and S.L. 4, and several associated rooms and corridors. The plan includes the following features and dimensions:

- S.L. 3:** 180.0 m². Dimensions include 4.62, 1.17, 27.08, 2.13, 3.14, 8.13, 1.58, 3.23, 1.58, 1.33, 0.90, 8.11, 1.99, 2.71, 2.88, 0.55, 0.12, 1.44, 5.40, 0.78, 2.85, 0.12, 1.17, 4.62, 1.05, 0.12, 4.54, 0.23, 2.85, 0.52, 0.14, 0.19, 0.93, 1.58, 4.98, 0.12, 1.05.
- S.L. 4:** 162.0 m². Dimensions include 22.42, 1.76, 2.47, 1.18, 3.37, 2.82, 0.83, 1.79, 0.07, 0.58, 6.49, 0.83, 3.27, 0.85, 13.78, 0.93, 1.99, 0.14, 0.23, 2.85, 0.52, 0.14, 0.19, 0.93, 1.58, 4.98, 0.12, 1.05.
- Rooms and Corridors:** STAIRS C.P., LANDING C.P., CORRIDOR C.P., ELEVATOR C.P., DUCT C.P., CORRIDOR C.P., CORRIDOR C.P., GARBAGE C.P., STAIRS C.P., LANDING C.P.



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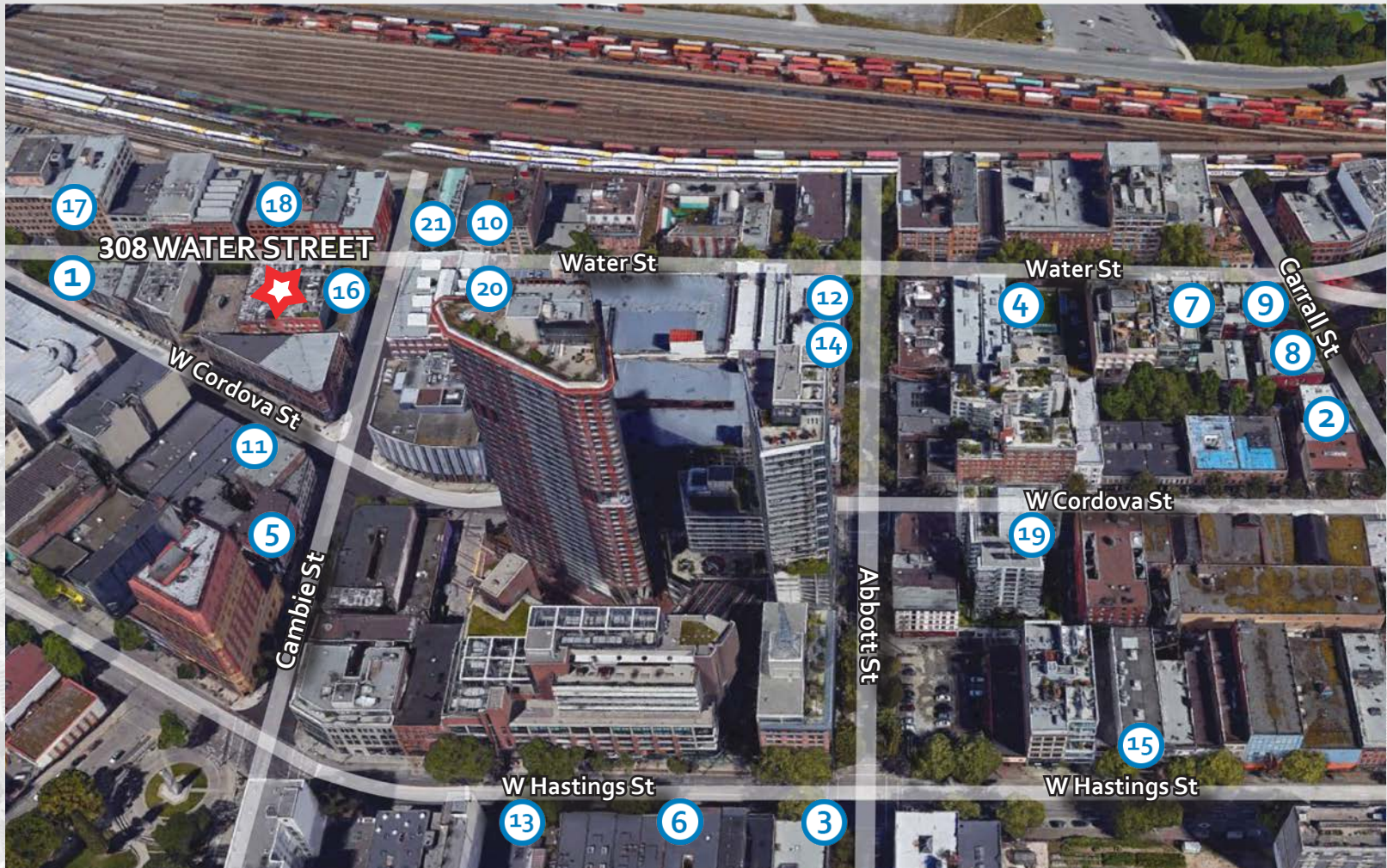
FOR SUB-SUBLEASE

308 WATER STREET

PRIME GASTOWN RETAIL OPPORTUNITY



LOCAL AREA MAP



1. Buro The Espresso Bar
2. Artspeak Gallery
3. Prado Cafe
4. Inform Interiors
5. Revolver
6. Wildebeest
7. COS by H&M

8. L'Abattoir
9. Peckinpah
10. Kit and Ace
11. Versace Home
12. The Flying Pig
13. Structube
14. Nika Design Co.

15. Save On Meats
16. Water Street Café
17. Oak + Fort
18. Al Porto Ristorante
19. Tuc Craft Kitchen
20. Pourhouse Restaurant
21. Starbucks



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