

# FOR LEASE

UNIQUE LEASE PREMISES WITH ACCESS OFF WATER STREET



# THE GARAGE

16 WATER ST., GASTOWN, VANCOUVER, BC

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# THE GARAGE

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## LOCATION

The landmark property is ideally located in Gastown at the corner of Carrall and Water Street. Gastown is a preserved heritage zone adjacent to Vancouver's financial core. The area is intersected by transit routes, and is in close proximity to the SeaBus terminal, Waterfront Skytrain Station and the West Coast Express. Gastown, characterized by cobblestone streets, brick and timber heritage buildings and historical charm, is home to many shops, restaurants, coffee bars, services, public amenity areas as well as emerging design firms and leading architectural groups. VCC and the Vancouver Film School are located in close proximity. In addition, the redevelopment of the Landmark Woodward's site is complete.

## BUILDING

The Garage Project is a stylish development with a mixture of Contemporary and Heritage Elements with modern building systems. This spectacular building comprises of a mix of residential, commercial and retail uses and features a beautifully restored façade, an impressive entrance way, a chic passenger elevator, stylish washrooms and an amazing courtyard.

## WOODWARDS BLOCK

With the redevelopment of the Landmark Woodward's site complete, the Woodward's redevelopment includes a mixture of private and public housing, a large retail market, the Simon Fraser University School of Contemporary Arts, London Drugs, Nestors and other retailers.

## CARRALL ST. GREENWAY

The Carrall Street Greenway, one of the newest improvement projects implemented by the City of Vancouver, will run along the side of the Alhambra Building, the neighboring building to the Garage. The route will link north False Creek with the Burrard Inlet, completing a seawall loop around Downtown and Stanley Park, and connecting a series of parks, plazas and historic sites in Gastown, Vancouver's Downtown Eastside and Chinatown. Some of the improvements will include expanded sidewalks, upgraded landscaping, improved lighting and benches.

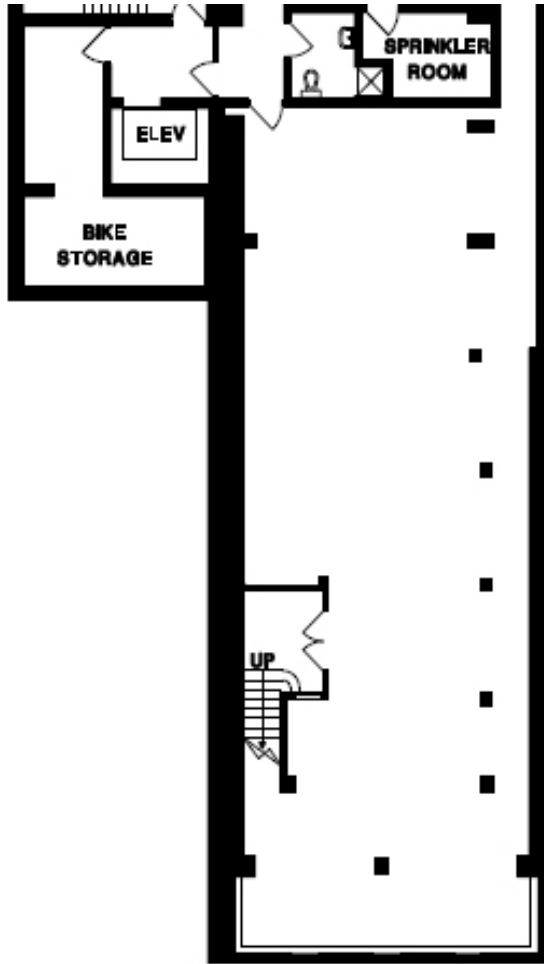
<http://vancouver.ca/engsvcs/streets/greenways/city/carrall/greenway.htm>

## THE SALIENT GROUP

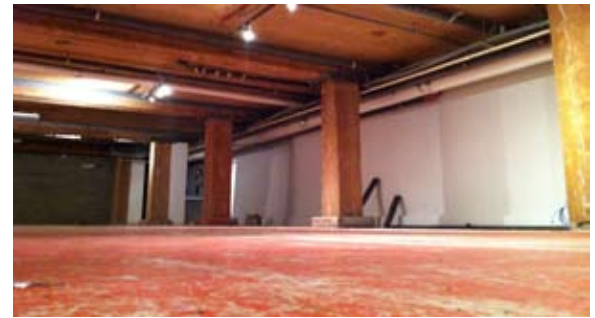
The Salient Group is focused on the creation and restoration of compact, walkable, and vibrant communities in urban environments. The GARAGE showcases the innovative development initiatives undertaken by The Salient Group, combining history and rehabilitation with modern contemporary design, maintaining and highlighting Gastown's unique culture, while delivering state of the art systems and infrastructure.



# FLOORPLAN



WATER ST.



\*Floorplan is not 100% accurate and sizes are subject to final measurement

SIZE	2,606.59 SF (Approx.)
BASIC RENT	Please Contact Agent
OPERATING COSTS & EXPENSES	\$ 14.55 Per Square Foot Per Annum (2011 Estimate)
LEASE HIGHLIGHTS	<ul style="list-style-type: none"> <li>• Within a Newly Renovated Building.</li> <li>• High Exposure Gastown Location on Water Street.</li> <li>• Great signage Opportunity</li> <li>• Impressive Marble Entry From Water Street.</li> <li>• Exposed timber beams and a concrete floor.</li> <li>• Stunning sidewalk glass prizms.</li> </ul>

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