

FOR LEASE

# 52 POWELL STREET

FULL FLOOR GASTOWN OFFICE OPPORTUNITY



**NEW RATE!**



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# 52 POWELL STREET

## SALIENT FACTS

<b>UNIT:</b>	400
<b>SIZE:<sup>1</sup></b>	2,000 SF (Approx.)
<b>ZONING:</b>	HA-2 (Gastown Historic Area)
<b>GROSS RENT:<sup>2</sup></b>	\$7,243.33 <b>\$5,599.99/month + GST</b>
<b>AVAILABILITY:</b>	Immediately

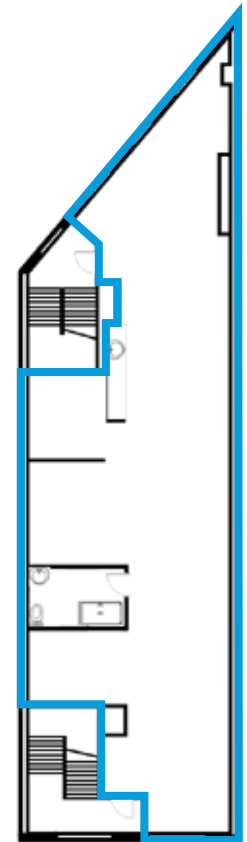
## LOCATION

52 Powell Street is situated in historic Gastown, steps from Maple Tree Square and Gastown's Steam Clock. Gastown is an internationally renowned heritage zone, both a bustling tourist destination and a trendy gathering place for locals. Characterized by cobblestone streets, brick and timber heritage buildings and abundant historical charm, the district houses a thriving fashion scene, various upscale home décor boutiques, several independent art galleries, and some of the best culinary fare and busiest gastro pubs in Vancouver. Numerous acclaimed restaurants including L'Abattoir, Pidgin and Di Beppe, as well as a thriving retail market including COS by H&M, Roden Gray, Herschel Supply Co., Oak + Fort and Inform Interiors, have established Gastown as one of the most stylish neighborhoods in the world.

## FEATURES

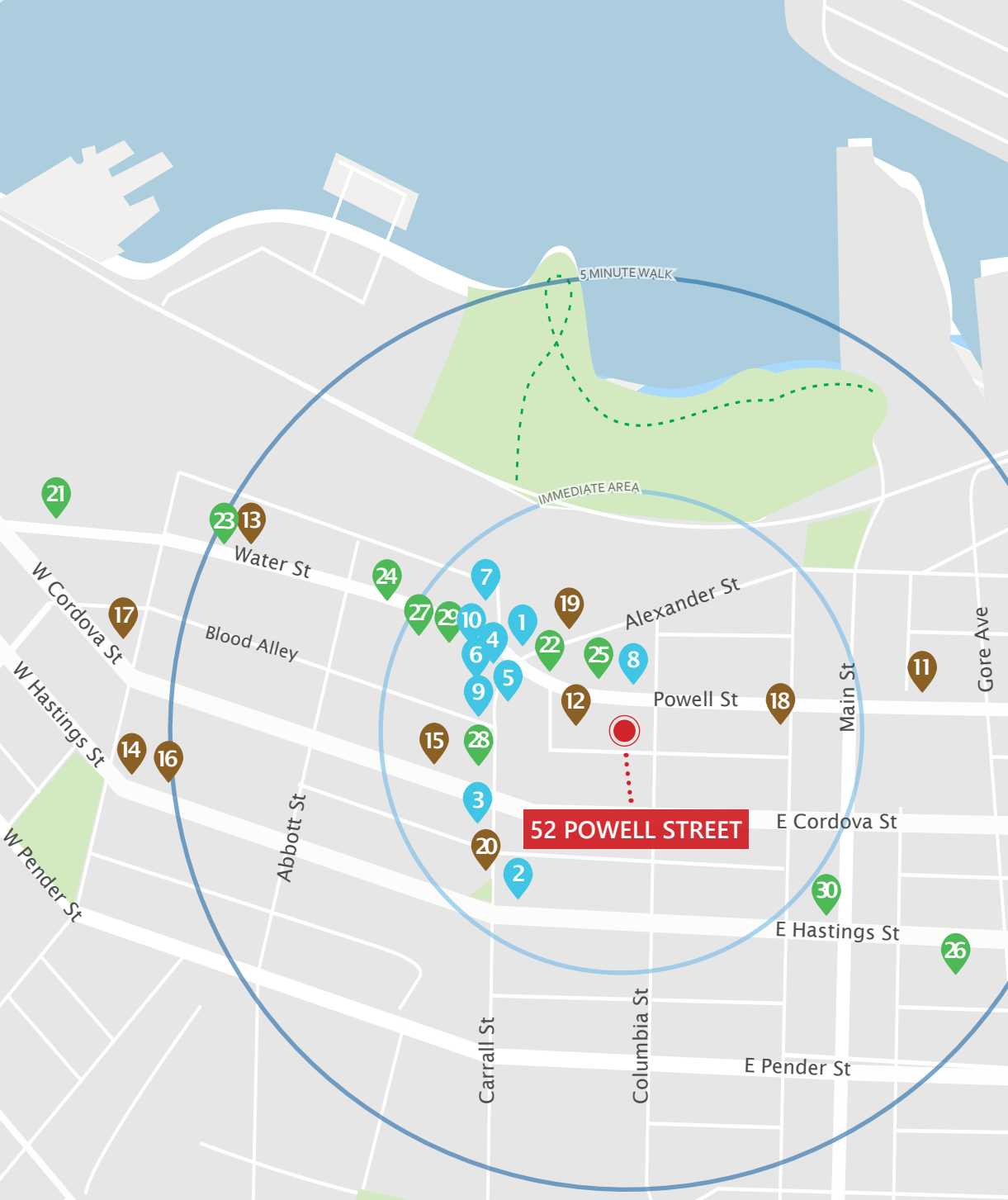
- Rare full floor character office unit in the heart of historic Gastown
- Beautifully appointed character office space with exposed brick and hardwood floors throughout
- Large operable windows providing abundant natural light
- Generous floor plan with a mix of open spaces and meeting rooms/offices
- In-suite washroom with shower, kitchenette, and ample storage

## FLOOR PLAN\*



\*Floor plan may not be 100% accurate and is subject to verification.

<sup>1</sup>All sizes are approximate and subject to verification.  
<sup>2</sup>Gross rent currently equates to this amount plus GST. Lease to be fully triple net. Estimated additional rent is \$13.00 (2023).



#### DINING + COCKTAILS

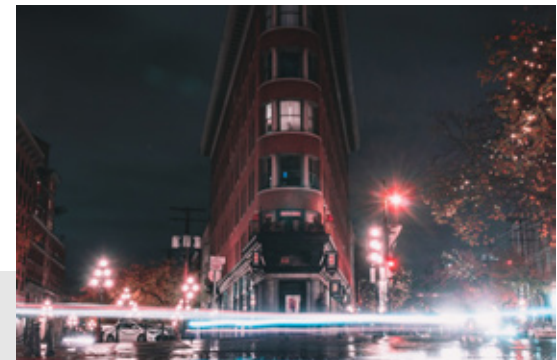
1. LOCAL Gastown
2. PiDGiN Restaurant
3. Di Beppe
4. Six Acres
5. The Diamond
6. The Greek Gastown
7. Monarca Cocina Mexicana
8. The Birds & The Beets
9. L'Abattoir
10. Röösh

#### COFFEE + CASUAL FARE

11. Bean Around the World Coffees
12. Milano Espresso Lounge
13. Café Kitsuné
14. Meat & Bread
15. Tacofino Taco Bar
16. Purebread
17. Revolver
18. Cadeaux Bakery
19. Soft Peaks Ice Cream
20. Nelson the Seagull

#### SHOPPING + ENTERTAINMENT

21. Herschel Supply Co.
22. NEIGHBOUR/Woman
23. Kit and Ace
24. John Fluevog Shoes
25. Stüssy
26. Rickshaw Theatre
27. Inform Interiors
28. Le Labo
29. Roden Gray
30. Imperial Vancouver Gallery



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