

191

ALEXANDER STREET
VANCOUVER, BC

FOR LEASE
GASTOWN BRICK & BEAM OFFICE/RETAIL SPACE

GROUND LEVEL PRIVATE ENTRANCE



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CBRE

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THE OPPORTUNITY

Ready for it's next exciting **office or retail** concept, 191 Alexander Street is well located at the junction of Gastown, Crosstown, and Chinatown, and steps to Downtown. Built in 1910, this masterpiece was designed by prominent architectural firm MacLure & Fox and pays homage to Edwardian Free Rationalism style. As a ground level suite, the space boasts a private entrance directly into the space, signage opportunity, rare 16 ft ceilings and a loft feature. The space is surrounded by several prominent office and retail locations including Appnovation, Aritzia HQ, Monstercat, Herschel HQ, Alibi Room, The Birds and the Beets, Ask for Luigi, and more!

PROPERTY DETAILS

Area	Main Floor	2,452 SF
	Mezzanine	828 SF
	Total Area	3,280 SF
Available	Immediately	
Asking Rate	Contact Listing Agents	
Op. Costs	\$10.00 PSF (2020 Est.)	
Zoning	HA2 (Gastown Historic Area)	
Ceiling Height	16'	
Signage	Entire building & entrance (Contact Agents for Details)	

TOUR



CLICK TO TOUR SPACE VIRTUALLY

HIGHLIGHTS

- Heritage character space with gorgeous brick and fir beam interior and iron details
- Private entrance off sidewalk providing flexibility for retail and office uses
- Unique exterior signage opportunity; entire building and entrance
- Mezzanine space that looks over the entire main level
- Two meeting rooms/private offices
- Huge North and South facing windows allowing for abundant natural light
- Ample kitchen space, two private bathrooms
- Fully wired with electrical/data cabling
- A quick 10-minute walk from Waterfront Terminus Station and Stadium-Chinatown SkyTrain Station



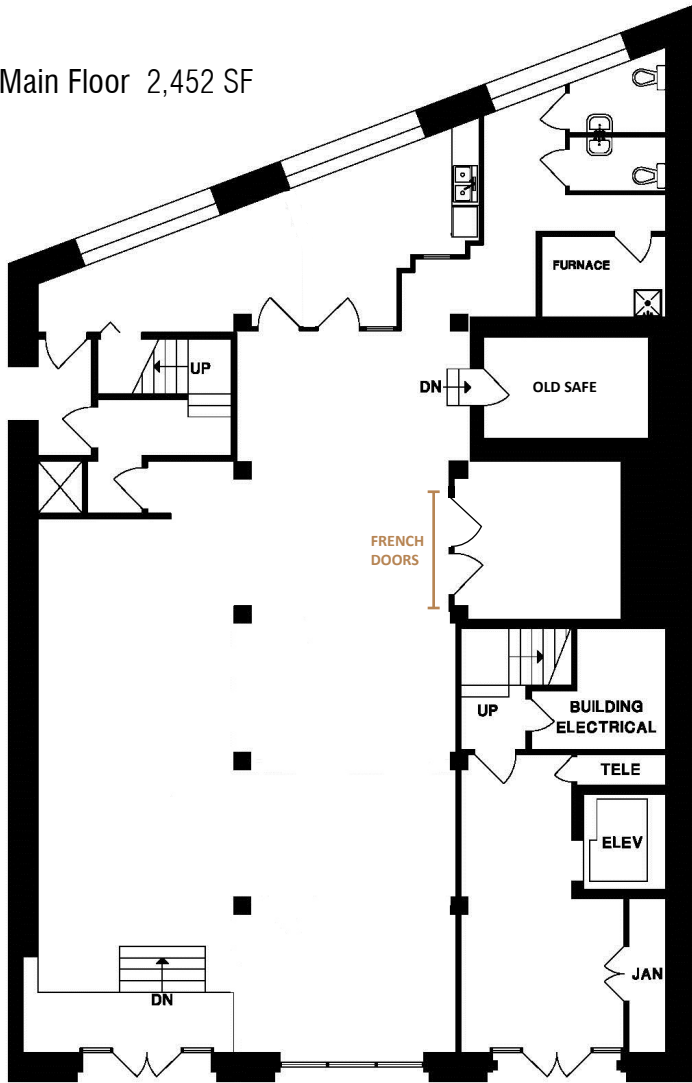
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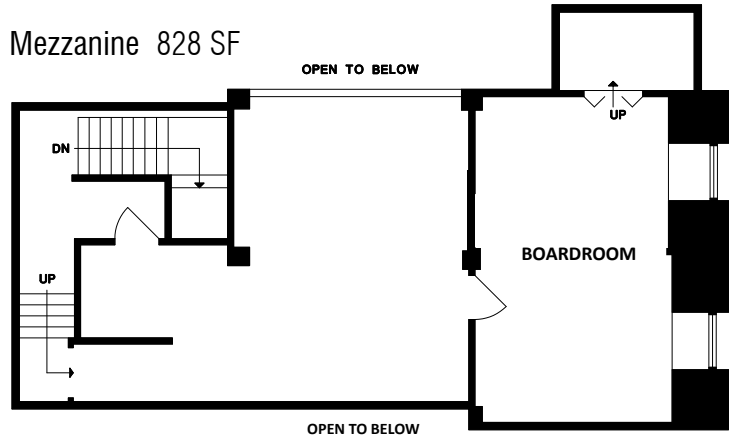
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FLOOR PLAN 3,280 SF

Main Floor 2,452 SF



Mezzanine 828 SF



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MEZZANINE VIEW



KITCHEN



BOARDROOM



MAIN FLOOR

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THE LOCATION

191 Alexander Street is primely situated at the junction where of Gastown, Crosstown, and Railtown meet. The neighbourhood is a popular hub for trendy retail shops, cafes, restaurants, and thriving businesses. The space is a quick 10 minute walk from Stadium-Chinatown SkyTrain Station and Waterfront Terminus Station, providing seamless connection to the Canada Line, Expo Line, SeaBus and WestCoast Express.



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RIDER'S
PARADISE



96

WALKER'S
PARADISE



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STADIUM-CHINATOWN
SKYTRAIN STATION



WATERFRONT
TERMINUS STATION

HASTINGS STREET

CORDOVA STREET

WATER STREET

POWELL STREET

MAIN STREET

MAIN STREET

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