

FOR LEASE GARAGE

12 Water Street | Turnkey Gastown Retail Opportunity

 **corbel**
COMMERCIAL REAL ESTATE SERVICES





A Neighbourhood of Makers & Merchants

Historic streets. Independent brands. A destination unlike anywhere else in Vancouver.

Gastown is one of Vancouver's most iconic neighbourhoods, celebrated for its beautifully preserved heritage architecture, independent retailers, and vibrant culinary scene. Home to a thoughtfully curated mix of boutiques, cafés, restaurants, galleries, and lifestyle brands, the district has cultivated a community where local businesses thrive and visitors come to discover something new. Neighbouring businesses including Roden Gray, Stüssy, From Another, DRMERS Club, Filson, Aesop, Kotn, and Neighbour contribute to an energetic community hub that continues to attract locals and visitors alike, reinforcing Gastown's reputation as one of the city's premier shopping and dining destinations.





About Garage

The Garage Building is one of Gastown's most celebrated heritage redevelopments. Completed by Salient Developments in 2009, the award-winning project thoughtfully transformed the historic Nagle Brothers Garage and adjoining Cordage Building into a vibrant mixed-use destination, blending restored retail and office spaces with contemporary live/work residential living above. Rich in industrial character, the building features exposed board-formed concrete, expansive storefront glazing, and soaring 13-foot ceilings. At its heart, the intimate Gaoler's Mews Courtyard connects Water Street to the Carrall Street Greenway, creating a lively public space where cafés, restaurants, patios, and independent retailers contribute to the unique character that defines Gastown today.



THE FEATURES



A turnkey positioning opportunity located within an award winning, fully restored building.



High-profile retail opportunity with exceptional traffic and pedestrian exposure.



Private washroom.



Large windows providing abundant natural light and highly visible signage potential.



Expansive ceiling heights.



Mezzanine space for office, supplies, and display.



Just minutes to Waterfront Station with several private parkades nearby.



Surrounded by numerous boutique retailers, popular cafés, and lounges.



Turnkey Space



Floor-to-Ceiling windows



Bright & Open



SALIENT FACTS & FLOORPLAN

SIZE

1,705 SF (Approx.)

BASIC RENT

\$35.00 PSFPA

ADDITIONAL RENT

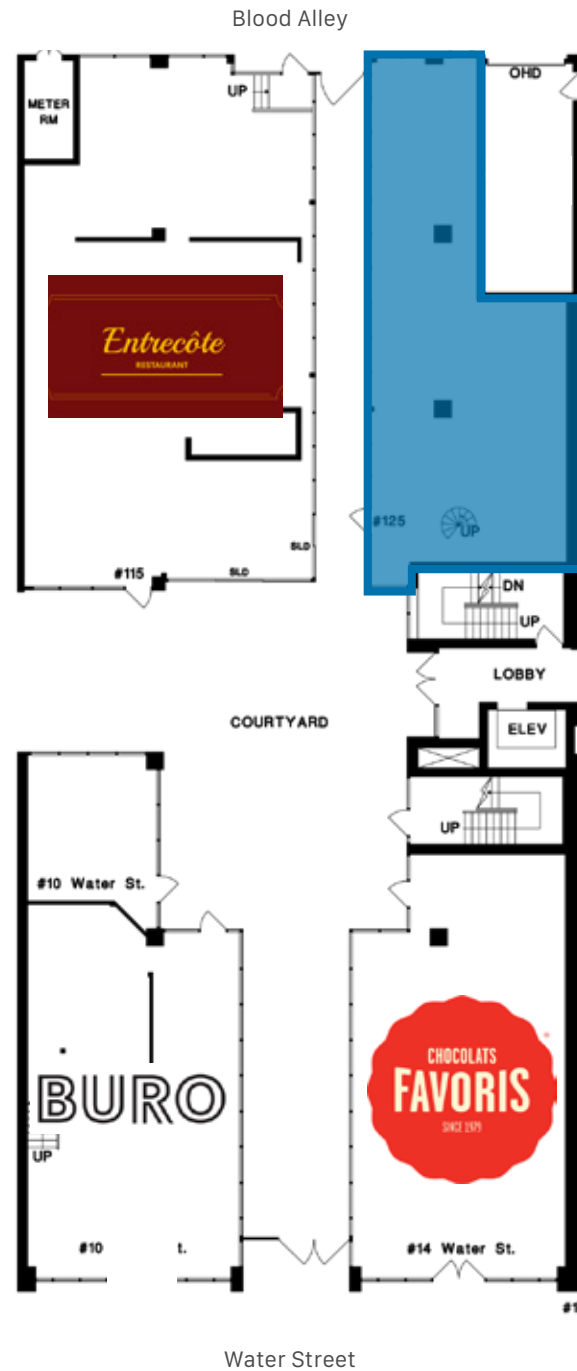
\$27.71 (2026 est.)

GROSS RENT²

\$8,910.05/month + GST

AVAILABILITY

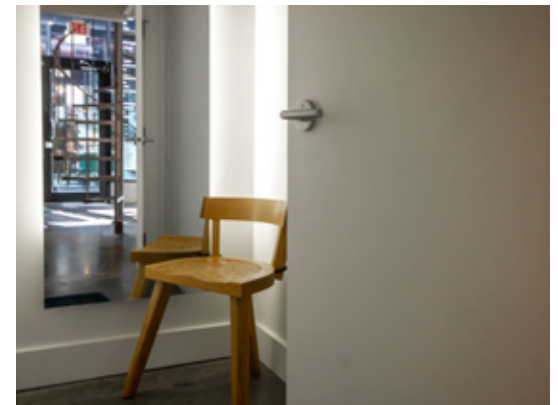
With notice



¹All sizes are approximate and subject to verification.
²Gross rent currently equates to this amount plus GST. Lease to be fully triple net.
³Floor plan may not be 100% accurate and is subject to verification.

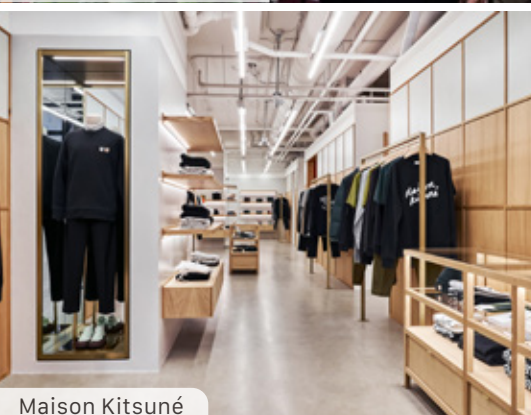


Turnkey Opportunity in
the pulse of Gastown
Vancouver.

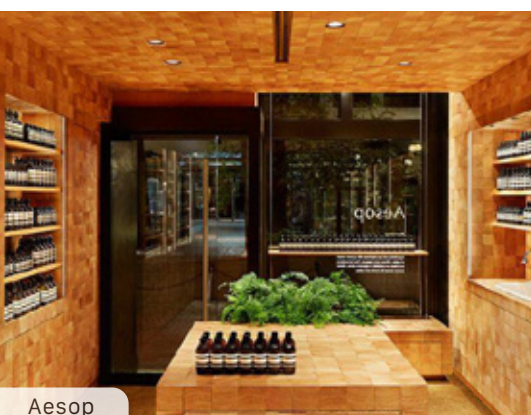




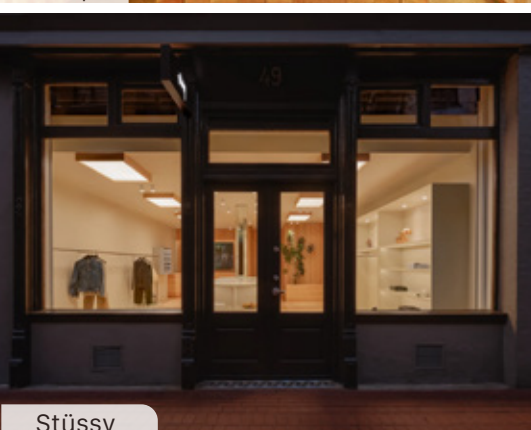
Entrecôte Restaurant



Maison Kitsuné



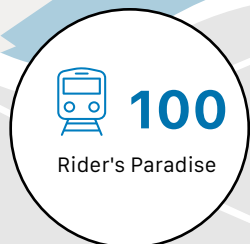
Aesop



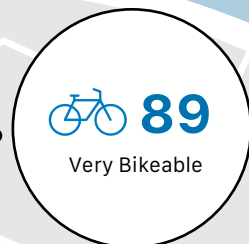
Stüssy



Walker's Paradise



Rider's Paradise



Very Bikeable



W Cordova St
W Hastings St

around the
neighbourhood.

DINING + COCKTAILS

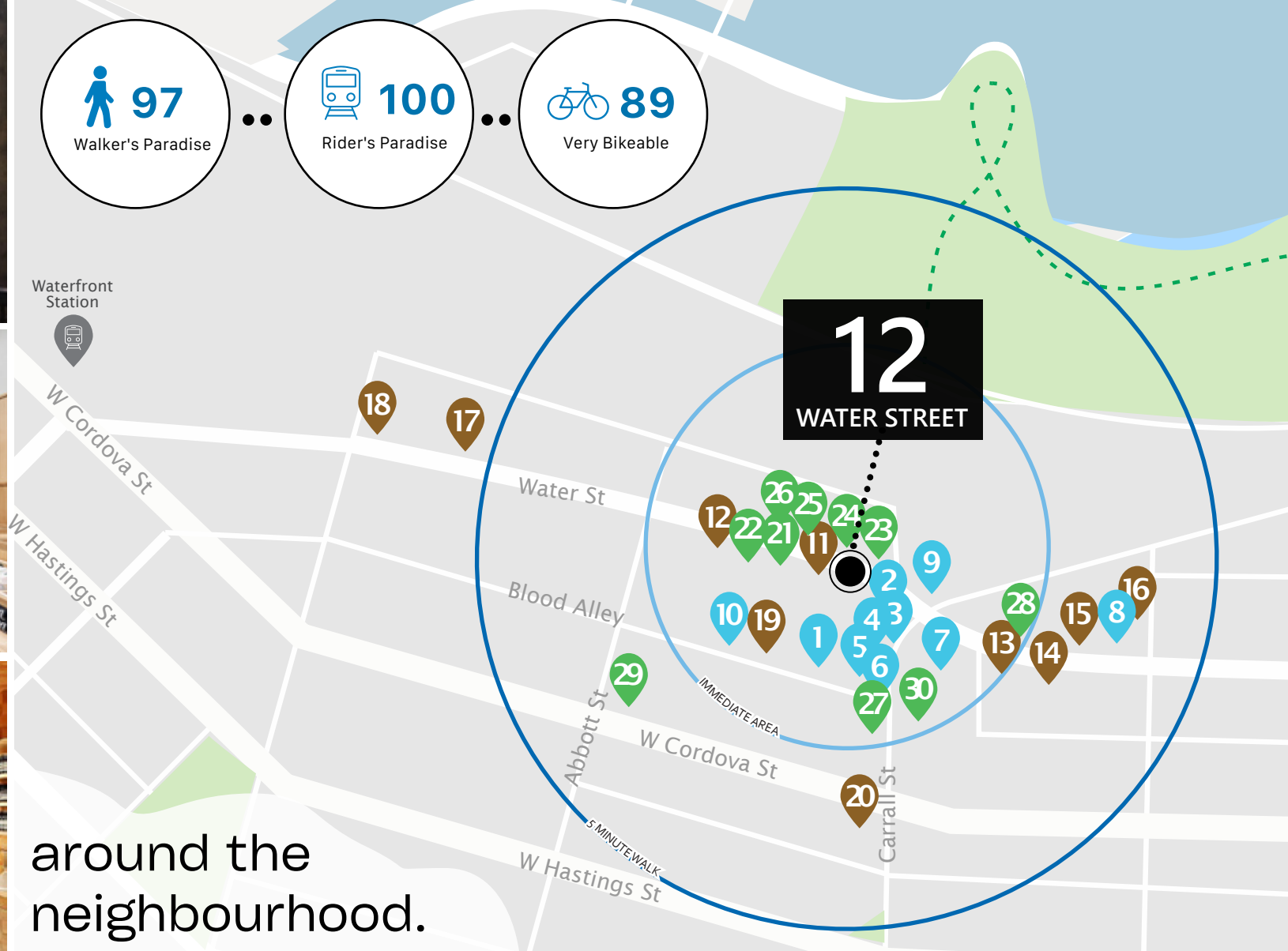
1. Entrecôte Restaurant
2. Oku Izakaya Bar
3. Six Acres
4. Twisted Fork
5. L'Abattoir
6. The Greek
7. Robba da Matti
8. Amber Listening Bar
9. LOCAL
10. Is That French

COFFEE + CASUAL FARE

11. Chocolats Favoris
12. Waffleland Café
13. Skewers Souvlaki Pita Bar
14. Milano
15. Birds & The Beets
16. Celeste
17. Café Kitsuné
18. Lee's Donuts
19. Gringo
20. Di Beppe

SHOPPING

21. RODEN GRAY
22. COS
23. Kotn
24. Aesop
25. DRMERS CLUB
26. Filson
27. Le Labo
28. Stüssy
29. Neighbor/Neighbor Woman
30. From Another



Contact Us

ROBERT THAM

604.609.0882 Ext. 223
robert@corbelcommercial.com

MARC SAUL PREC

604.609.0882 Ext. 222
marc@corbelcommercial.com

DENVER MENDOZA

604.609.0882 Ext. 221
denver@corbelcommercial.com

NATHAN ARMOUR PREC

604.609.0882 Ext. 226
nathan@corbelcommercial.com

INFO@CORBELCOMMERCIAL.COM | WWW.CORBELCOMMERCIAL.COM | 632 CITADEL PARADE, VANCOUVER BC, V6B 1X3

E. & O. E.: All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. All measurements quoted herein are approximate.