

321 WATER STREET

PRIME GASTOWN CHARACTER OFFICE OPPORTUNITIES
FOR SUBLEASE

NEW RATE!

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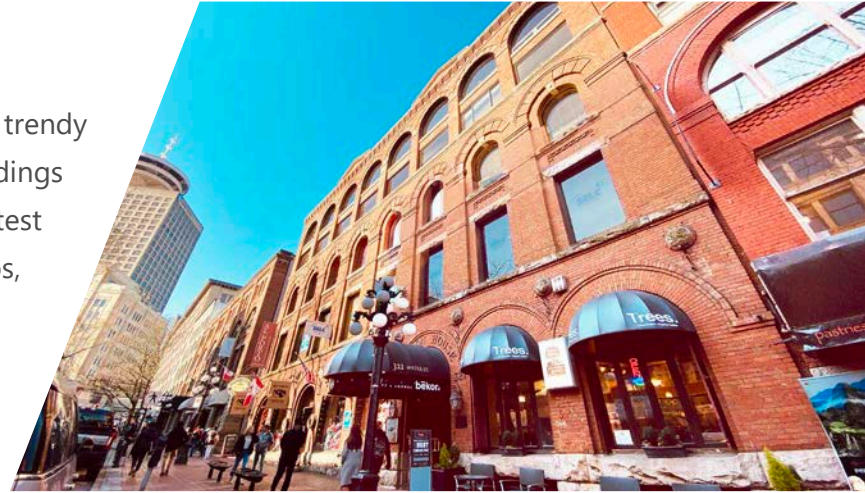


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E. & O. E.: All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are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

LOCATION

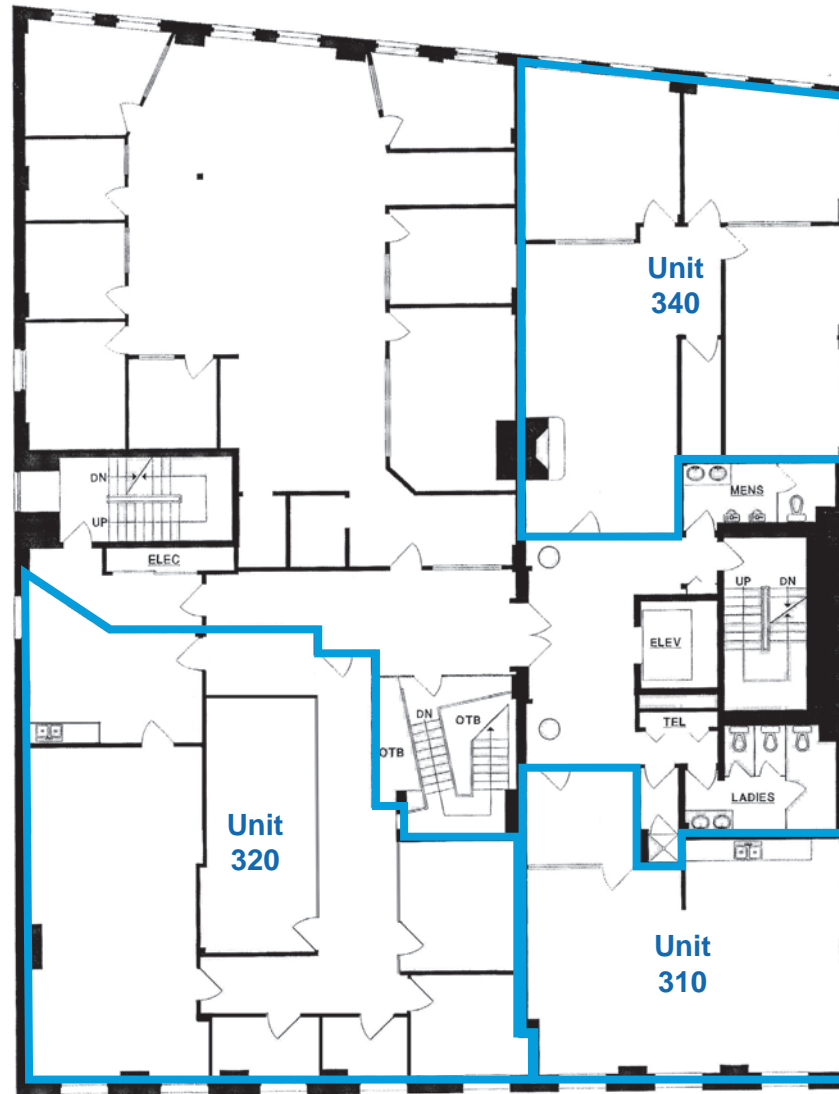
Gastown is an internationally-renowned heritage zone, both a bustling tourist destination and a trendy gathering place for locals. Characterized by cobblestone streets, brick and timber heritage buildings and abundant historical charm, the high-traffic neighbourhood houses many of the city's hottest restaurants and retail stores. Gastown has also become home to numerous design studios, technological and software companies, and leading architectural firms. Popular venues in the area include L'Abattoir, The Flying Pig, Tacofino, Pourhouse Restaurant and The Irish Heather. The location is served by several transit routes and is in close proximity to the SeaBus terminal, Waterfront SkyTrain Station, the West Coast Express and several public parkades.



FEATURES

- Fully improved character office spaces with exposed brick and beams and fully distributed HVAC system throughout
- Access to fitness centre and shower facilities
- Located adjacent to Gastown's iconic steam clock
- Excellent transit access with many popular restaurants and amenities in the immediate vicinity



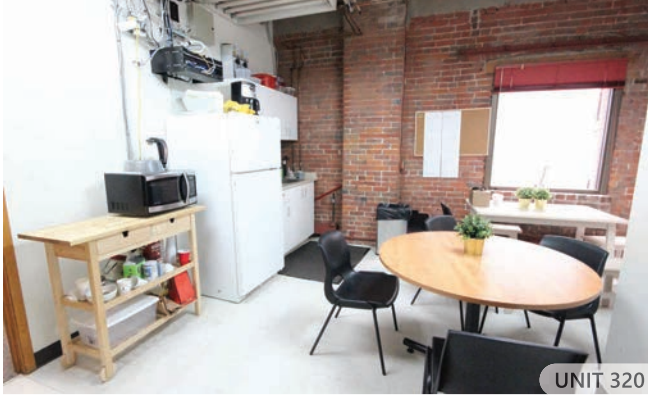
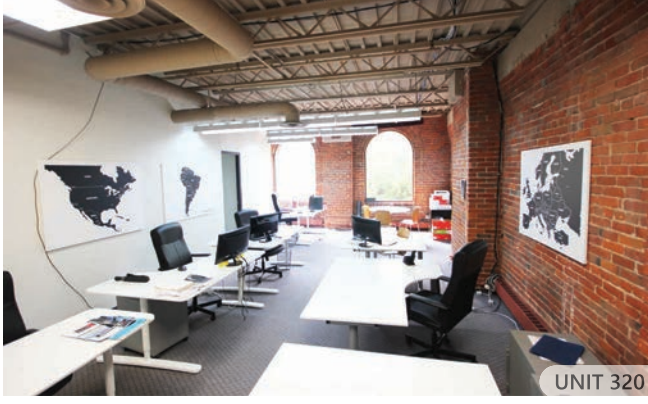
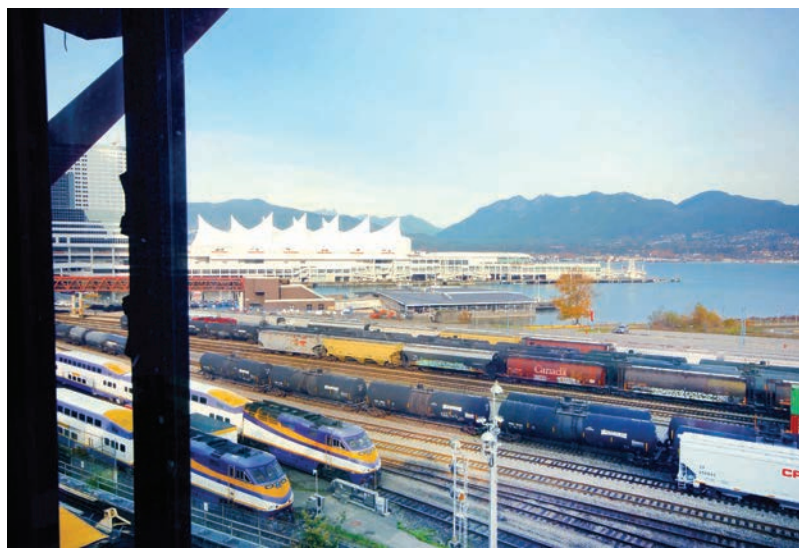
AVAILABILITIES³

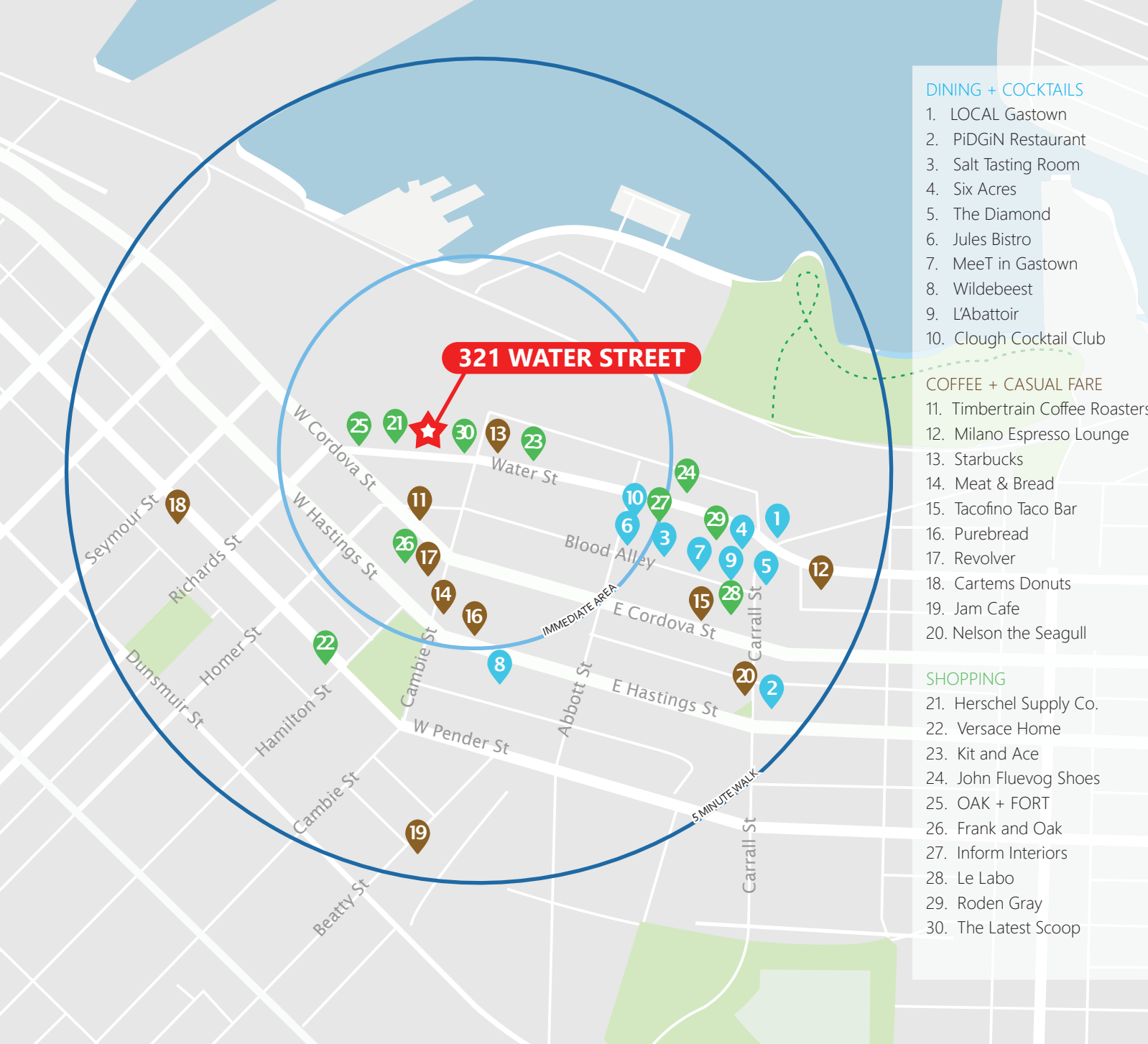
| UNIT: | DESCRIPTION: | SIZE: ¹ | GROSS RENT: ² | SUBLEASE EXPIRY: | AVAILABILITY: |
|-------|---|--------------------|--------------------------|-------------------|---------------|
| #310 | Small format office opportunity featuring exposed brick and beam, insuite kitchenette, and large windows overlooking Water Street. | 961 SF (approx.) | \$3,498.04/month | November 30, 2021 | Immediately |
| #320 | Mix of open space, private offices, meeting rooms and kitchenette. Features exposed brick and large windows overlooking Water Street. | 2,241 SF (approx.) | \$7,998.50/month | November 30, 2021 | Immediately |
| #340 | Exposed brick and beam, individual glass offices, and large windows with exceptional North Shore views. | 1,557 SF (approx.) | \$5,589.63/month | November 30, 2021 | Immediately |

¹All sizes are approximate and subject to remeasurement.

²Gross rents currently equate to this amount plus GST. Leases to be fully triple net.

³Floor plan may not be 100% accurate and is subject to verification.





321 WATER STREET

DINING + COCKTAILS

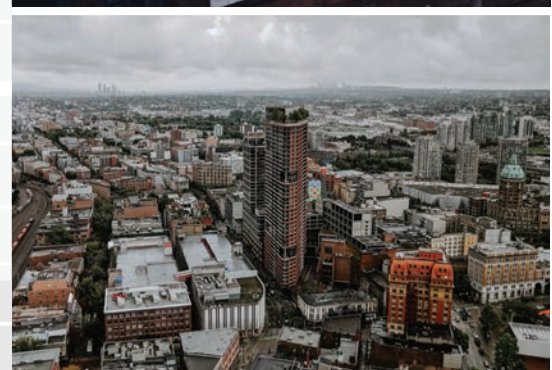
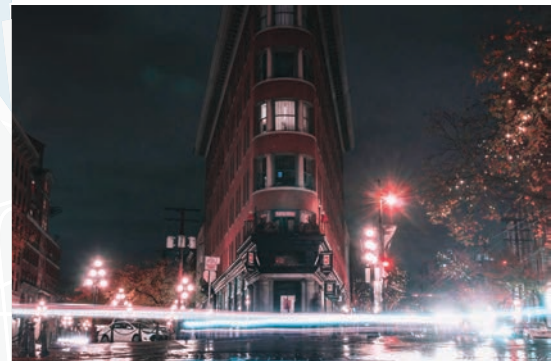
- 1. LOCAL Gastown
- 2. PiDGiN Restaurant
- 3. Salt Tasting Room
- 4. Six Acres
- 5. The Diamond
- 6. Jules Bistro
- 7. MeeT in Gastown
- 8. Wildebeest
- 9. L'Abattoir
- 10. Clough Cocktail Club

COFFEE + CASUAL FARE

- 11. Timbertrain Coffee Roasters
- 12. Milano Espresso Lounge
- 13. Starbucks
- 14. Meat & Bread
- 15. Tacofino Taco Bar
- 16. Purebread
- 17. Revolver
- 18. Cartems Donuts
- 19. Jam Cafe
- 20. Nelson the Seagull

SHOPPING

- 21. Herschel Supply Co.
- 22. Versace Home
- 23. Kit and Ace
- 24. John Fluevog Shoes
- 25. OAK + FORT
- 26. Frank and Oak
- 27. Inform Interiors
- 28. Le Labo
- 29. Roden Gray
- 30. The Latest Scoop



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