

322 WATER STREET

CHARACTER GASTOWN OFFICE OPPORTUNITY

FOR SUBLEASE



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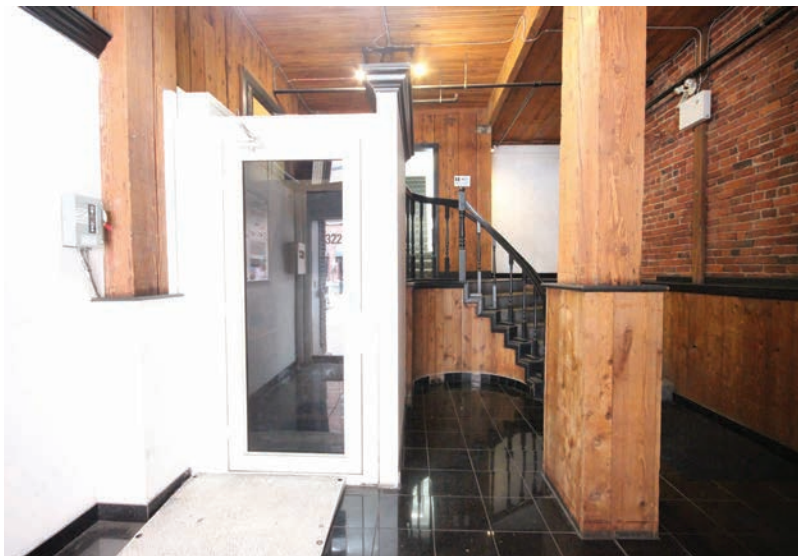
LOCATION

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

- Assembly approved office/school space in the heart of Gastown
- Character unit with hardwood flooring and exposed brick and beams throughout
- Turnkey space built out with multiple private offices, meeting rooms, and storage
- Two in suite washrooms and fully distributed HVAC
- Large operable windows overlooking historic Water Street
- Exceptional location, steps from numerous services, amenities, shops, and restaurants

UNIT:	Mezzanine
SIZE:*	4,750 SF (approx.)
GROSS RENT:	\$15,437.50/month + GST
ZONING:	HA-2 (Gastown Historic)
SUBLEASE EXPIRY:	December 31, 2022
AVAILABILITY:	Immediately



*All sizes are approximate and subject to verification.

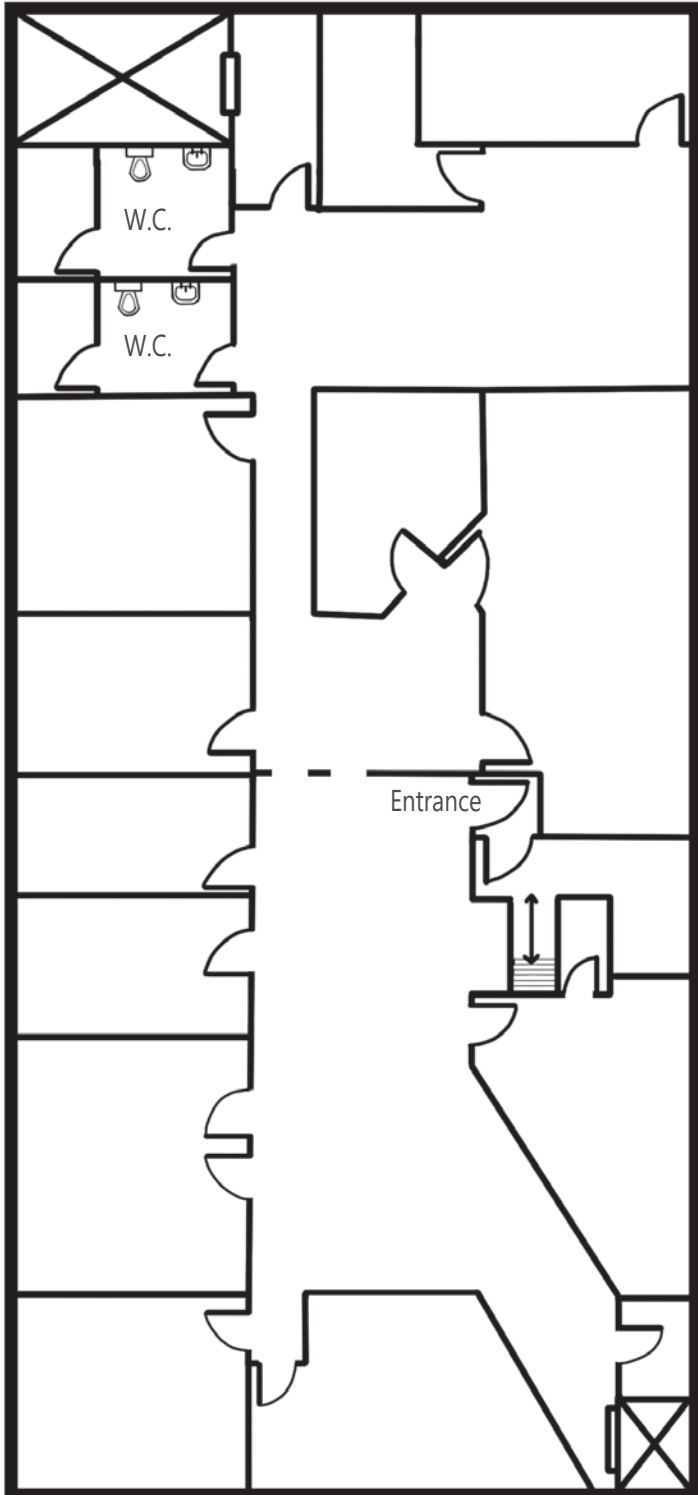
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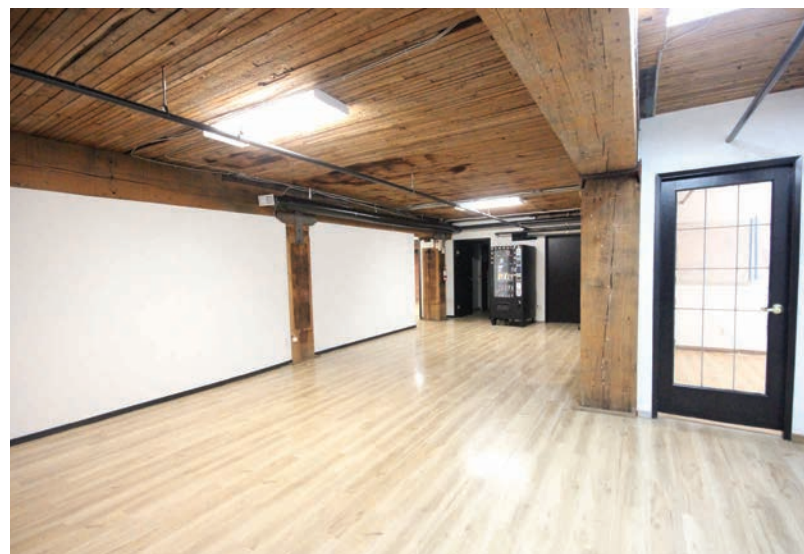
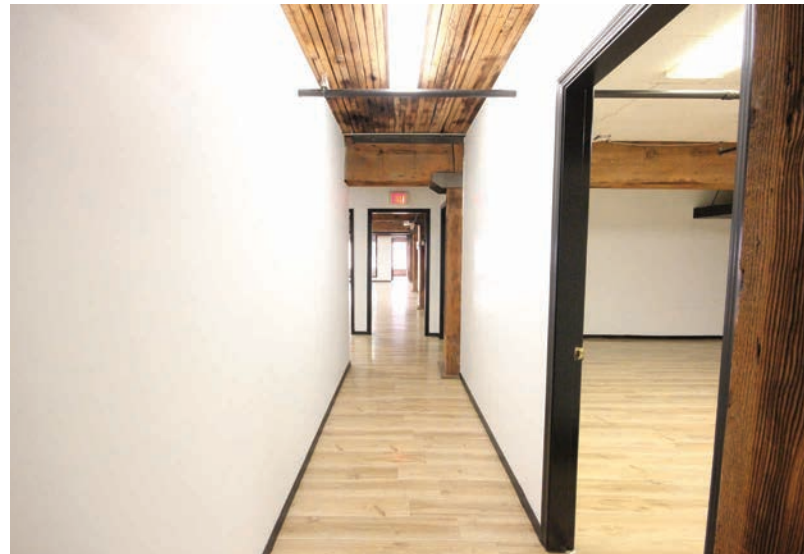


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FLOOR PLAN*



Water Street



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

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DINING + COCKTAILS

1. LOCAL Gastown
2. PiDGiN Restaurant
3. Salt Tasting Room
4. Six Acres
5. The Diamond
6. Jules Bistro
7. The Irish Heather
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. Finch's
20. Nelson the Seagull

SHOPPING

21. Herschel Supply Co.
22. Major Interiors
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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