

328 WATER STREET

CHARACTER GASTOWN OFFICE OPPORTUNITIES

FOR LEASE



NEW RATE!

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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, Tacofino, Pourhouse Restaurant and Water St. Café. 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.



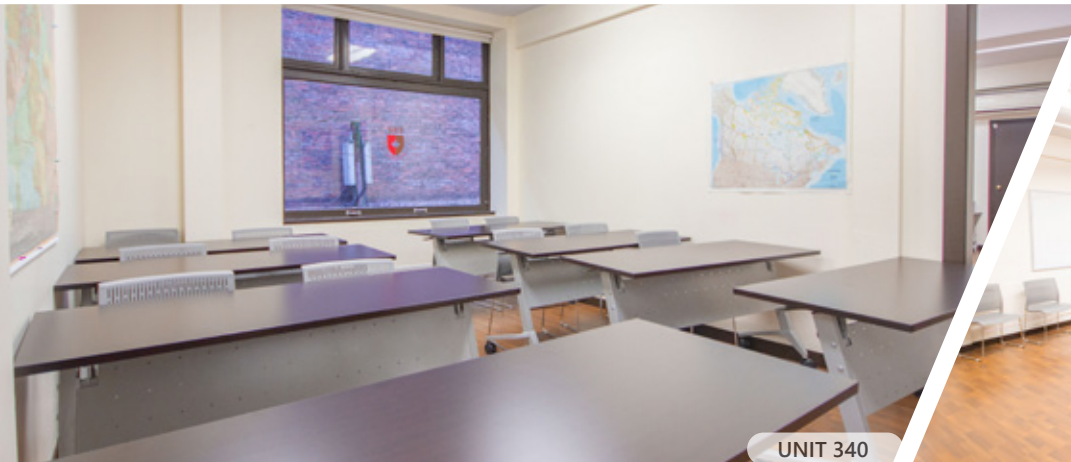
UNIT 340

FEATURES

- Bright and airy office units conveniently located in the heart of Gastown
- Large operable windows overlooking Cordova Street providing abundant natural light and fresh air
- All units feature in suite air conditioning; private kitchenette in #340
- Steps from Waterfront Station plus several private parkades nearby
- Exceptional location, close to numerous services, amenities, shops, and restaurants



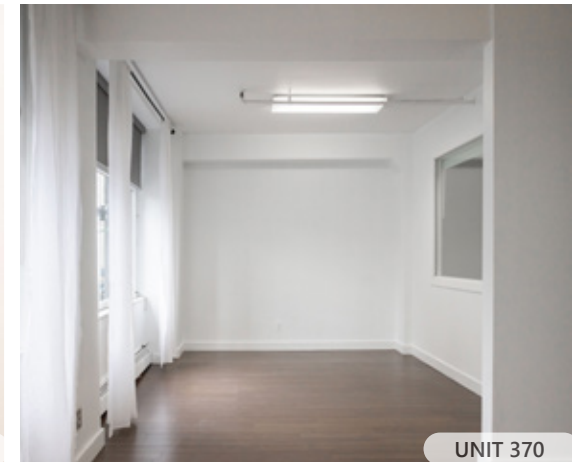
UNIT 340



UNIT 340



UNIT 360



UNIT 370

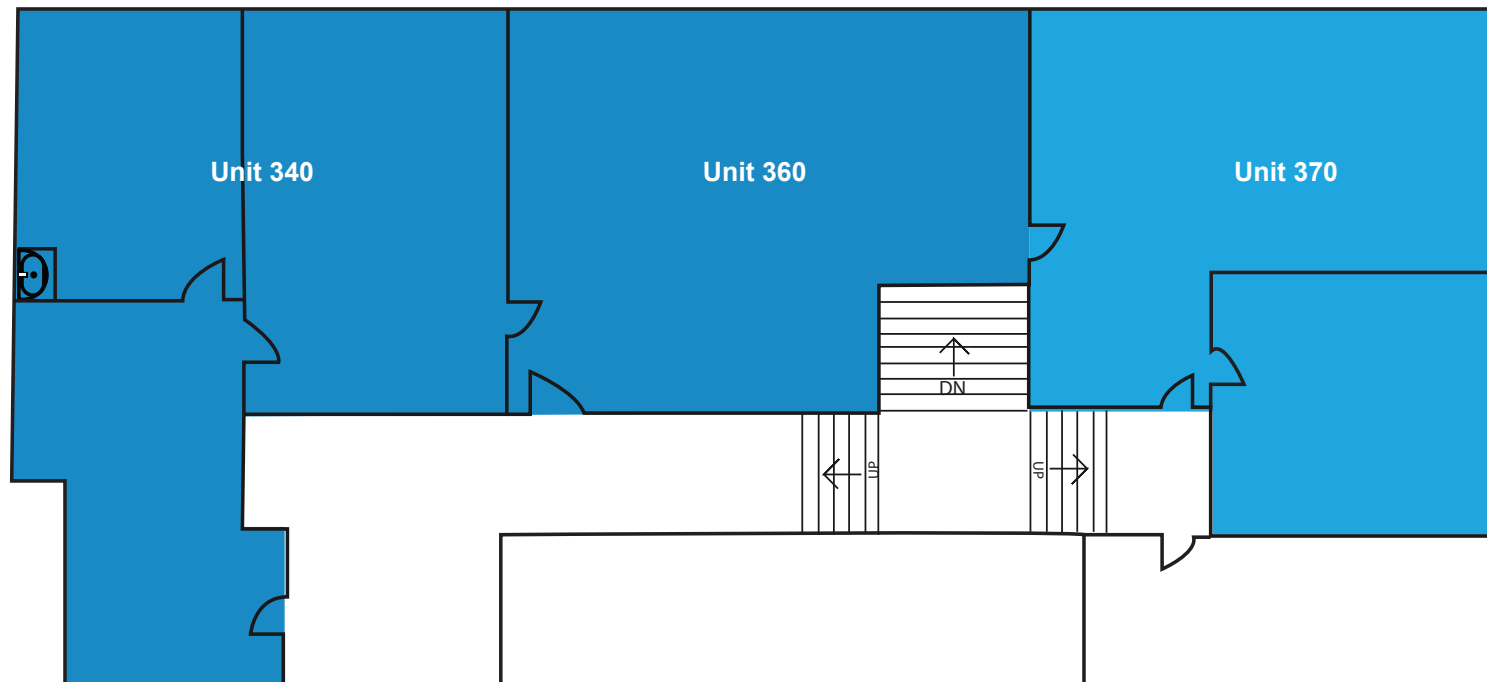
UNIT 340

UNIT 360

UNIT 370



FLOOR PLAN & SALIENT FACTS

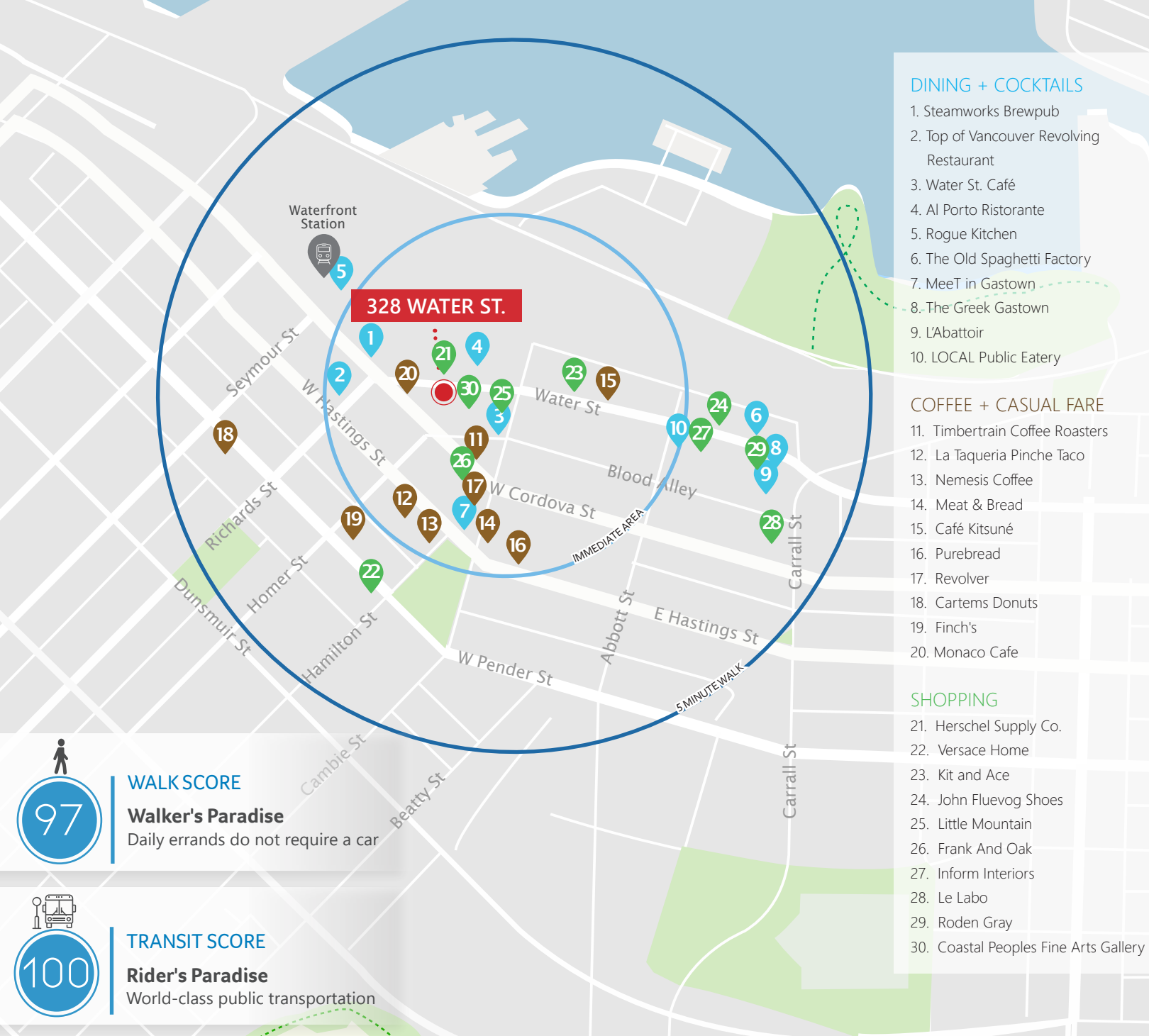


UNIT:	SIZE: ¹	NEW BASIC RENT:	ADDITIONAL RENT:	GROSS RENT: ²	AVAILABILITY
340	787 SF	\$18.00 PSFPA	\$21.40 (2024 est.)	\$2,583.98/month + GST	Immediately
360	573 SF	\$18.00 PSFPA	\$21.40 (2024 est.)	\$1,881.35/month + GST	Immediately
340 + 360	1,360 SF	\$18.00 PSFPA	\$21.40 (2024 est.)	\$4,465.33/month + GST	Immediately
370	662 SF	\$18.00 PSFPA	\$21.40 (2024 est.)	\$2,173.57/month + GST	Immediately

¹All sizes are approximate and subject to verification

²Gross rents currently equate to these amounts plus GST. Leases to be fully triple net.

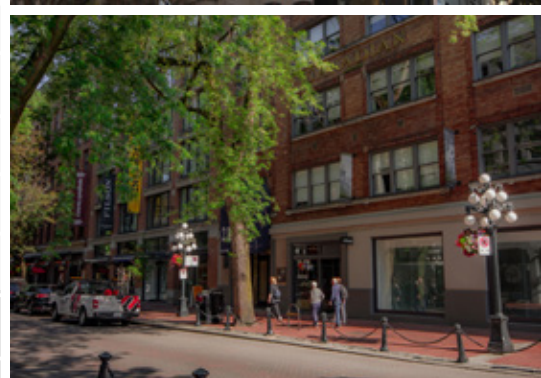
*Floor plans may not be 100% accurate and are subject to verification.



- DINING + COCKTAILS**
1. Steamworks Brewpub
 2. Top of Vancouver Revolving Restaurant
 3. Water St. Café
 4. Al Porto Ristorante
 5. Rogue Kitchen
 6. The Old Spaghetti Factory
 7. MeeT in Gastown
 8. The Greek Gastown
 9. L'Abattoir
 10. LOCAL Public Eatery
- COFFEE + CASUAL FARE**
11. Timbertrain Coffee Roasters
 12. La Taqueria Pinche Taco
 13. Nemesis Coffee
 14. Meat & Bread
 15. Café Kitsuné
 16. Purebread
 17. Revolver
 18. Cartems Donuts
 19. Finch's
 20. Monaco Cafe
- SHOPPING**
21. Herschel Supply Co.
 22. Versace Home
 23. Kit and Ace
 24. John Fluevog Shoes
 25. Little Mountain
 26. Frank And Oak
 27. Inform Interiors
 28. Le Labo
 29. Roden Gray
 30. Coastal Peoples Fine Arts Gallery

WALK SCORE
97
Walker's Paradise
Daily errands do not require a car

TRANSIT SCORE
100
Rider's Paradise
World-class public transportation



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