

FOR LEASE

332 WATER STREET

CHARACTER GASTOWN RETAIL OPPORTUNITIES



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THE LOCATION

332 Water Street is located in Le Magasin, a stunning, fully-restored character building nestled in the heart of historic Gastown. 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 district houses a thriving fashion scene, various upscale home décor boutiques, several independent art galleries, and some of the best culinary fare and busiest gastro pubs in Vancouver. Numerous acclaimed restaurants including L'Abattoir, Water St. Café, and Pidgin, as well as a thriving retail market including COS by H&M, Roden Gray, Herschel Supply Co., Oak + Fort and Inform Interiors, have established Gastown as one of the most stylish neighborhoods in the world.

THE FEATURES



Located in a high foot and vehicle traffic area, surrounded by numerous boutique retailers, popular cafés, and lounges



Bright and airy retail units with great ceiling heights



Unit 140 is approved for fitness use



Beautifully restored building just steps from the iconic Steam Clock

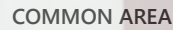


Just minutes to Waterfront Station with several private parkades nearby



Unique entrances allow building access from both Water Street and West Cordova Street





UNIT:	SIZE: ¹	GROSS RENT: ²	AVAILABILITY
120	639 SF (Approx.)	\$2,486.78/month + GST	Please contact agent
140	1,262 SF (Approx.)	\$4,893.41/month + GST	Please contact agent

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

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Walker's Paradise

Daily errands do not require a car

100

Rider's Paradise

World-class public transportation

Source: walkscore.com

DINING + COCKTAILS

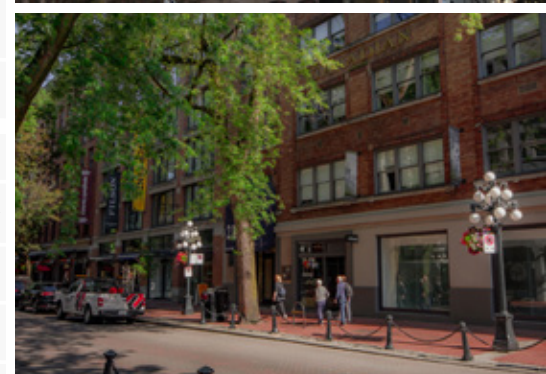
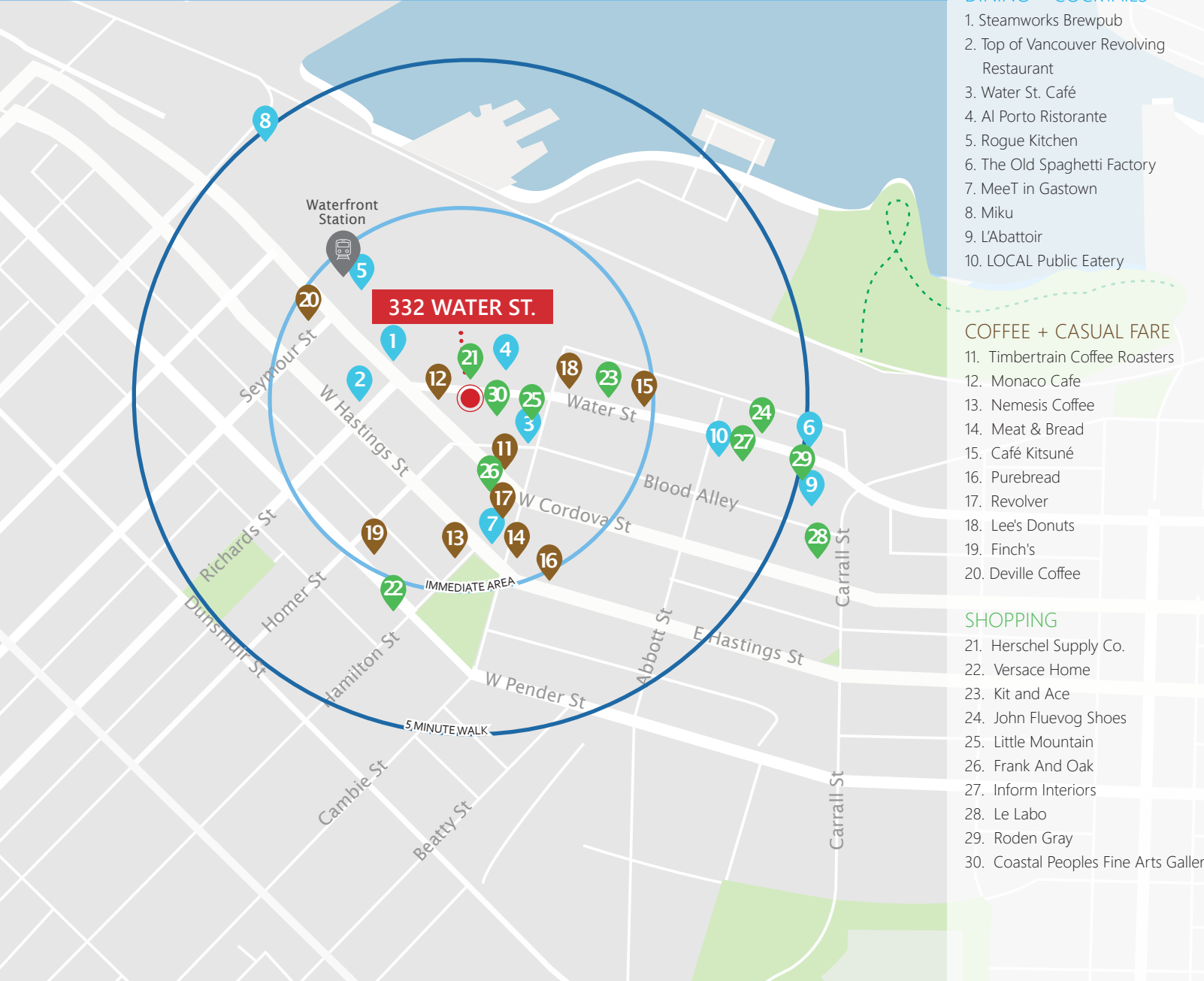
1. Steamworks Brewpub
2. Top of Vancouver Revolving Restaurant
3. Water St. Café
4. Al Porto Ristorante
5. Rogue Kitchen
6. The Old Spaghetti Factory
7. MeeT in Gastown
8. Miku
9. L'Abattoir
10. LOCAL Public Eatery

COFFEE + CASUAL FARE

11. Timbertrain Coffee Roasters
12. Monaco Cafe
13. Nemesis Coffee
14. Meat & Bread
15. Café Kitsuné
16. Purebread
17. Revolver
18. Lee's Donuts
19. Finch's
20. Deville Coffee

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

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