

FOR LEASE 322 WATER STREET

PROMINENT FULL FLOOR GASTOWN OFFICE OPPORTUNITIES



NEW RATE



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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, Local Restaurant, Tacofino, and Pourhouse Restaurant. 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

- Prominent full floor office premises located across from Gastown's iconic steam clock
- Character units with hardwood flooring and exposed brick and beams throughout
- Bright and spacious floor plans with a mix of open space, private offices, and boardrooms
- Fully distributed HVAC and passenger elevator access
- Private washrooms in each unit with shower
- Excellent transit access with numerous popular eateries, boutiques, and amenities in the immediate vicinity



UNIT 200



UNIT 200



UNIT 200



UNIT 300



UNIT 300



UNIT 200



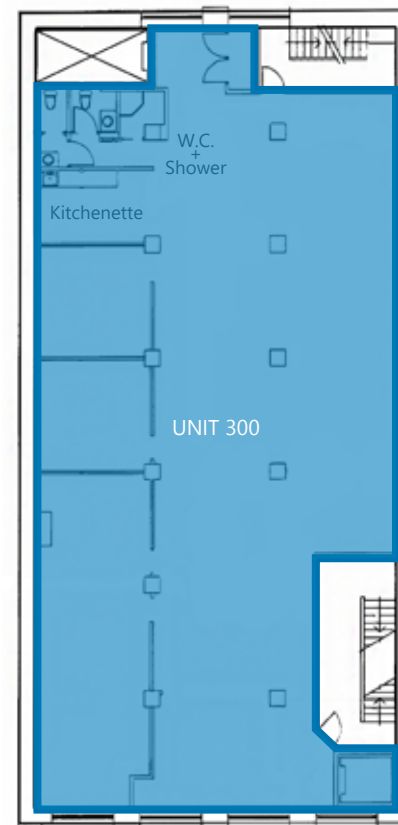
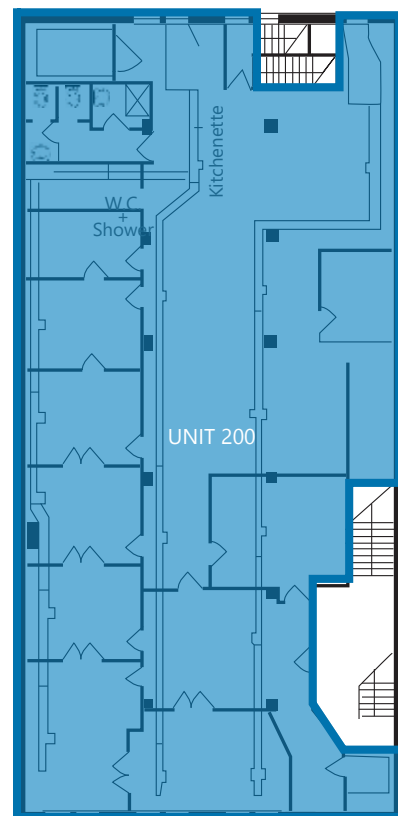
UNIT 200



UNIT 300

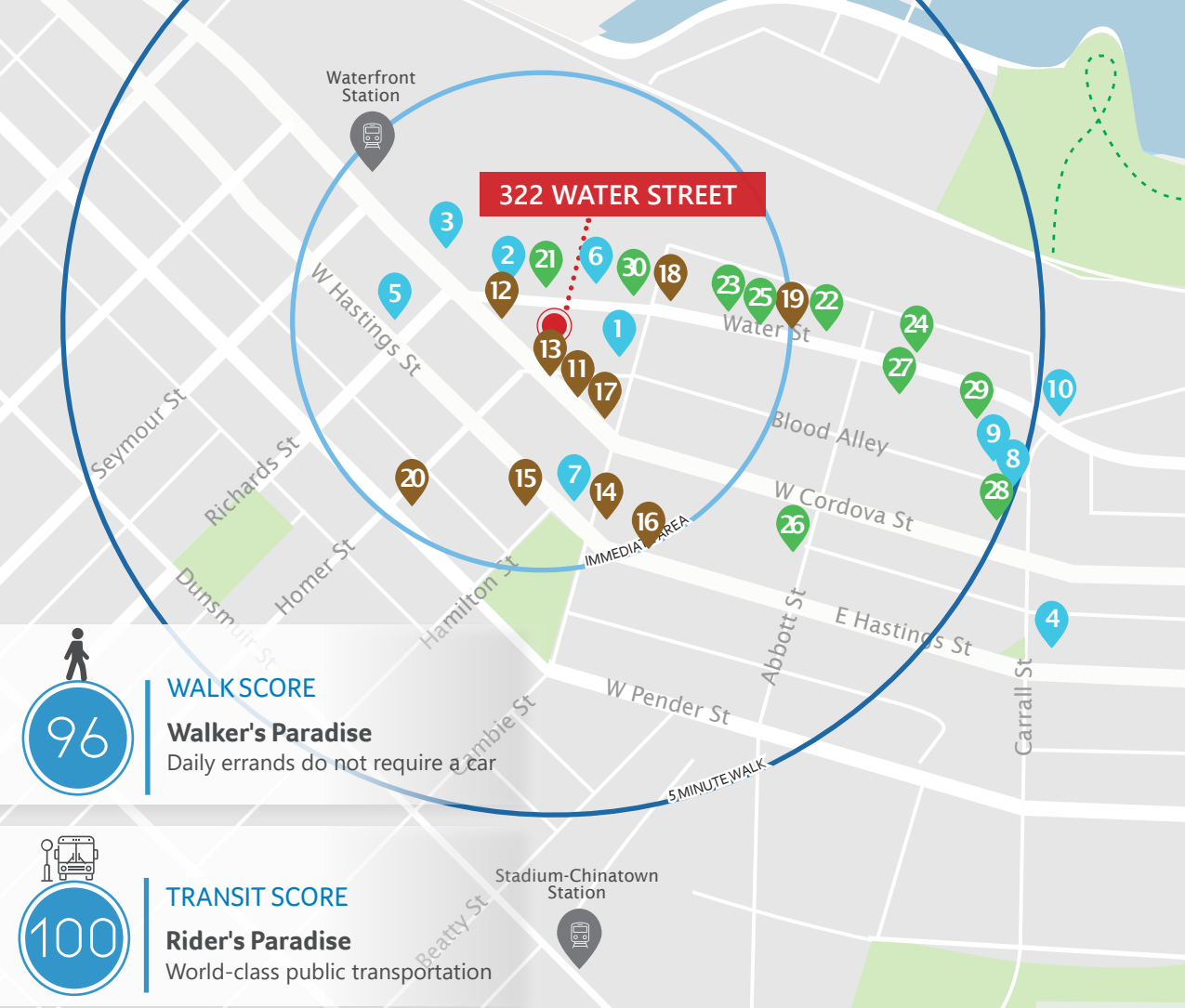


UNIT 300



UNIT:	SIZE: ¹	GROSS RENT:	AVAILABILITY
200	4,750 SF (Approx.)	\$34.00 \$30.00 PSFPA	Immediately
300	4,750 SF (Approx.)	\$35.00 \$31.00 PSFPA	Immediately

¹All sizes are approximate and subject to verification
 *Floor plans may not be 100% accurate and are subject to verification.



WALK SCORE
96

Walker's Paradise
Daily errands do not require a car

TRANSIT SCORE
100

Rider's Paradise
World-class public transportation

RESTAURANTS

1. Water St. Café
2. Guu with Otokomae
3. Steamworks Brewpub
4. PiDiGiN Restaurant
5. Top Of Vancouver Revolving Restaurant
6. Al Porto Ristorante
7. Nuba in Gastown
8. The Greek Gastown
9. L'Abattoir
10. LOCAL Gastown

COFFEE + CASUAL FARE

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

SERVICES & CULTURE

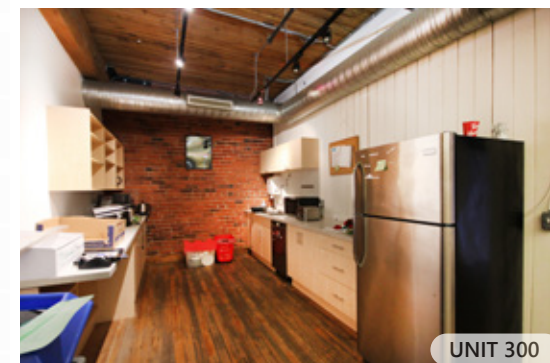
21. Herschel Supply Co.
22. Oak + Fort
23. Kit and Ace
24. John Fluevog Shoes
25. Maison Kitsuné
26. Hey Jude
27. Inform Interiors
28. Le Labo
29. Roden Gray
30. The Latest Scoop



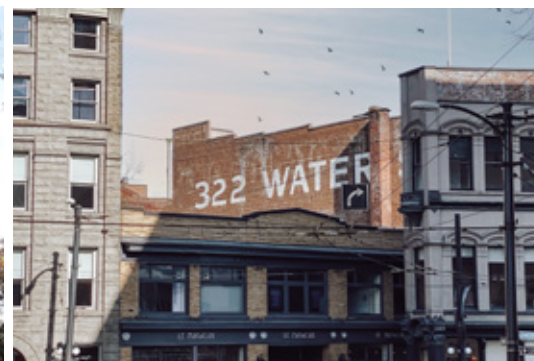
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