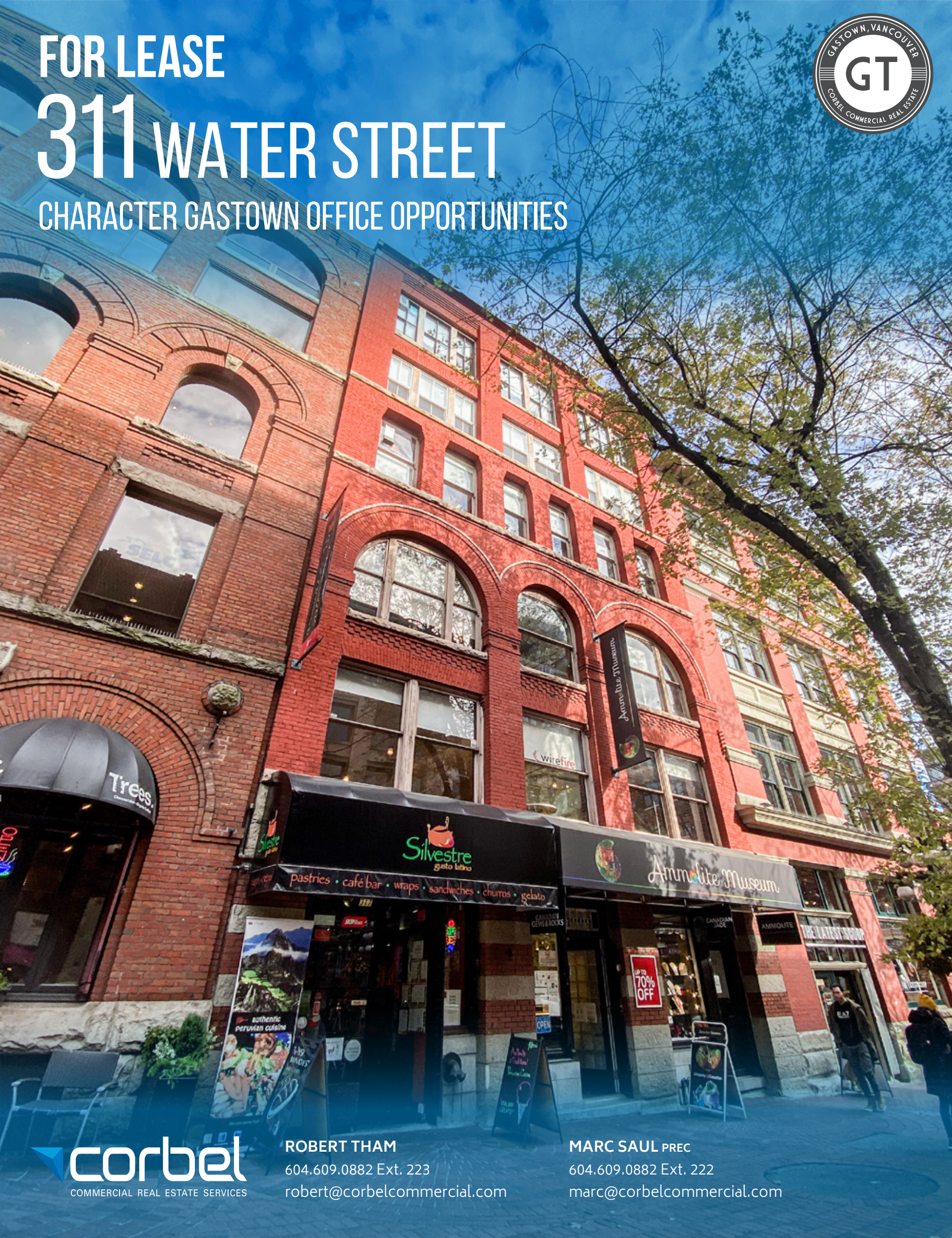


FOR LEASE

# 311 WATER STREET

CHARACTER GASTOWN OFFICE OPPORTUNITIES



**ROBERT THAM**  
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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. Neighbouring businesses include Michelin Guide rated restaurants L'Abattoir and PIDGIN, as well as retail boutiques COS, Gravity Pope, Native Shoes, Inform Interiors, and Aesop, all located within blocks of the subject property. Additionally, the premise is located 1 block west of the new 155 Water Street development, which is home to the brand new, first stand-alone location of Franco-Japanese brand Maison Kitsuné, the flagship location of Oak + Fort, and the 500 person, 75,000 SF brand new waterfront headquarters of Microsoft.



UNIT 200

## FEATURES

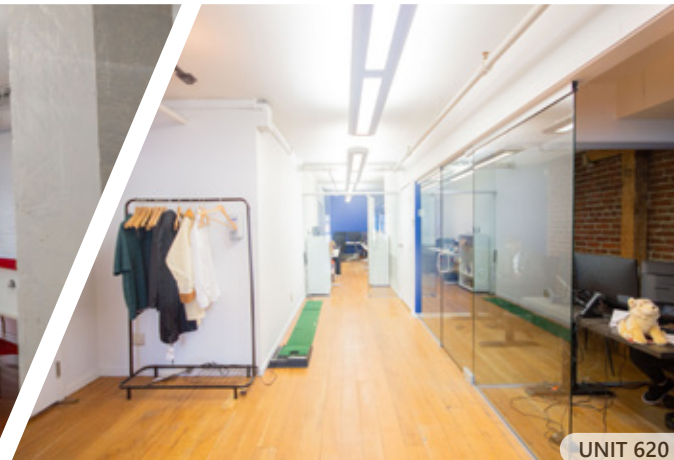
- Character office spaces located steps from Gastown's iconic steam clock
- Fully distributed HVAC system with track lighting and exposed brick and beams throughout
- Efficient layouts with a mix of open space, large boardrooms, and private offices
- Large windows providing abundant natural light and spectacular North Shore and harbour views
- Unit 200 offers direct passenger elevator access plus private washrooms with a shower and kitchenette
- Excellent transit access, steps from Waterfront SkyTrain Station and numerous transit lines



UNIT 200



UNIT 200

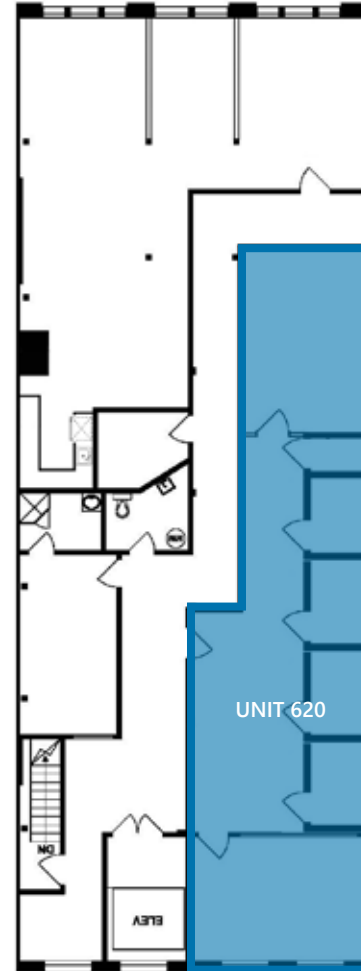
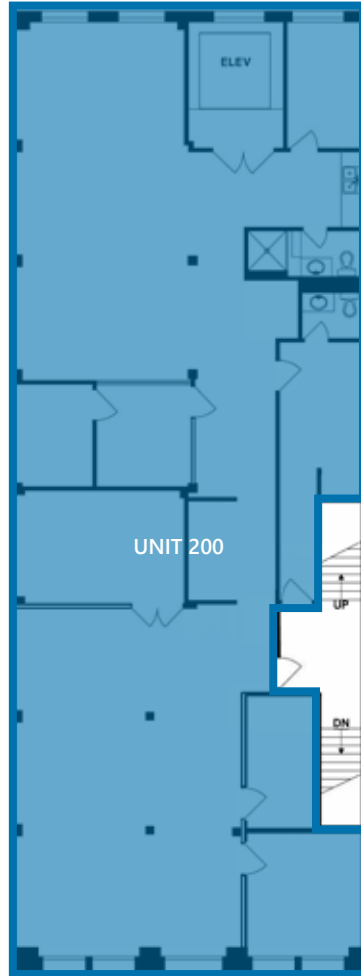


UNIT 620



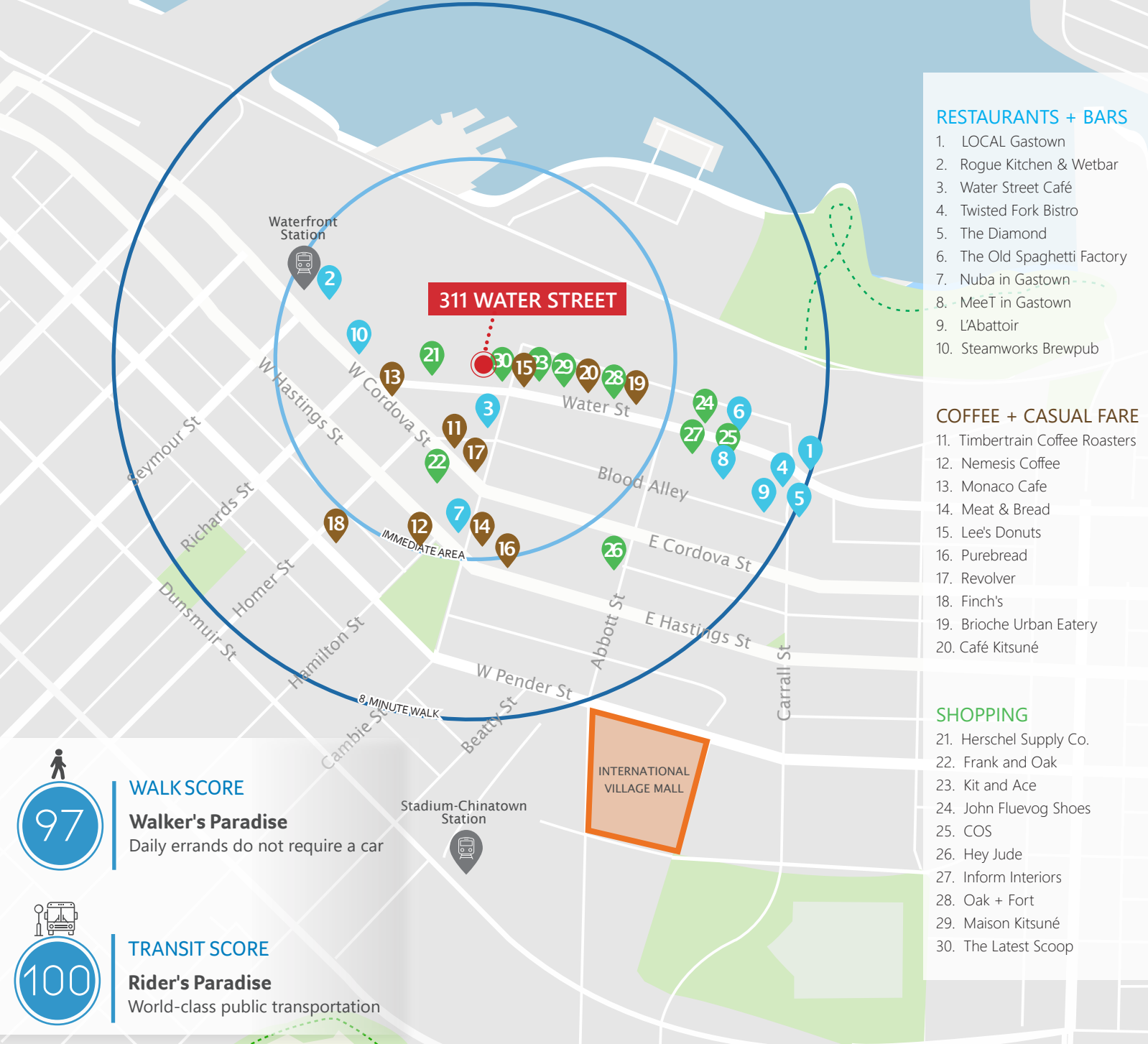
UNIT 620

# FLOOR PLAN & SALIENT FACTS



UNIT:	SIZE: <sup>1</sup>	BASIC RENT:	ADDITIONAL RENT:	AVAILABILITY
200	3,017.20 SF (Approx.)	\$25.00 NNN PSFPA	\$10.89 (2024 est.)	November 1, 2024
620	1,346.40 SF (Approx.)	\$25.00 NNN PSFPA	\$10.89 (2024 est.)	July 1, 2024

<sup>1</sup>All sizes are approximate and subject to verification  
 \*Floor plan may not be 100% accurate and is subject to verification.



**WALK SCORE**  
97

**Walker's Paradise**  
Daily errands do not require a car

**TRANSIT SCORE**  
100

**Rider's Paradise**  
World-class public transportation

**RESTAURANTS + BARS**

1. LOCAL Gastown
2. Rogue Kitchen & Wetbar
3. Water Street Café
4. Twisted Fork Bistro
5. The Diamond
6. The Old Spaghetti Factory
7. Nuba in Gastown
8. MeeT in Gastown
9. L'Abattoir
10. Steamworks Brewpub

**COFFEE + CASUAL FARE**

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

**SHOPPING**

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



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