

FOR LEASE

# 321 WATER STREET

EXCEPTIONAL GASTOWN OFFICE OPPORTUNITIES



  
COMMERCIAL REAL ESTATE SERVICES

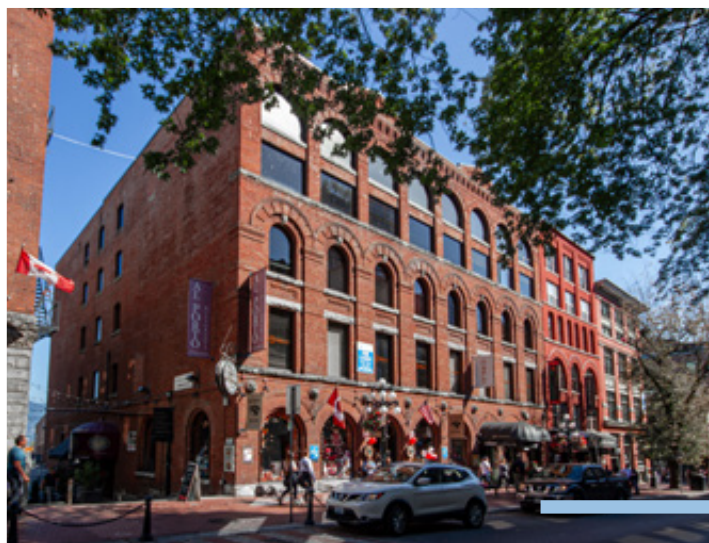
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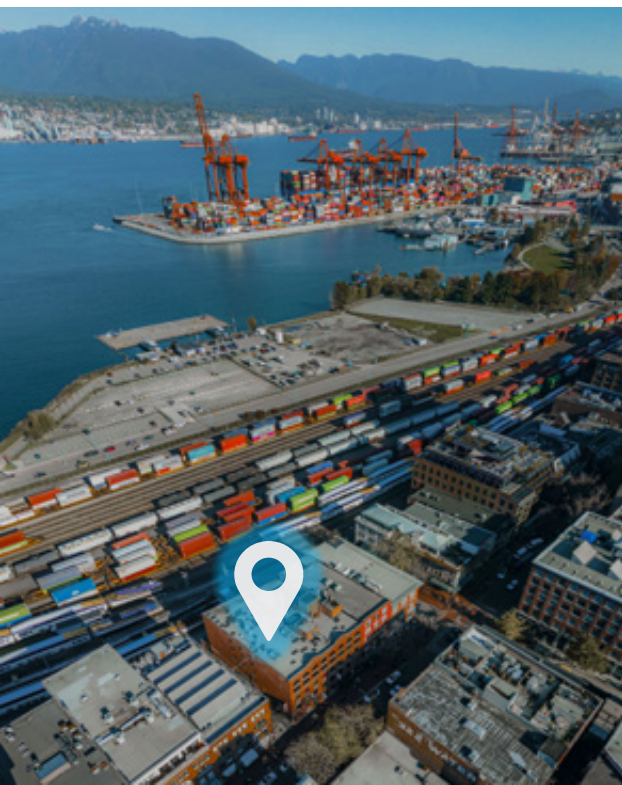
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## THE LOCATION

Gastown is an internationally renowned heritage zone and is 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, retail stores, and is home to numerous design studios, technology and software companies, and leading architectural firms.





# THE BUILDING

The **Hudson House** located at 321 Water Street is steps from Maison Kitsuné, Pourhouse Restaurant, Water Street Café, among many other boutiques and notable eateries. The area is served by several transit routes such as the SeaBus terminal, Waterfront SkyTrain Station, and the West Coast Express, all just a block west, with several public parkades within a minute's walk.



One of Vancouver's original character structures, developed by the Hudson House Company in 1894 in the Romanesque Revival style, featuring round-arched windows, brick facades and stone trim.



The first adaptive character rehabilitation project in Gastown, and has been fully restored and well maintained with modern building systems, fully distributed HVAC, and a new passenger elevator.



Home of famed Al Porto Ristorante, Trees Organic Café and Hudson House Trading Company.



Exceptionally located with excellent transit access, just steps from Waterfront SkyTrain Station and numerous transit lines, with ample parking within a 1 minute walk.

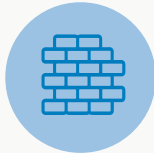


Major tech companies in Gastown include Global Relay Communications, Industrial Light & Magic, and Microsoft's new 75,000 SF corporate offices at 155 Water Street.

# THE FEATURES



Character office opportunities in the heart of Gastown



Featuring a mix of exposed wooden beams and steel trusses, with exposed repointed original brick throughout, and industrial style up-shot lighting



Units 440 & 430 offers views of the North Shore and Vancouver Harbour



Large windows providing ample natural light



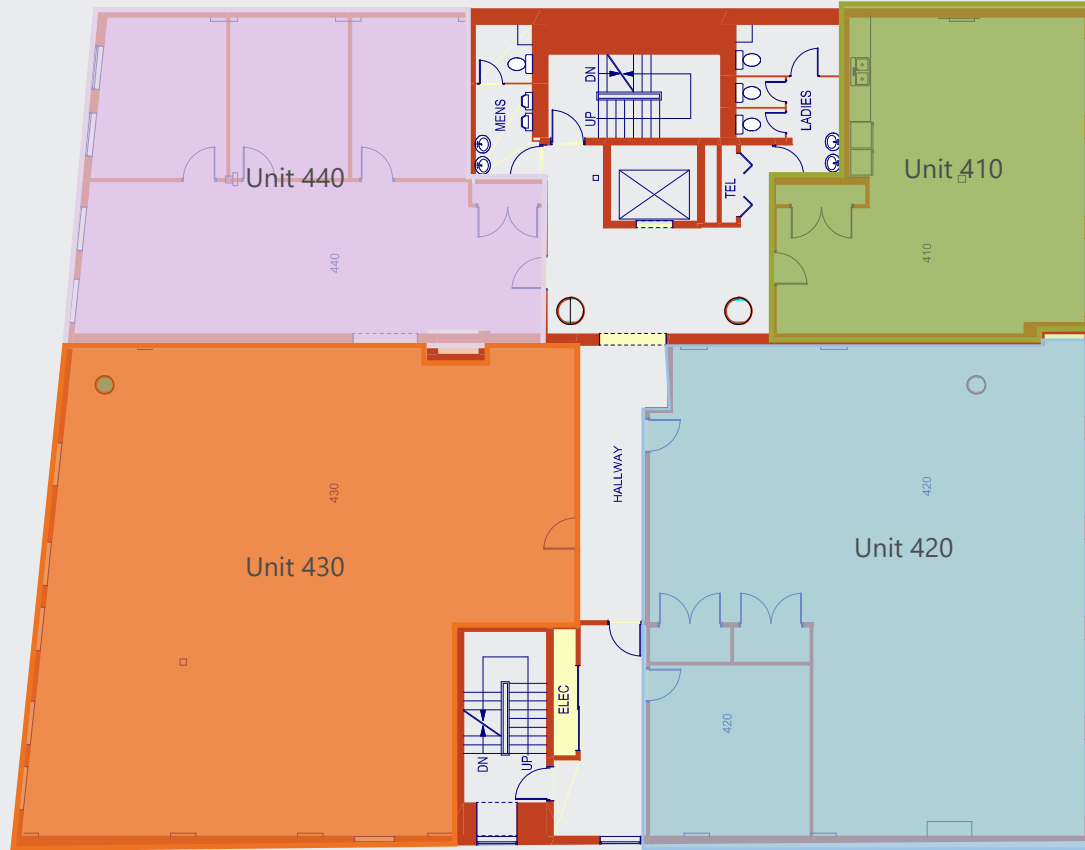
Fully wired throughout with high speed data connectivity



Highly efficient and distributed HVAC System



# FLOOR PLANS & SALIENT FACTS



UNIT:	SIZE: <sup>1</sup>	BASIC RENT:	ADDITIONAL RENT:	ZONING:	AVAILABILITY
410	1,011.60 SF (Approx.)	\$28.00 PSFPA	\$16.00 (2023 est.)	HA-2 (Gastown Historic Area)	Please contact agent
420	2,496.00 SF (Approx.)	\$28.00 PSFPA	\$16.00 (2023 est.)	HA-2 (Gastown Historic Area)	Please contact agent
430	2,746.80 SF (Approx.)	\$32.00 PSFPA	\$16.00 (2023 est.)	HA-2 (Gastown Historic Area)	Please contact agent
440	1,550.20 SF (Approx.)	\$32.00 PSFPA	\$16.00 (2023 est.)	HA-2 (Gastown Historic Area)	Please contact agent

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

# IN THE HEART OF HISTORIC GASTOWN.



Downtown Vancouver

Waterfront Station

Stadium Chinatown Station

Harbour Air Seaplane Terminal

Sea bus to North Vancouver  
15-min to Lonsdale Quay

IMMEDIATE AREA

10 MINUTE WALK

Chinatown

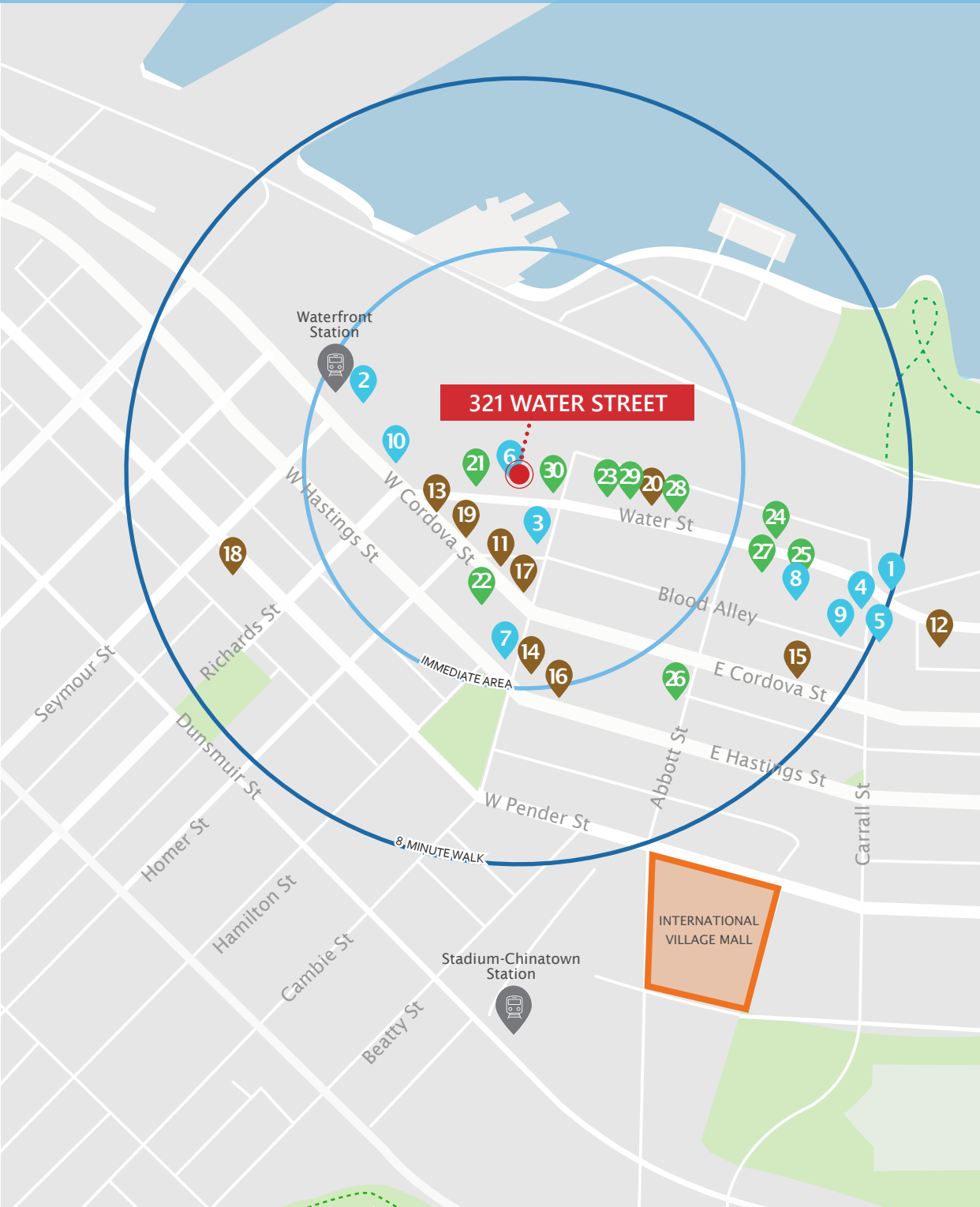
Railtown

**Downtown Vancouver**  
10 minute walk

**Accessible Transit**  
7 minute walk to Waterfront Station

New St. Paul's Hospital Development





**321 WATER STREET**

8 MINUTE WALK

INTERNATIONAL VILLAGE MALL

**RESTAURANTS + BARS**

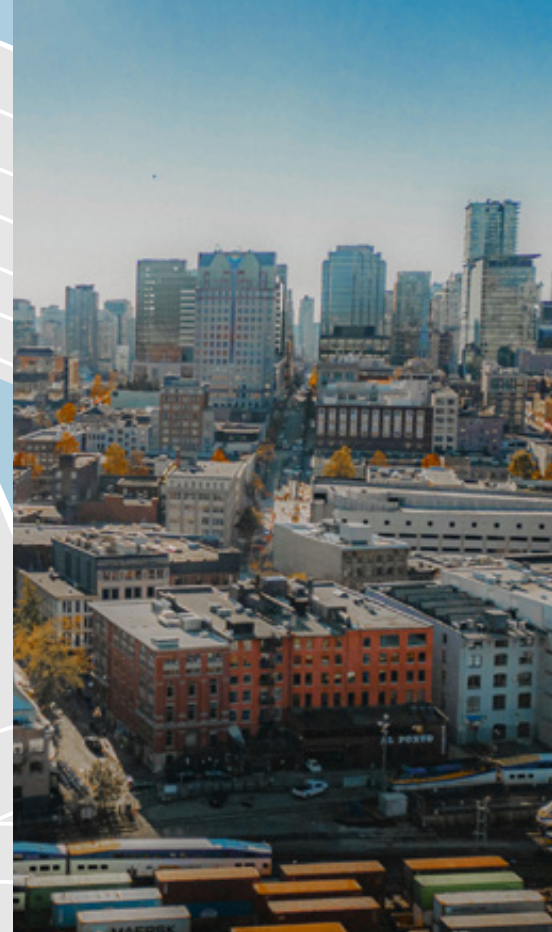
- 1. LOCAL Gastown
- 2. Rogue Kitchen & Wetbar
- 3. Water Street Café
- 4. Twisted Fork Bistro
- 5. The Diamond
- 6. Al Porto Ristorante
- 7. Nuba in Gastown
- 8. Meet in Gastown
- 9. L'Abattoir
- 10. Steamworks Brewpub

**COFFEE + CASUAL FARE**

- 11. Timbertrain Coffee Roasters
- 12. Milano Espresso Lounge
- 13. Buro The Espresso Bar
- 14. Meat & Bread
- 15. Tacofino Taco Bar
- 16. Purebread
- 17. Revolver
- 18. Cartems Donuts
- 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



## CONTACT US FOR MORE INFORMATION

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Aerial Photography by Tom Kwok, Onikon | Walkscore Source: [www.walkscore.com](http://www.walkscore.com)

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