

FOR LEASE

# 353 WATER STREET

CHARACTER GASTOWN OFFICE OPPORTUNITY



ROBERT THAM

604.609.0882 Ext. 223

[robert@corbelcommercial.com](mailto:robert@corbelcommercial.com)

MARC SAUL PREC

604.609.0882 Ext. 222

[marc@corbelcommercial.com](mailto:marc@corbelcommercial.com)

REDUCED RATE!



## LOCATION

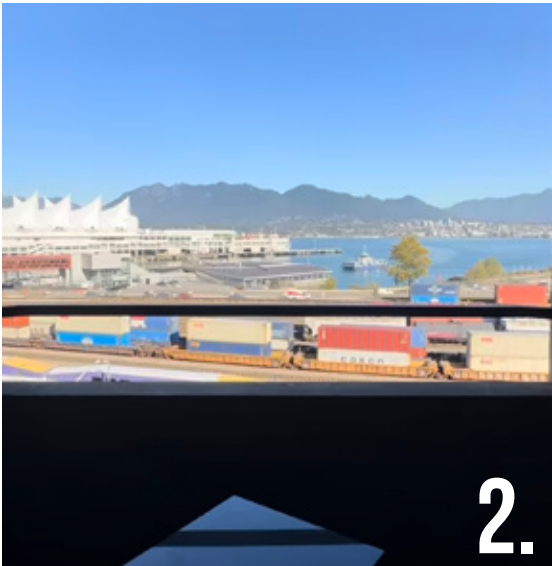
Gastown is an internationally renowned heritage zone and is both a bustling tourist destination and a trendy gathering place for locals. Characterized by cobblestone streets, brick and timber heritage buildings and abundant historical charm, the high-traffic neighbourhood houses many of the city's hottest restaurants, retail stores, and is home to numerous design studios, technology and software companies, and leading architectural firms. 353 Water Street is steps from Tree's Organic Café, Maison Kitsuné, Steamworks Brewpub, Water Street Café and among many others. 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.

## FEATURES

- Newly renovated character office opportunity in the heart of Gastown
- All new double door glass entry, newly installed private kitchenette, brand new lighting and engineered flooring throughout
- Portions of exposed beam and brick throughout
- Upgraded passenger elevator
- Unique shared balcony with expansive north shore and harbour views
- Just minutes to Waterfront Station with several private parkades nearby
- Excellent transit access and many popular restaurants and amenities in the immediate vicinity



# FLOOR PLAN & SALIENT FACTS



UNIT:	SIZE: <sup>1</sup>	BASIC RENT:	ADDITIONAL RENT:	GROSS RENT: <sup>2</sup>	AVAILABILITY
400C	1,976.70 SF (Approx.)	\$20.00 PSFPA	\$15.00 (2024 est.)	\$6,589 <b>\$5,765.38/month + GST</b>	Immediately

<sup>1</sup>All sizes are approximate and subject to verification  
<sup>2</sup>Gross rent currently equates to this amount plus GST. Lease to be fully triple net.  
\*Floor plan may not be 100% accurate and is subject to verification.





## WALK SCORE

### Walker's Paradise

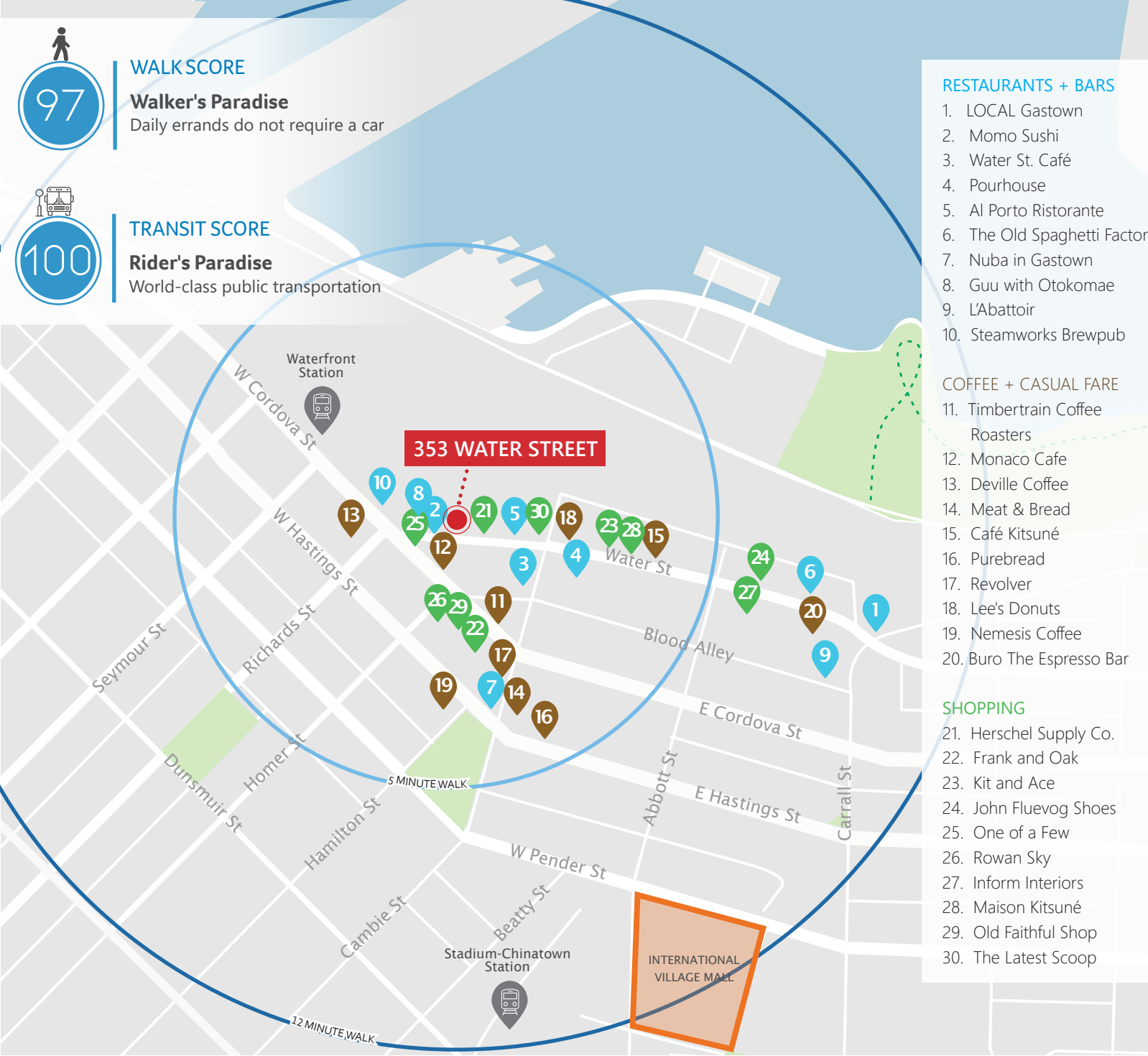
Daily errands do not require a car



## TRANSIT SCORE

### Rider's Paradise

World-class public transportation



## RESTAURANTS + BARS

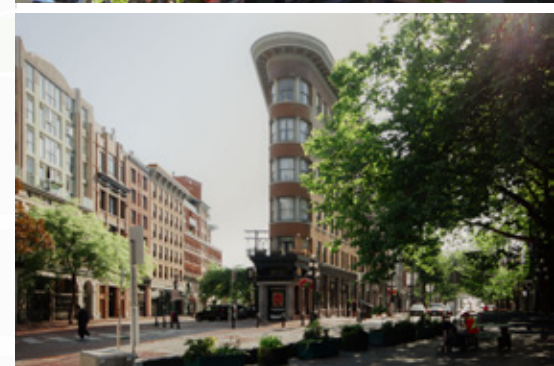
1. LOCAL Gastown
2. Momo Sushi
3. Water St. Café
4. Pourhouse
5. Al Porto Ristorante
6. The Old Spaghetti Factory
7. Nuba in Gastown
8. Guu with Otokomae
9. L'Abattoir
10. Steamworks Brewpub

## COFFEE + CASUAL FARE

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

## SHOPPING

21. Herschel Supply Co.
22. Frank and Oak
23. Kit and Ace
24. John Fluevog Shoes
25. One of a Few
26. Rowan Sky
27. Inform Interiors
28. Maison Kitsuné
29. Old Faithful Shop
30. The Latest Scoop



**ROBERT THAM**  
 604.609.0882 Ext. 223  
 robert@corbelcommercial.com

**MARC SAUL\***  
 604.609.0882 Ext. 222  
 marc@corbelcommercial.com

\*Personal Real Estate Corporation.

INFO@CORBELCOMMERCIAL.COM | WWW.CORBELCOMMERCIAL.COM | 632 CITADEL PARADE, VANCOUVER BC, V6B 1X3

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.

**corbel**  
 COMMERCIAL REAL ESTATE SERVICES