

311 WATER STREET

For Lease/Sublease | Character Gastown Office Opportunities





THE 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.



THE FEATURES



Mix of open and enclosed office space with great ceiling heights



Common area gym and bike storage



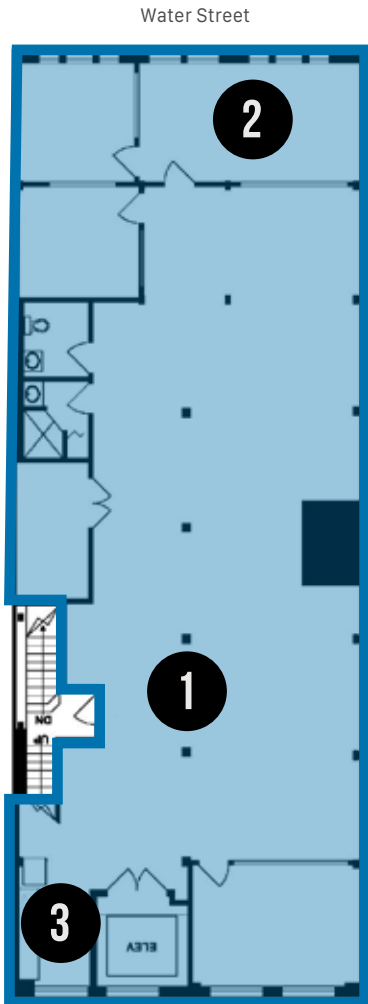
Beautifully restored building just steps from the iconic Steam Clock



Just minutes to Waterfront Station with several private parkades nearby



Spectacular North Shore and harbour views



HIGHLIGHTS

- Mix of open and enclosed office spaces, and boardrooms
- Direct passenger elevator access
- Private washrooms and kitchenette
- Exceptional views of the Northshore, Vancouver Harbour, and city views



SIZE: ¹	BASIC RENT:	ADDITIONAL RENT:	AVAILABILITY:	LEASE TERM EXPIRY:
3,184 SF (Approx.)	Please contact agent	\$10.89 (2024 est.)	Immediately	April 30th, 2026

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



Water Street

HIGHLIGHTS

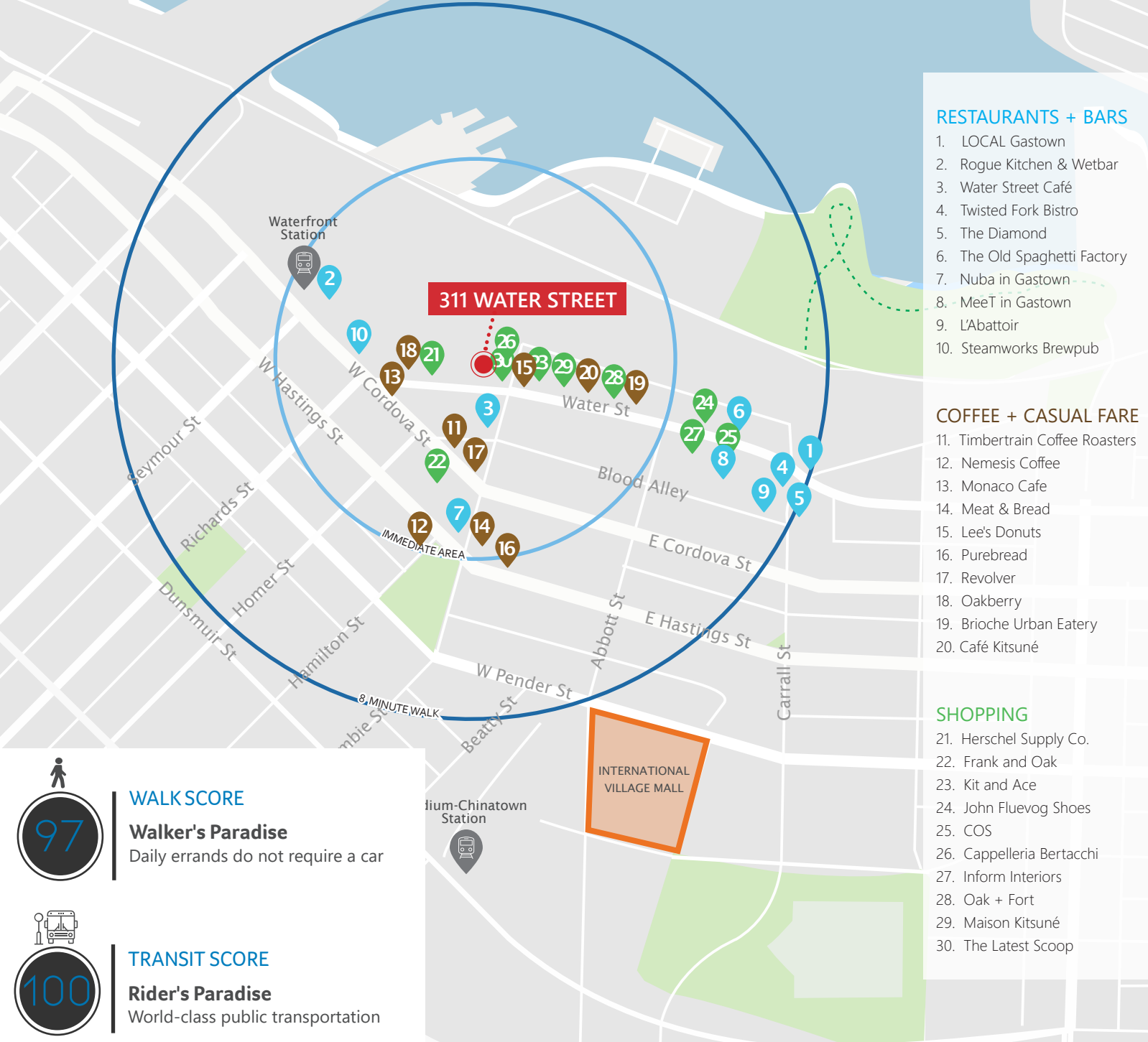
- Mix of open and enclosed office spaces
- Direct passenger elevator access
- Exceptional views of the Northshore, Vancouver Harbour, and city views



SIZE: ¹	BASIC RENT:	ADDITIONAL RENT:	AVAILABILITY:
1,346.40 SF (Approx.)	\$25.00 NNN PSFPA	\$10.89 (2024 est.)	July 1, 2025

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