

ONE NINETY FIVE

ALEXANDER STREET

FOR LEASE | CHARACTER FULL FLOOR GASTOWN OFFICE OPPORTUNITY





195 ALEXANDER STREET



THE OPPORTUNITY

Nestled at the edge of Gastown, 195 Alexander Street offers a unique opportunity to work within one of Vancouver’s most historic and architecturally rich neighbourhoods. Surrounded by cobblestone streets, heritage buildings, and a thriving creative community, this location blends old-world charm with modern-day energy.

The building is steps from acclaimed restaurants, boutique retailers, independent coffee shops, and design studios. Nearby neighbours include Ask For Luigi, St. Lawrence Restaurant, Takenaka, Cuchillo, along with a growing cluster of tech companies and creative agencies that call Gastown home.

Easily accessible by transit, bike, and foot, and just minutes from Waterfront Station, 195 Alexander offers both charm and convenience—perfect for businesses seeking a vibrant, authentic space in the heart of the city.

THE FEATURES



Exceptional full floor office opportunity



Bright and spacious layout with a mix of open space, conference rooms, and meeting rooms



Expansive Northshore Mountain & Harbour Views



Large windows providing abundant natural light



Private washrooms



Fully distributed HVAC and passenger elevator access



Situated near many popular restaurants, cafés, and boutiques



Conveniently located near main arterial routes through Downtown Vancouver, Lions Gate Bridge, and the Trans-Canada Highway

SALIENT FACTS

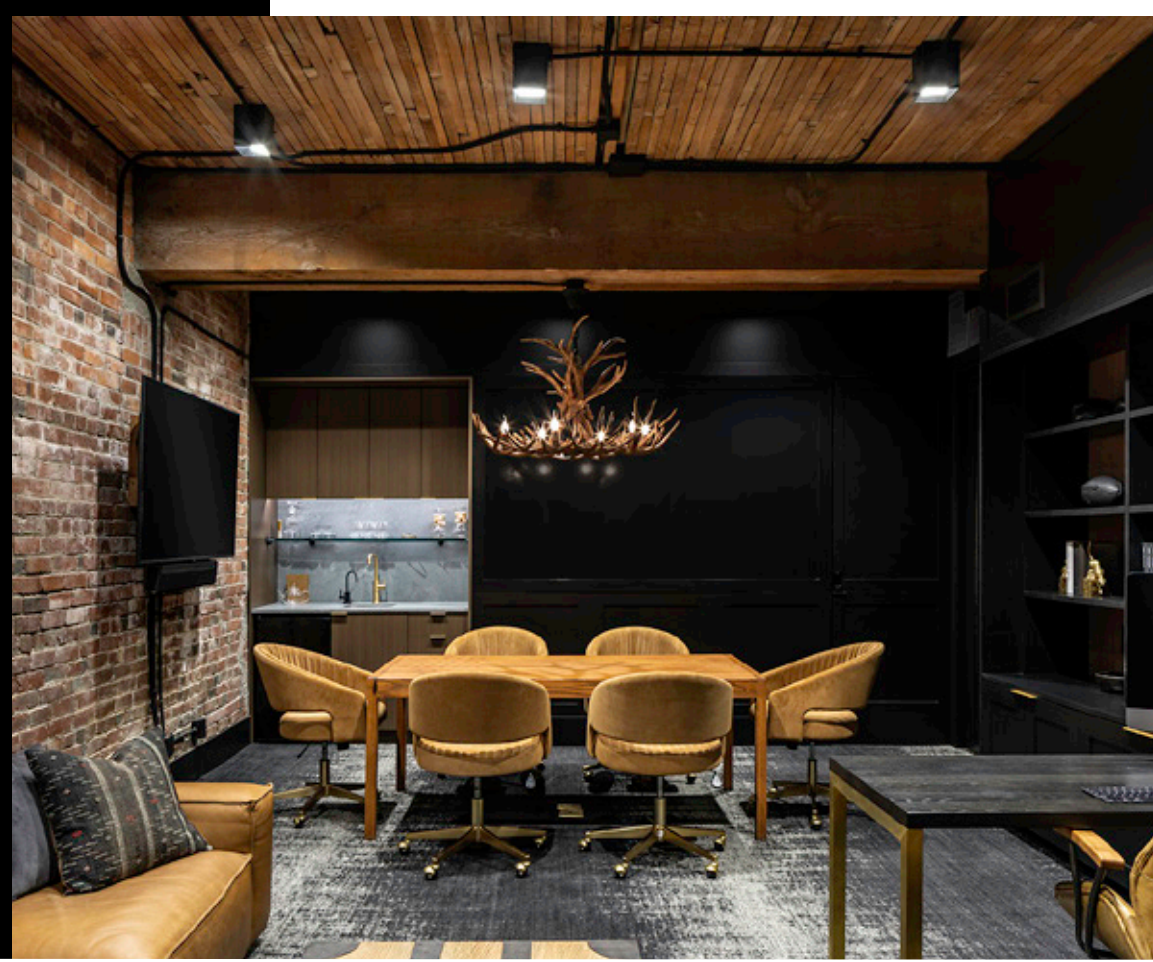
Basic Rent: Please contact agent

Additional Rent: Please contact agent

Zoning: HA-2 (Gastown Historic Area)

*Images shown on this page are for illustrative purposes only and do not represent the current condition of the space. They are intended to demonstrate potential design and layout options following renovations.

CHARACTER SPACE
IN A STORIED
NEIGHBOURHOOD.



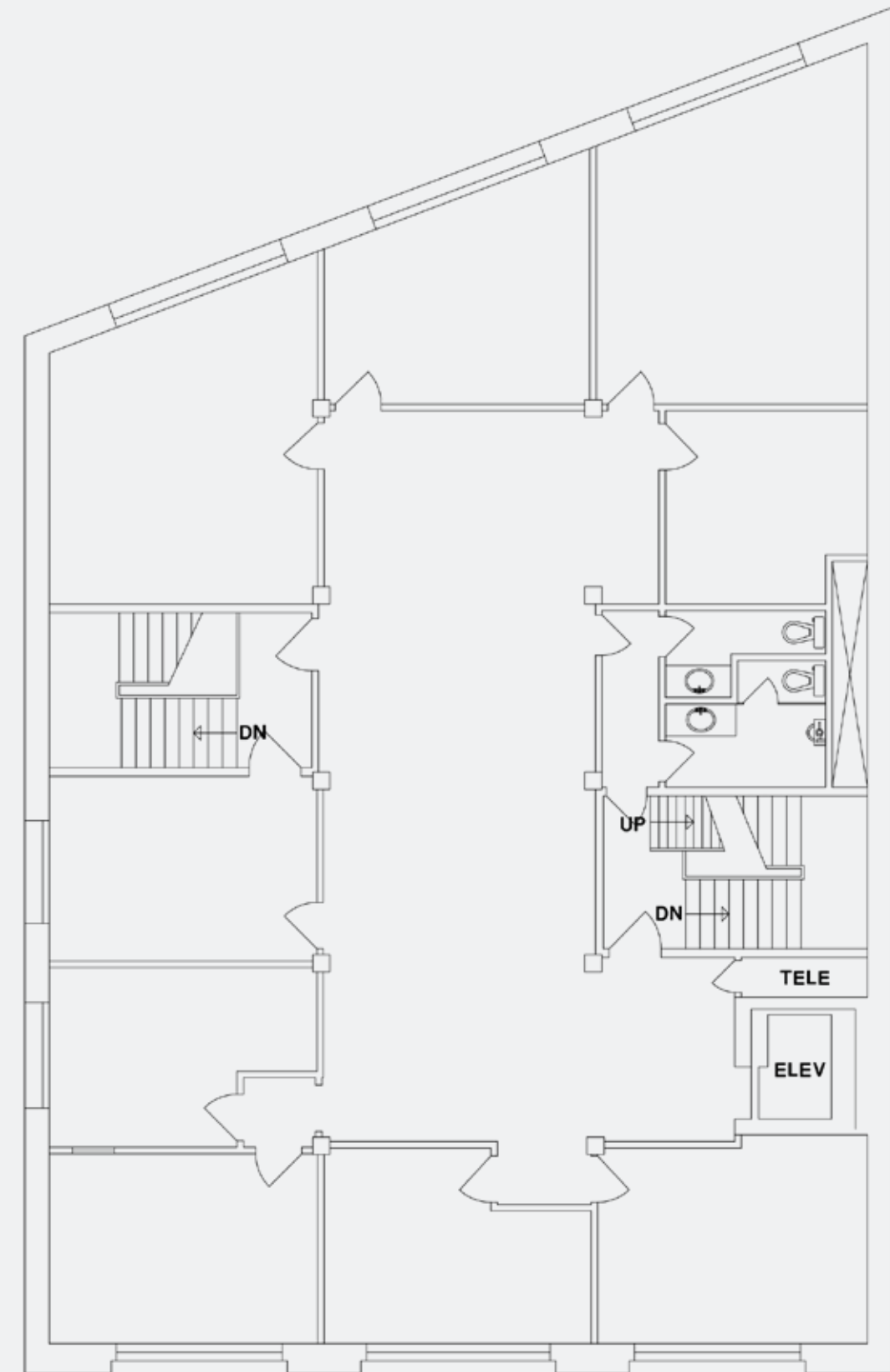
DESIGNED TO INSPIRE
CREATIVITY &
COLLABORATION.

THIRD FLOOR

DETAILS

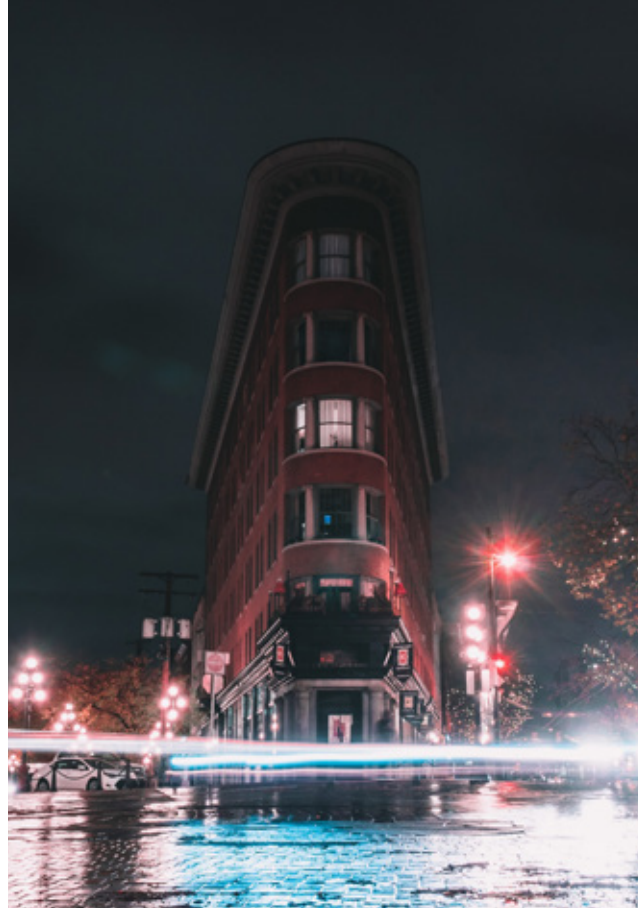
Size:¹ 2,840 SF (Approx.)

Availability: Immediately



¹All sizes are approximate and subject to verification.

*Floor plans are not 100% accurate and are subject to verification.

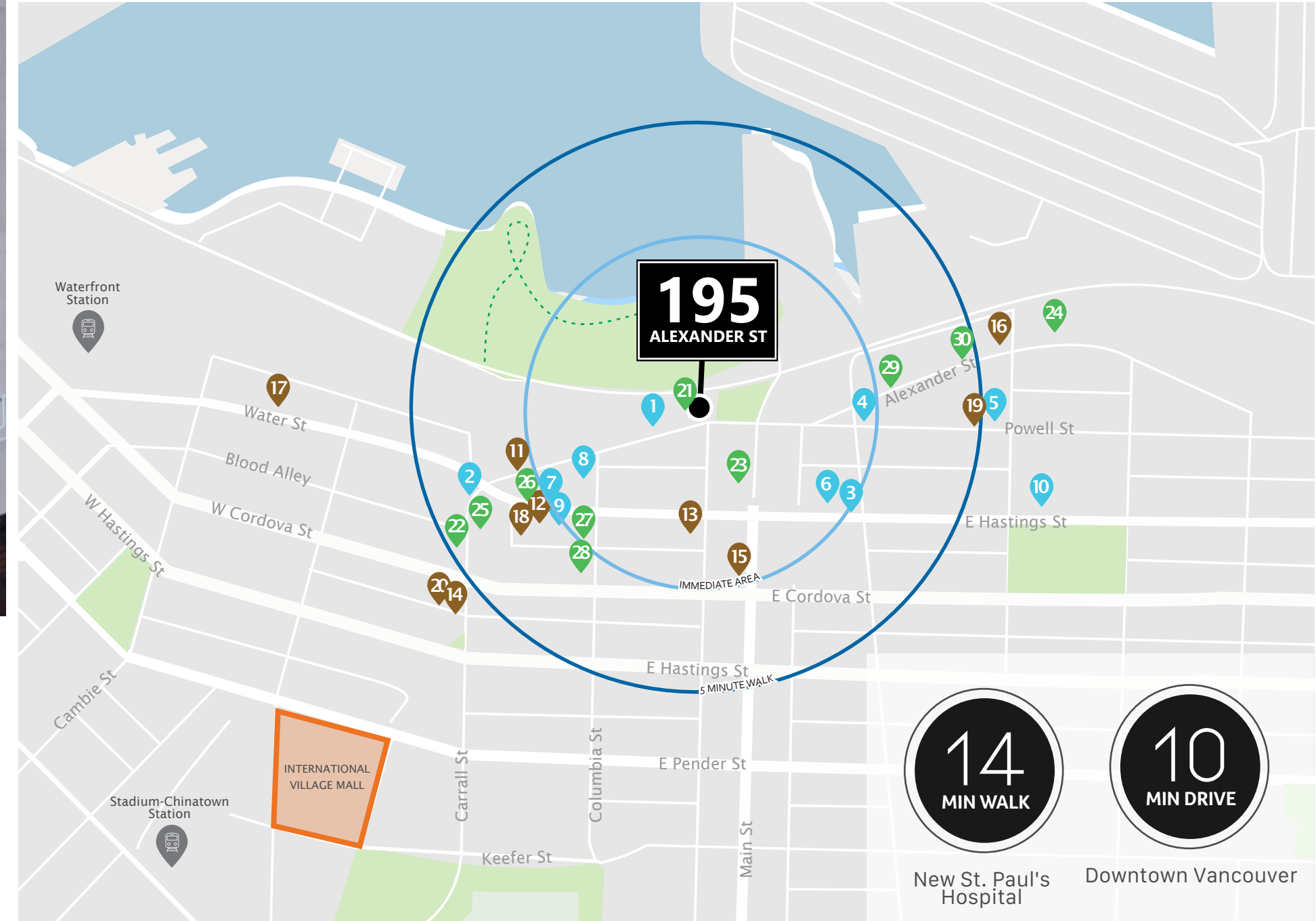


THE LOCATION

Strategically nestled between Gastown to the west and Railtown to the east, this location offers direct access to two of Vancouver's most creative and design-forward neighbourhoods. Railtown is home to some of the city's most renowned homegrown brands, including Aritzia and Herschel Supply Co., and has quickly emerged as a thriving hub for Vancouver's creative entrepreneurs, with companies like Haven Apparel, Bloom Furniture Studio, and BOCCI just steps away.

The area is also surrounded by several acclaimed Michelin-rated restaurants including Ask for Luigi, St. Lawrence, L'Abattoir, Pidgin, and Di Beppe. All within walking distance of the historic premises.

Gastown's thriving retail market, anchored by notable names such as COS by H&M, Roden Gray, Herschel Supply Co., and Inform Interiors, continues to establish the neighbourhood as one of the most stylish and influential districts in the city making this an ideal location for businesses looking to grow in a vibrant, creative community.



SURROUNDING AMENITIES

DINING + COCKTAILS

1. Alibi Room
2. TAKENAKA Uni Bar
3. St. Lawrence Restaurant
4. Ask For Luigi
5. Belgard Kitchen
6. Cuchillo
7. Zoomak Korean Tavern
8. Brioche Ristorante
9. L'Abattoir
10. The Mackenzie Room

COFFEE + CASUAL FARE

11. Soft Peaks Ice Cream
12. Milano Espresso Lounge
13. Cadeaux Bakery
14. East Van Roasters
15. Saan Saan Cafe
16. Railtown Café
17. Café Kitsuné
18. Skewers Souvlaki Pita Bar
19. Pallet Coffee Roaster
20. Nelson the Seagull

BUSINESSES + SHOPS

21. Cutler
22. Le Labo
23. Vini Vici Bridal
24. Park & Fifth
25. From Another
26. Stüssy
27. Dynamo Fencing
28. Rituals of Love
29. Okoko Cosmetiques
30. HAVEN



94

Walker's Paradise

Daily errands do not require a car



96

Rider's Paradise

World-class public transportation



91

Biker's Paradise

Daily errands can be accomplished on a bike

Data sourced from walkscore.com



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