

311 WATER STREET

For Lease | Full Floor Character Gastown Office Opportunities

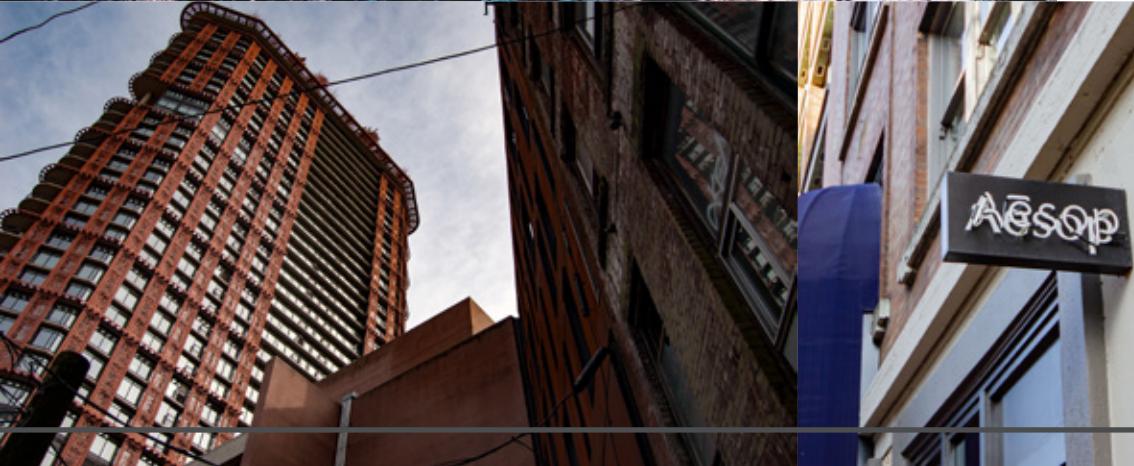


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THE LOCATION

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.





Brick & Beam



Direct Passenger Elevator Access



Kitchenette

THE FEATURES



Full floor brick and beam office spaces



Mix of open and enclosed office spaces, and boardrooms



Large windows providing abundant natural light



Spectacular North Shore, harbour view, and urban city views



Private kitchenette



2 washrooms



Direct passenger elevator access



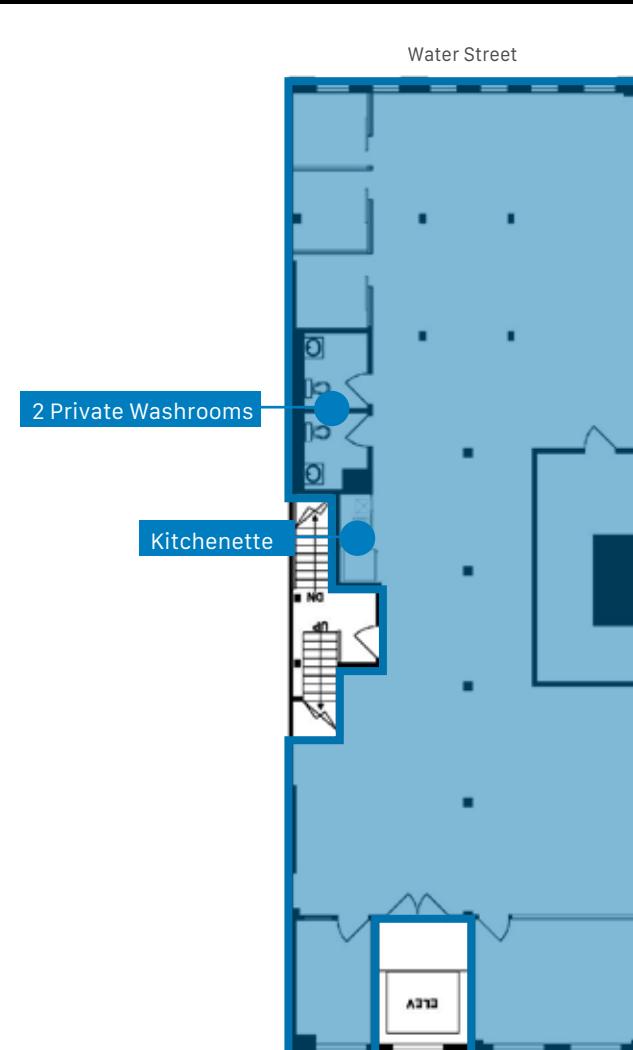
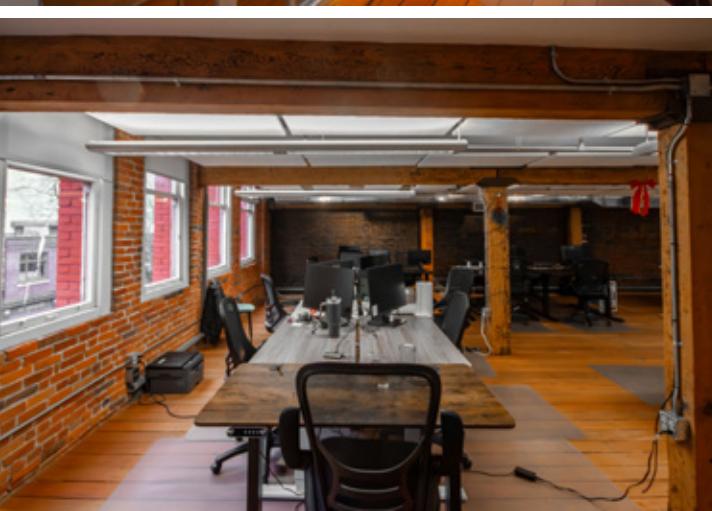
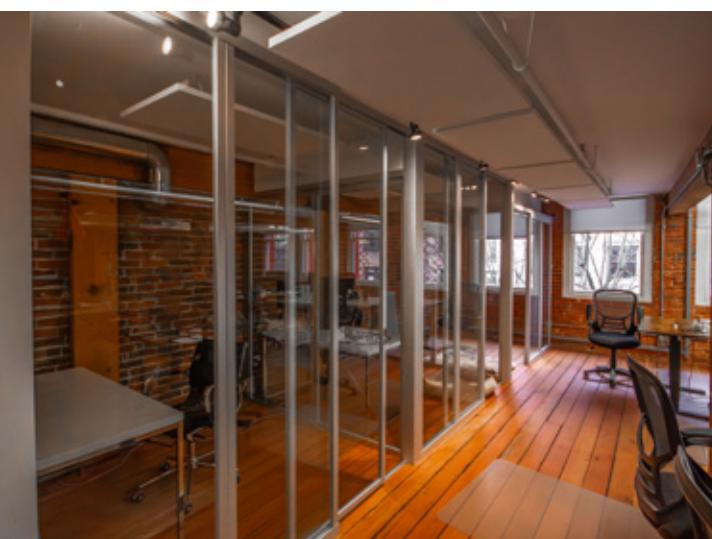
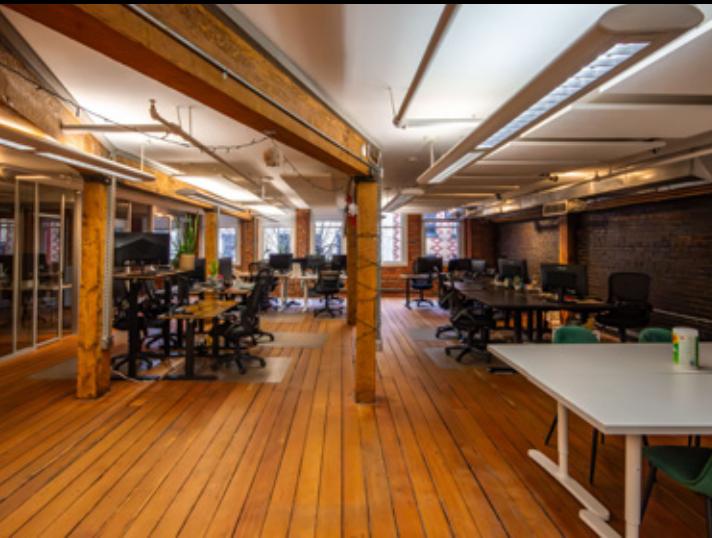
Common area gym and bike storage



Beautifully restored building just steps from the iconic Steam Clock



Just minutes to Waterfront Station with several private parkades nearby



UNIT 400

SIZE

3,103.30 SF (Approx.)

BASIC RENT

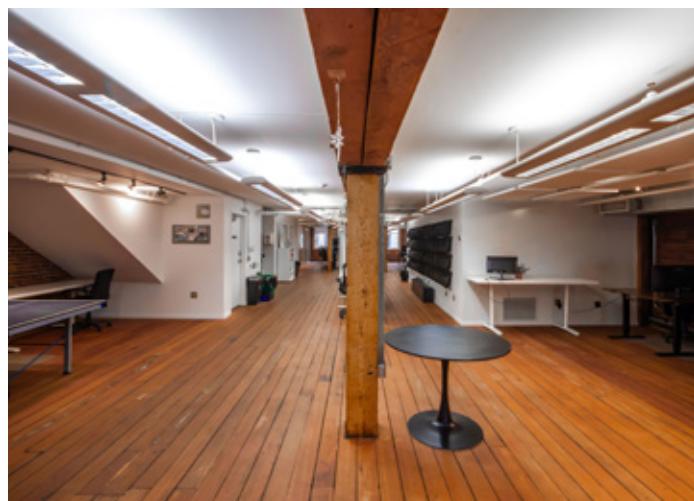
Please contact agent

ADDITIONAL RENT

\$11.00 (2026 est.)

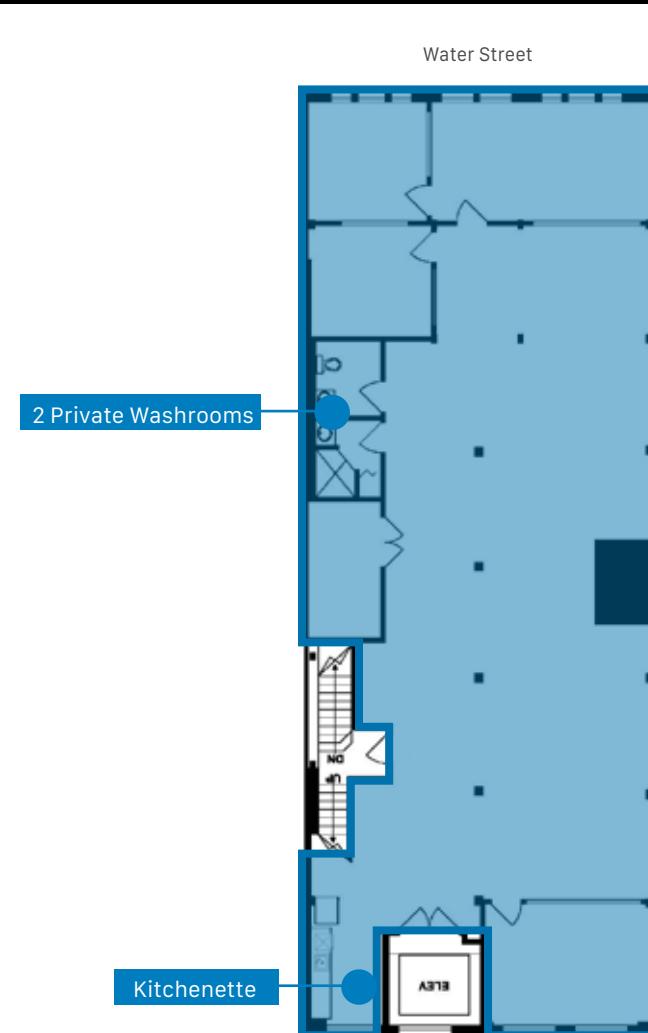
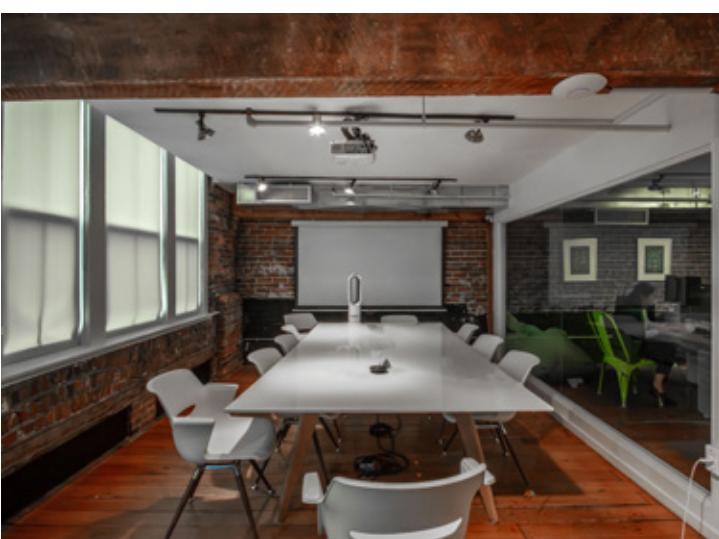
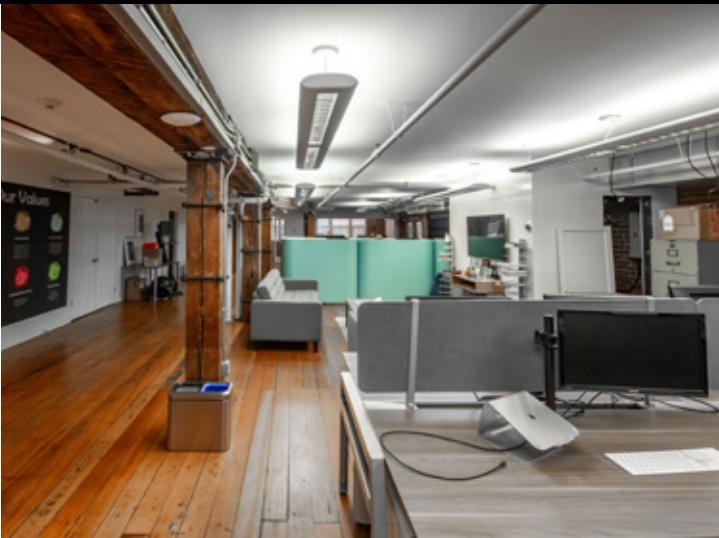
AVAILABILITY

May 1, 2026



*All sizes are approximate and subject to verification.

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



Water Street

UNIT 500

SIZE

3,184 SF (Approx.)

BASIC RENT

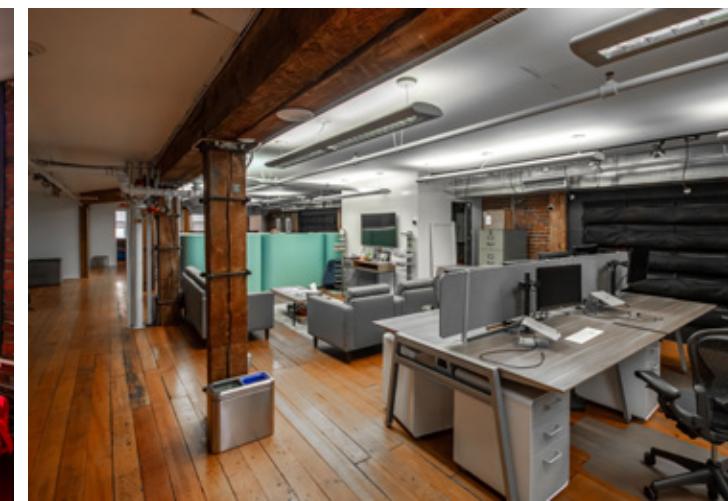
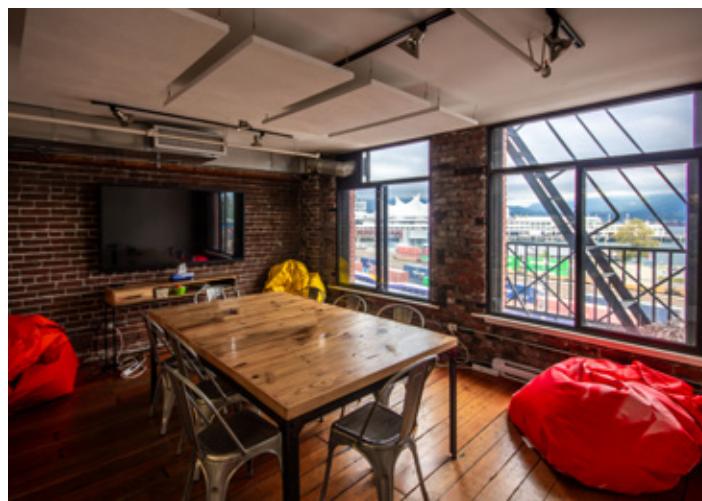
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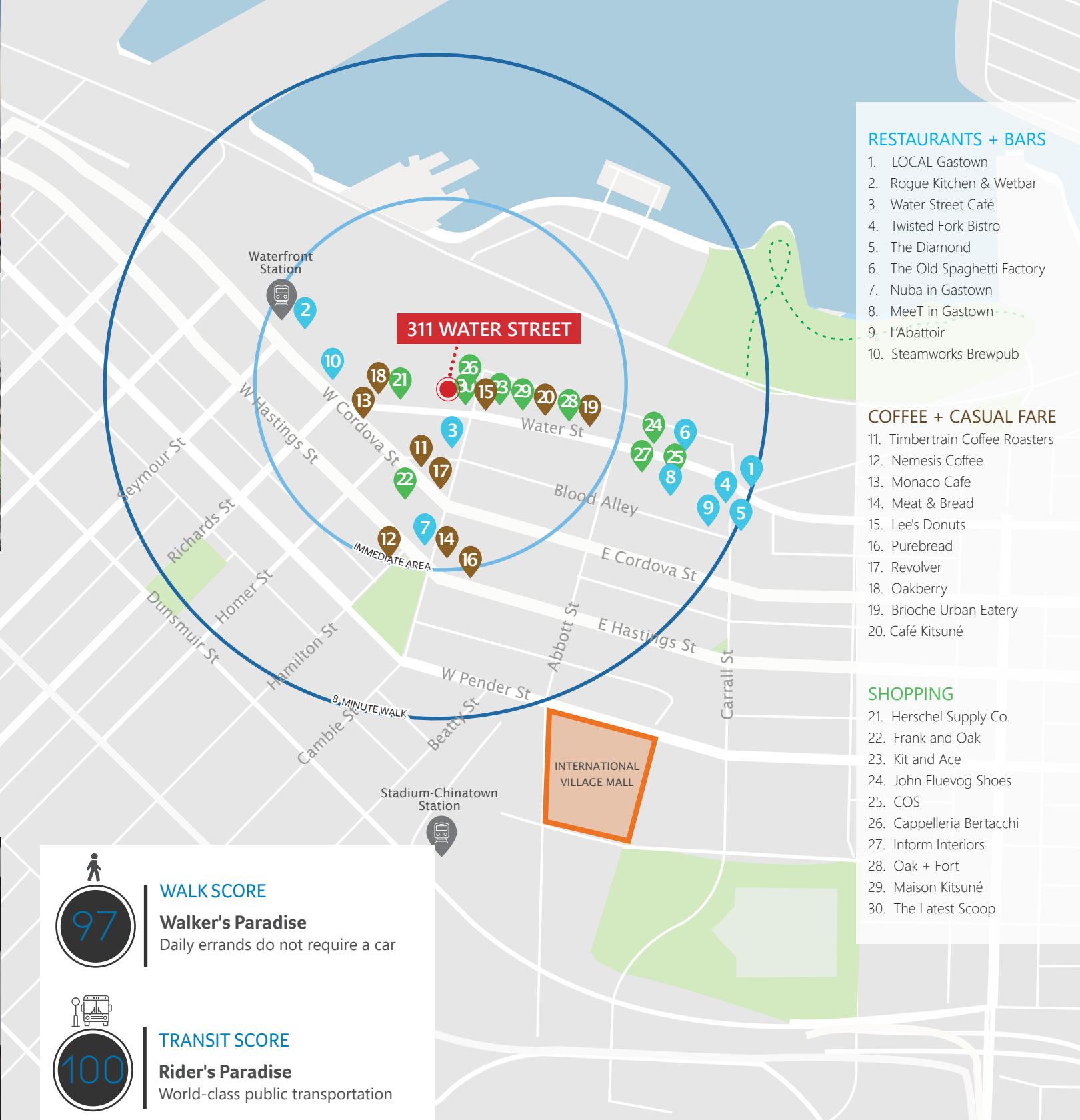
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