

311 WATER STREET

For Lease | Full Floor Character Gastown Office Opportunities



COMMERCIAL REAL ESTATE SERVICES

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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



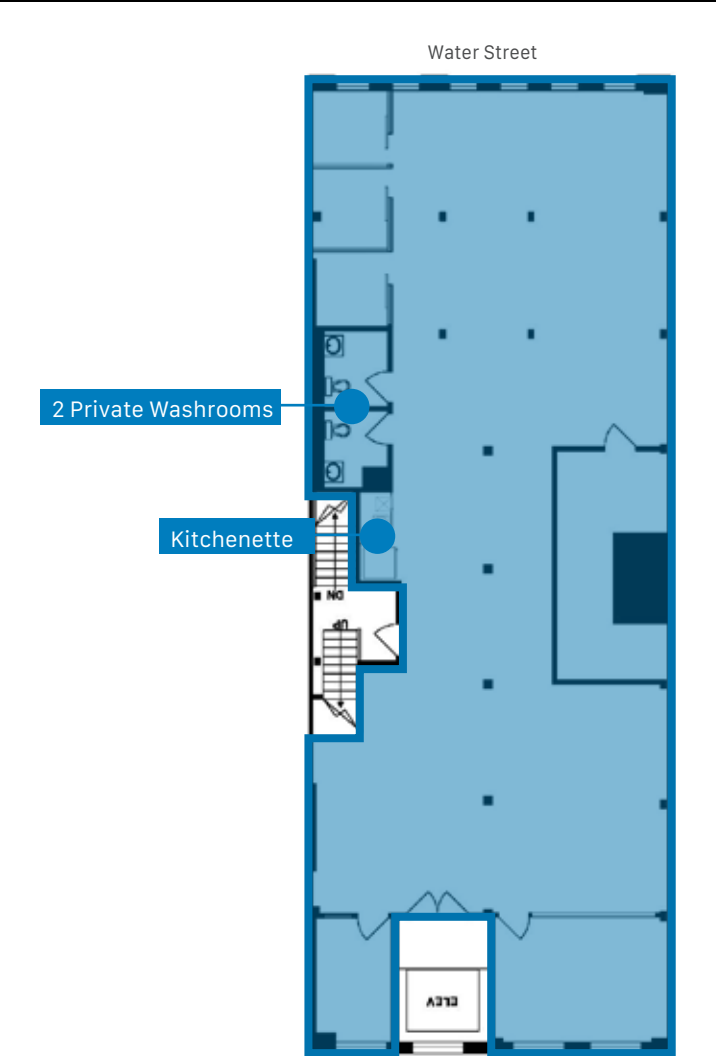
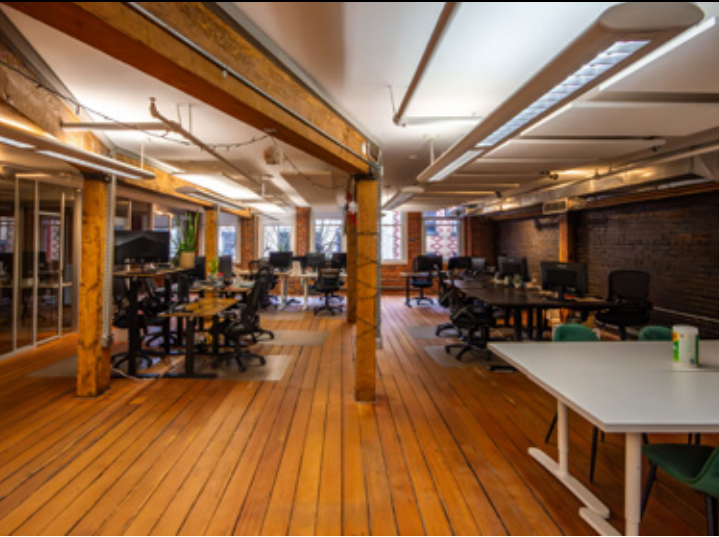
Common area gym and bike storage



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.)

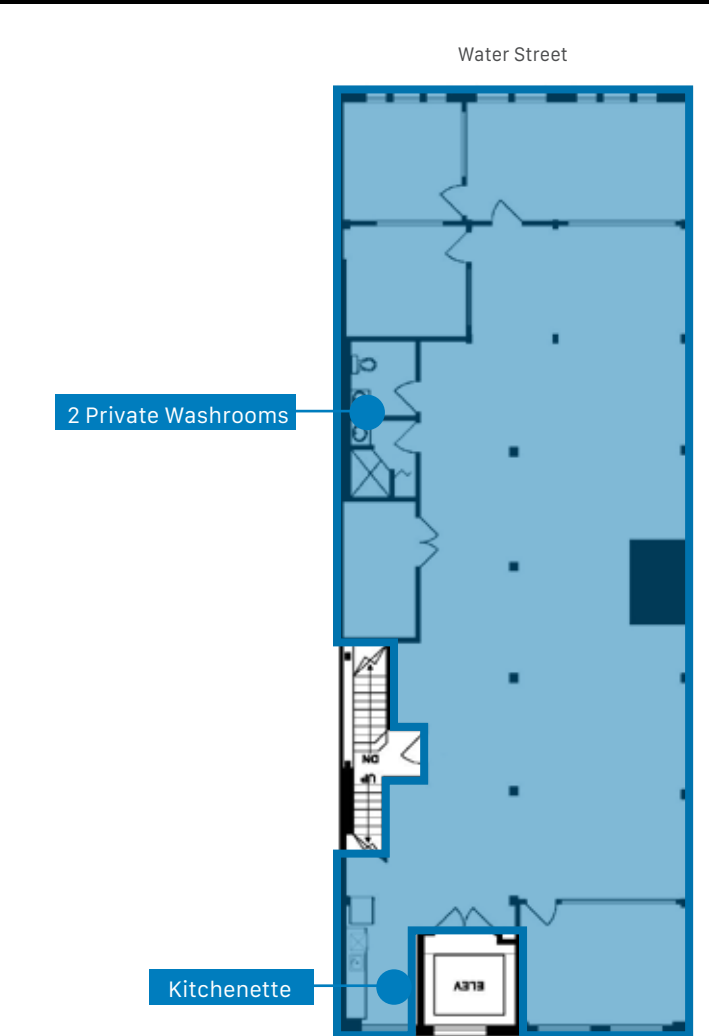
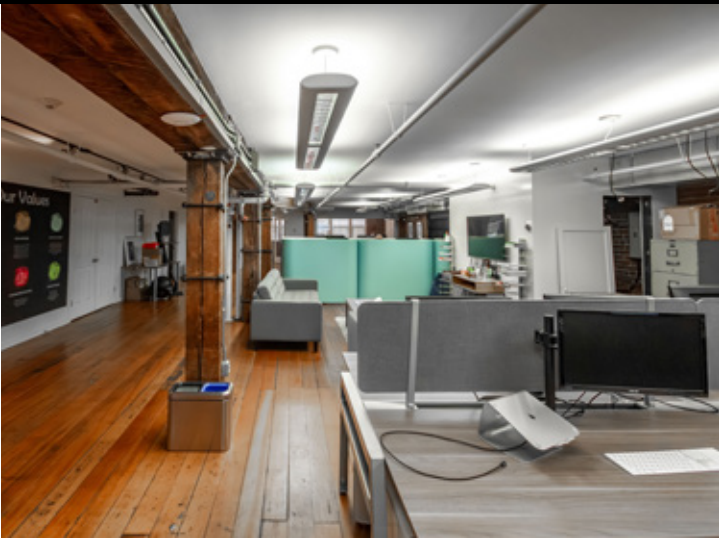
BASIC RENT
Please contact agent

ADDITIONAL RENT
\$11.00 (2026 est.)

AVAILABILITY
May 1, 2026

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





UNIT 500

SIZE

3,184 SF (Approx.)

BASIC RENT

Please contact agent

ADDITIONAL RENT

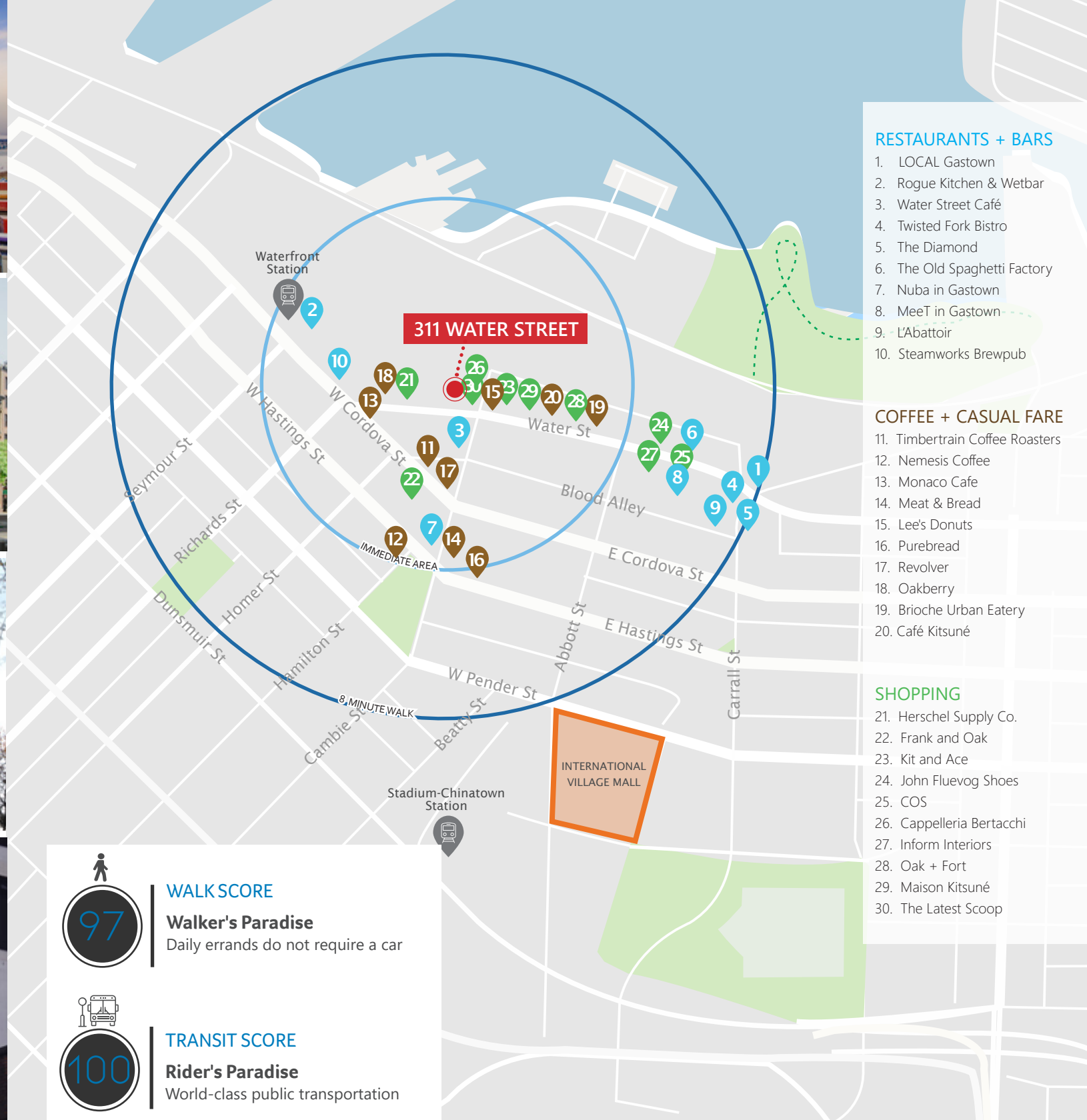
\$11.00 (2026 est.)

AVAILABILITY

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RESTAURANTS + BARS

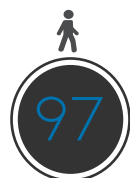
1. LOCAL Gastown
2. Rogue Kitchen & Wetbar
3. Water Street Café
4. Twisted Fork Bistro
5. The Diamond
6. The Old Spaghetti Factory
7. Nuba in Gastown
8. MeeT in Gastown
9. L'Abattoir
10. Steamworks Brewpub

COFFEE + CASUAL FARE

11. Timbertrain Coffee Roasters
12. Nemesis Coffee
13. Monaco Cafe
14. Meat & Bread
15. Lee's Donuts
16. Purebread
17. Revolver
18. Oakberry
19. Brioche Urban Eatery
20. Café Kitsuné

SHOPPING

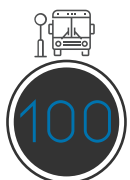
21. Herschel Supply Co.
22. Frank and Oak
23. Kit and Ace
24. John Fluevog Shoes
25. COS
26. Cappelleria Bertacchi
27. Inform Interiors
28. Oak + Fort
29. Maison Kitsuné
30. The Latest Scoop



WALK SCORE

Walker's Paradise

Daily errands do not require a car



TRANSIT SCORE

Rider's Paradise

World-class public transportation

Contact Us

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