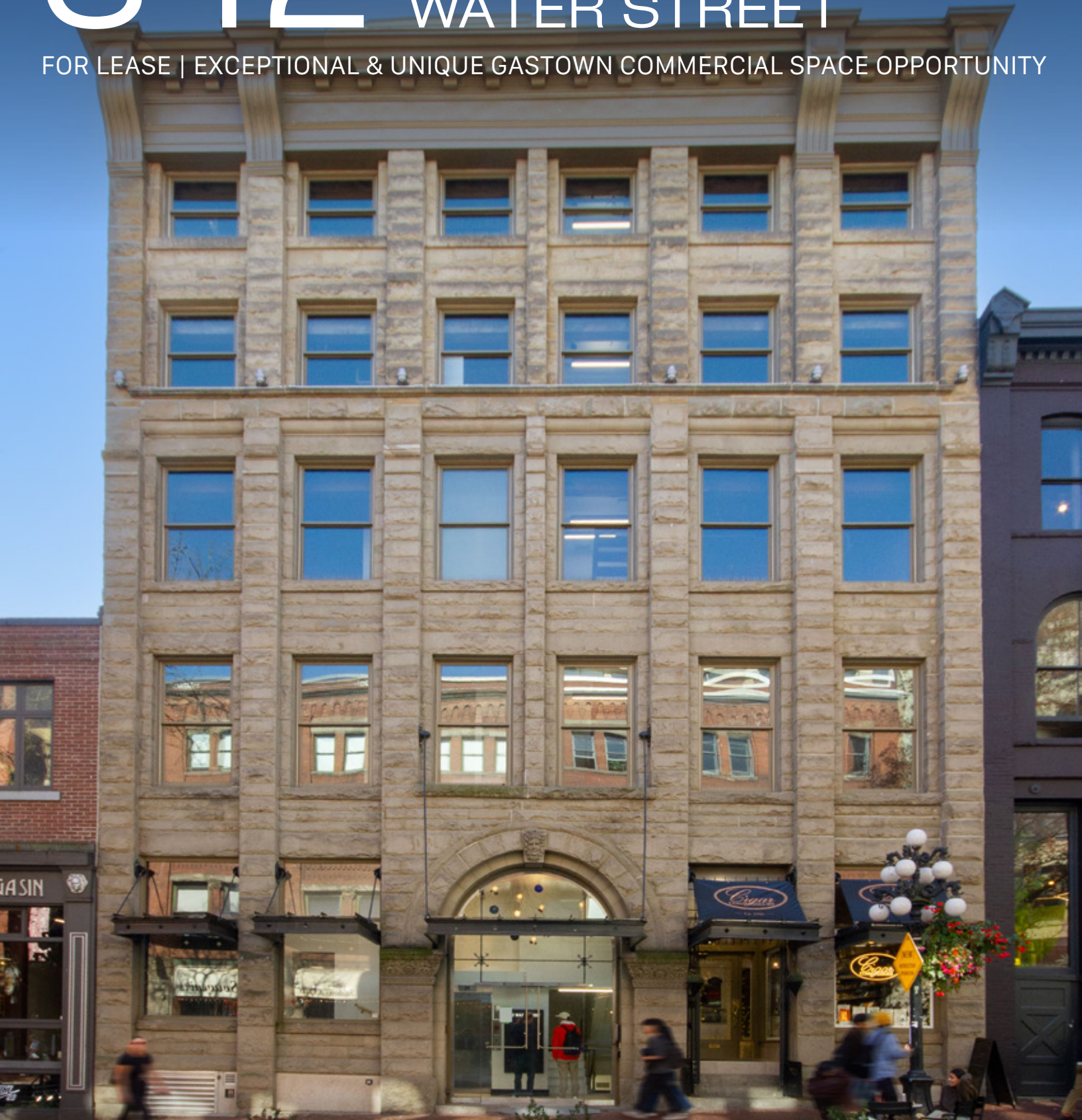


# 342 WATER STREET

FOR LEASE | EXCEPTIONAL & UNIQUE GASTOWN COMMERCIAL SPACE OPPORTUNITY



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\*Conceptual rendering for discussion purposes only.

## SALIENT FACTS

### UNIT

Lower Level 342 Water Street

### SIZE

3,049 SF (Approx.)

### BASIC RENT

\$35.00 PSFPA

### ADDITIONAL RENT

\$15.00 (2025 est.)

### AVAILABILITY

Immediately

### ZONING

HA-2 (Gastown Historic Area)

<sup>1</sup>All sizes are approximate and subject to verification.



## 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. Popular venues in the area include L'Abattoir, Local Restaurant, Café Kitsuné, and Pourhouse Restaurant. The location is served by several transit routes and is in close proximity to the SeaBus terminal, Waterfront SkyTrain Station, the West Coast Express and several public parkades.

## FEATURES



Exceptionally unique character bar/retail/service opportunity on the 300 Block of Water Street, with exceptional traffic and pedestrian exposure, steps from the historic Gastown Steamclock, and the Canada Place Cruise ship Terminal.



Fully renovated character asset, featuring all brand new mechanical, HVAC, power, and plumbing systems.



A restored classical heritage façade, with exposed original cobblestone throughout.



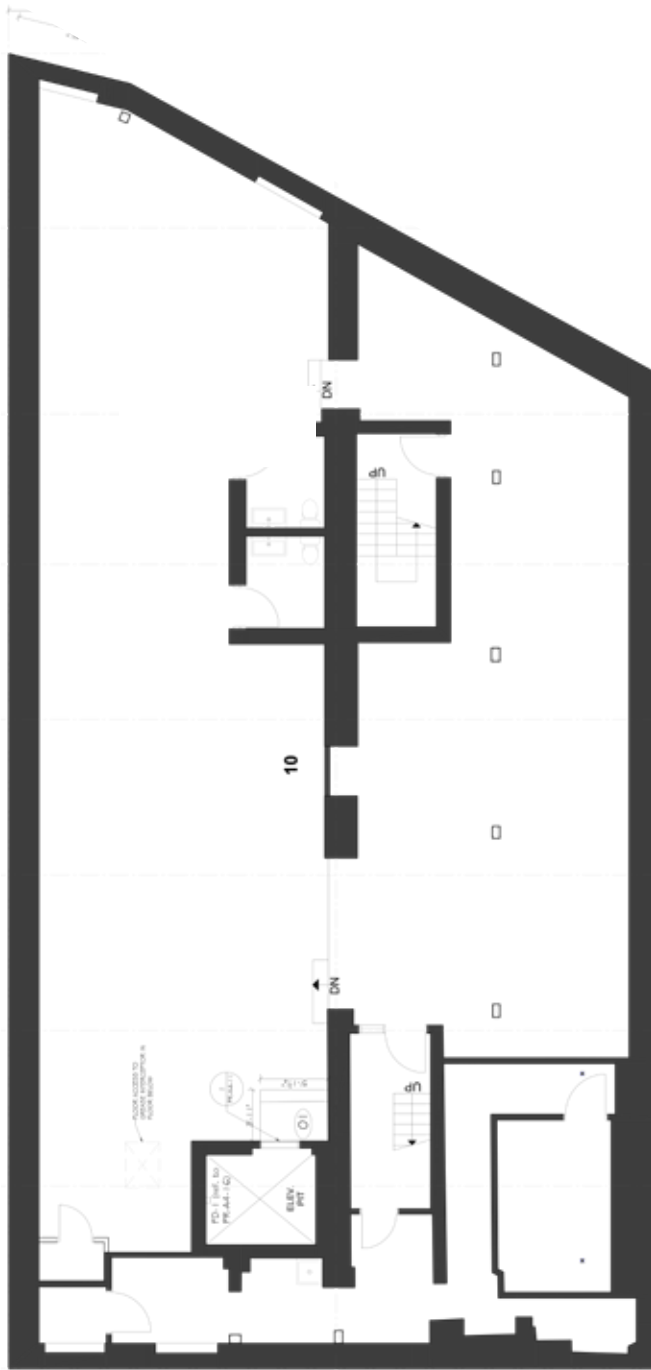
Potential to lease together with 340 Water Street for a unique, split level premise.



Dedicated entry off main building lobby off Water Street.



Join exceptional businesses and restaurants including the flagship Herschel Supply Company, The Water Street Café, Steamworks Brewing, Lee's Donuts, Timbertrain Café, and several others, all located steps from 340 Water Street.



\*Floor plan may not be 100% accurate and is subject to verification.

DINING + COCKTAILS

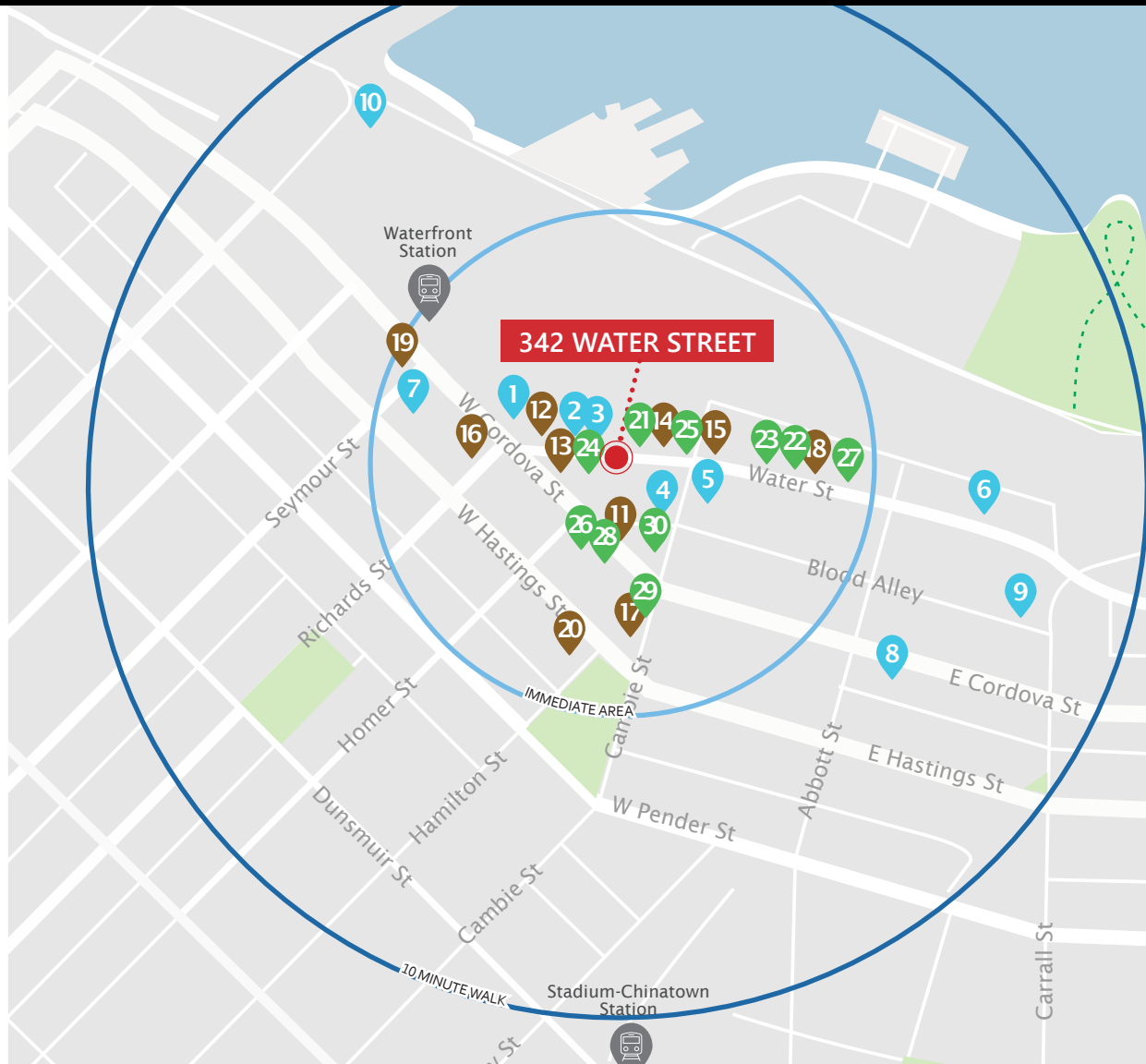
1. Steamworks Brewpub
2. Guu with Otokomae
3. Momo Sushi
4. Water St. Café
5. Pourhouse Restaurant
6. The Old Spaghetti Factory
7. Top Of Vancouver Revolving Restaurant
8. Sooda Korean BBQ
9. L'Abattoir
10. Miku

COFFEE + CASUAL FARE

11. Timbertrain Coffee Roasters
12. Oakberry
13. Monaco Cafe
14. Trees Organic Coffee
15. Lee's Donut
16. Ignite Pizzeria
17. Revolver
18. Café Kitsuné
19. Deville Coffee
20. Nemesis

SHOPPING + ENTERTAINMENT

21. Herschel Supply Co.
22. Maison Kitsuné
23. Kit and Ace
24. One of a Few
25. The Latest Scoop
26. The Block
27. OAK + FORT
28. Rowan Sky
29. SIISTA Boutique
30. Lovenote Bride



97

Walker's Paradise

Daily errands do not require a car

Data sourced from walkscore.com



100

Rider's Paradise

World-class public transportation



Café Kitsuné



OAK + FORT



Lee's Donuts



Gastown Steam Clock

## CONTACT US FOR MORE INFORMATION

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Aerial Photography by Tom Kwok, Onikon | Walkscore Source: [www.walkscore.com](http://www.walkscore.com)

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