

ONE NINETY FIVE

ALEXANDER STREET

FOR SUBLEASE | EXCEPTIONAL TURN KEY PENTHOUSE OPPORTUNITY | UP TO 2,840 SF AVAILABLE



ONE NINETY FIVE



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



Full-Floor penthouse office in a heritage Gastown building



Turn-key design-forward interior with refined contemporary finishes



Direct elevator access to the office floor



Expansive harbour & north shore mountain views



Soaring ceiling heights with exposed character elements



Abundant natural light via large perimeter windows



Efficient and flexible layout — open workspace, meeting rooms, and collaboration areas



Private kitchenette & washrooms



Fully distributed HVAC

CHARACTER SPACE
IN A STORIED
NEIGHBOURHOOD.



LEASING FLEXIBILITY



Flexible short-term lease terms available



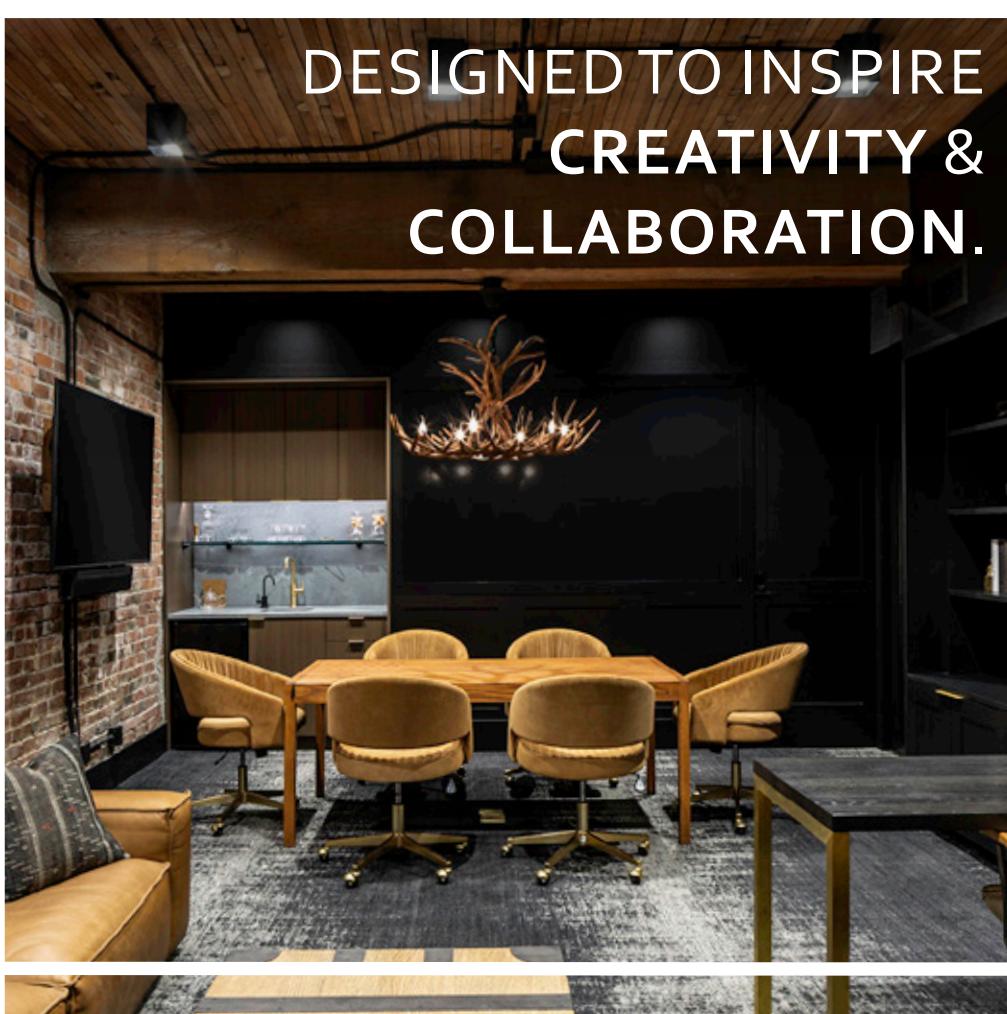
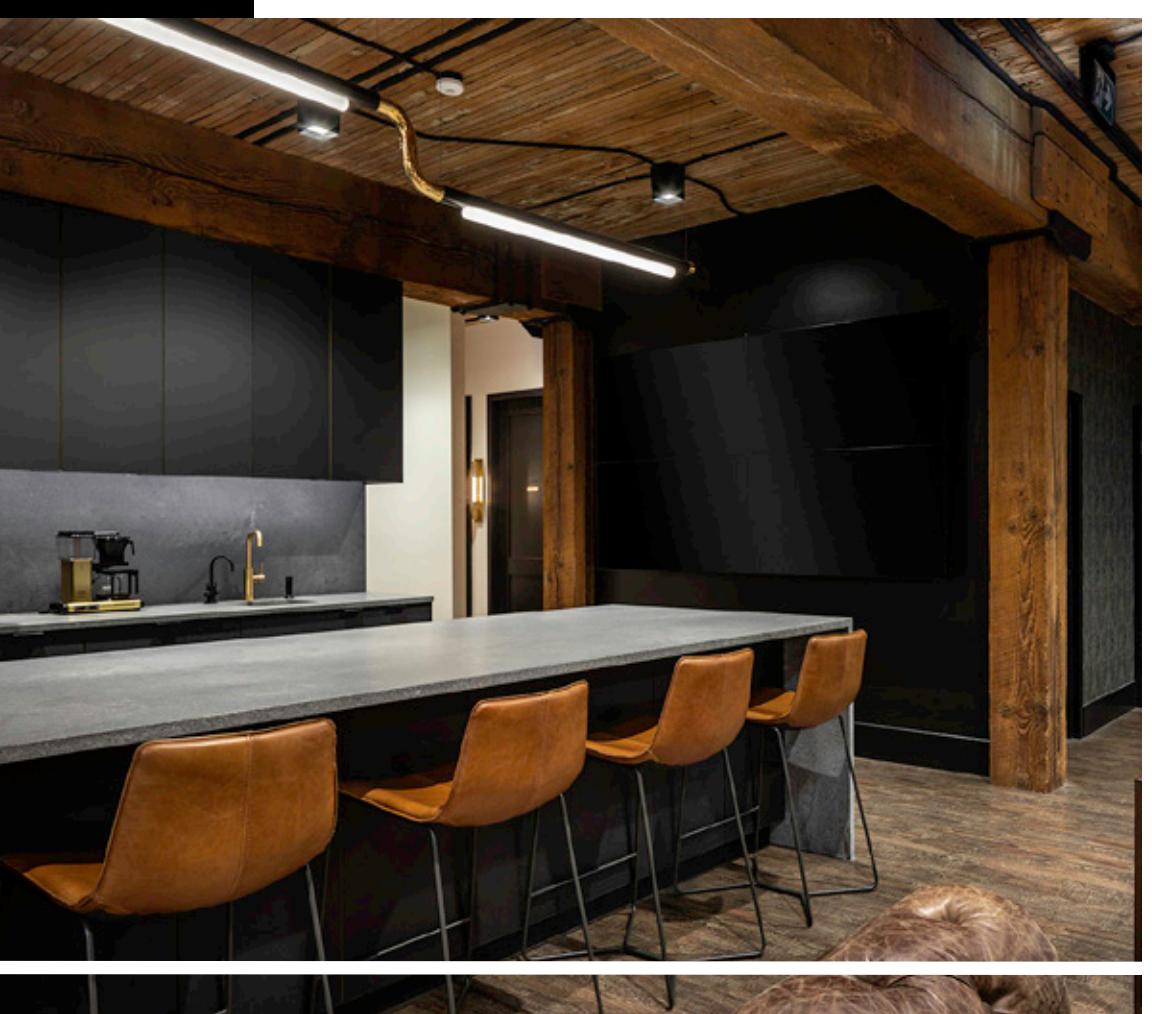
Flexible size options — up to 2,840 SF (configurable to suit)



Short-term sublease options considered



Immediate availability

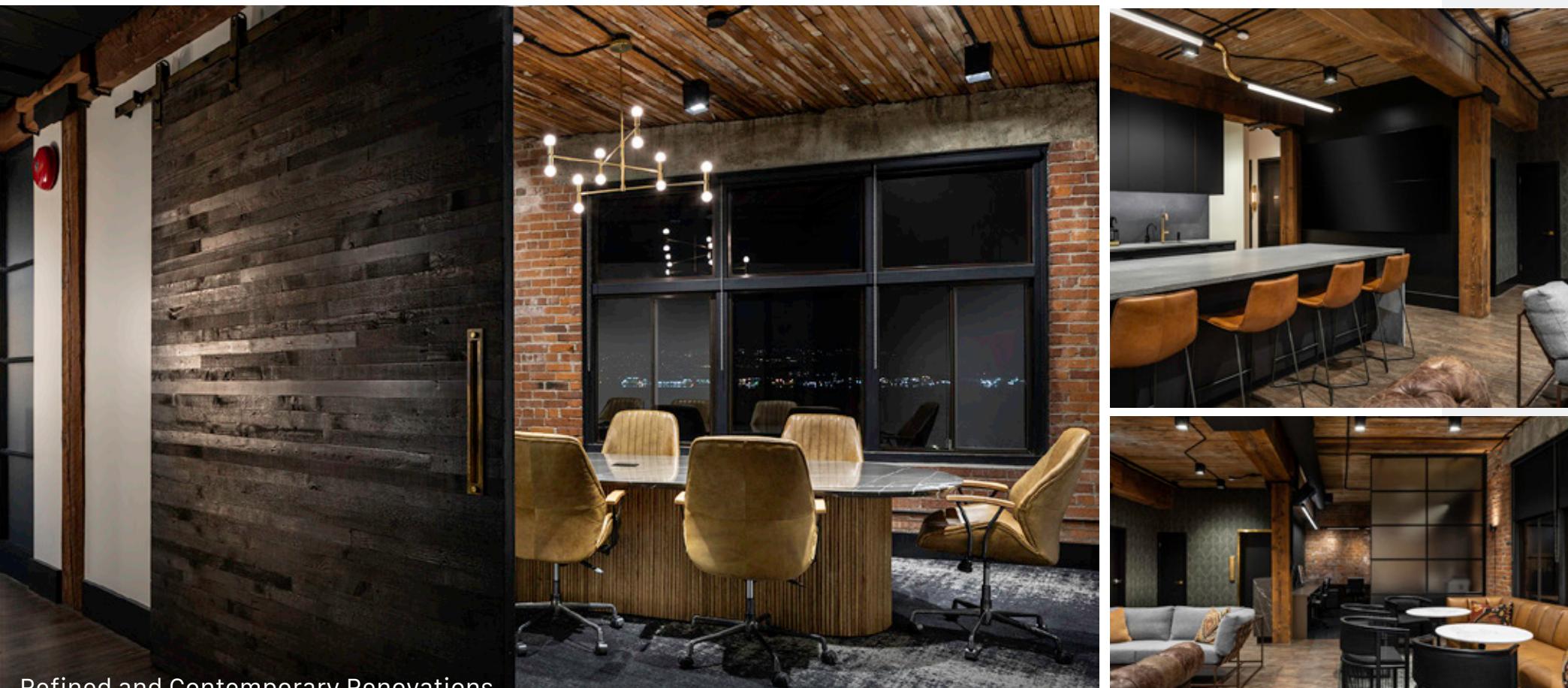


DESIGNED TO INSPIRE
CREATIVITY &
COLLABORATION.

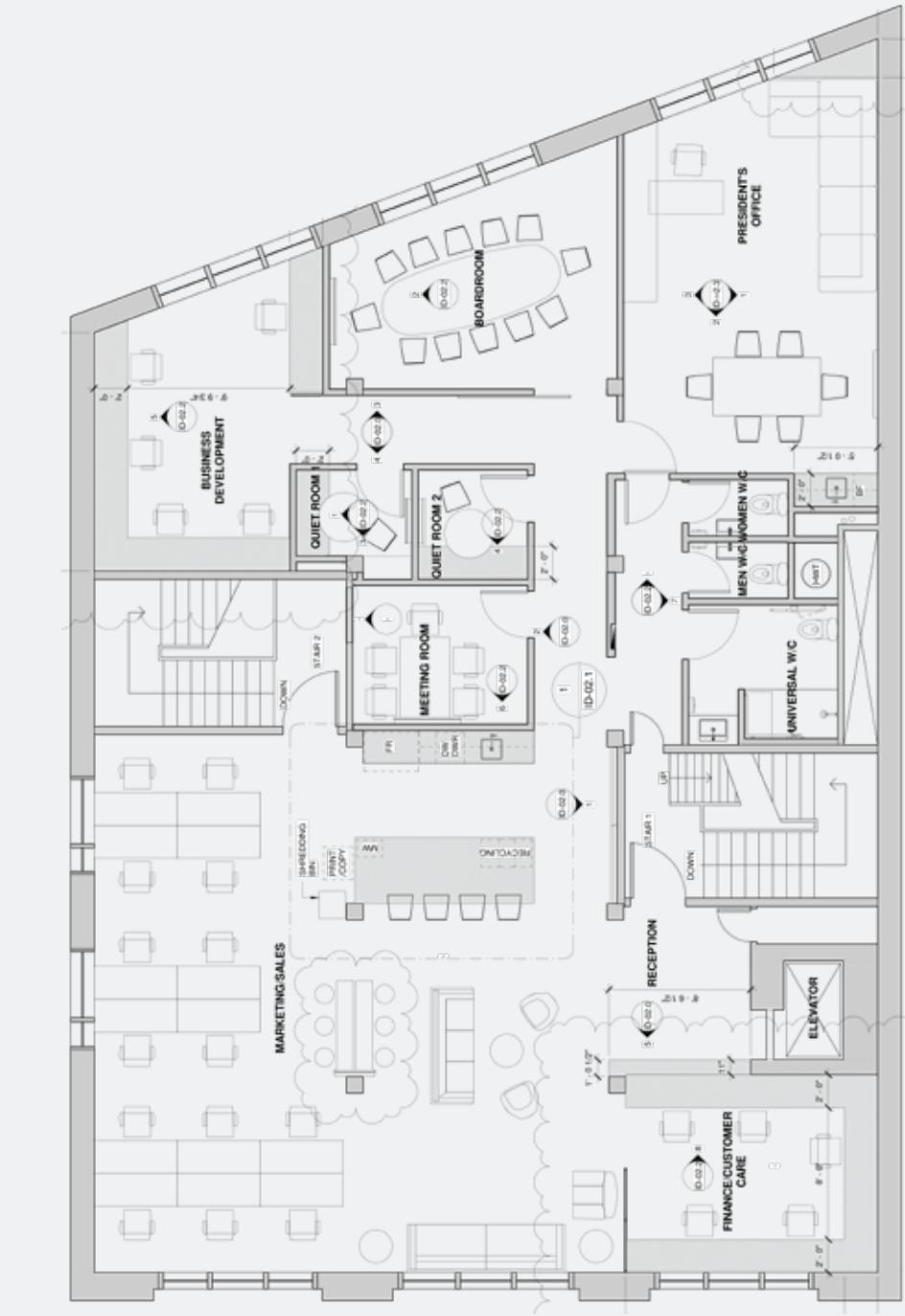
FIFTH FLOOR



Expansive Northshore Mountain & Harbour Views



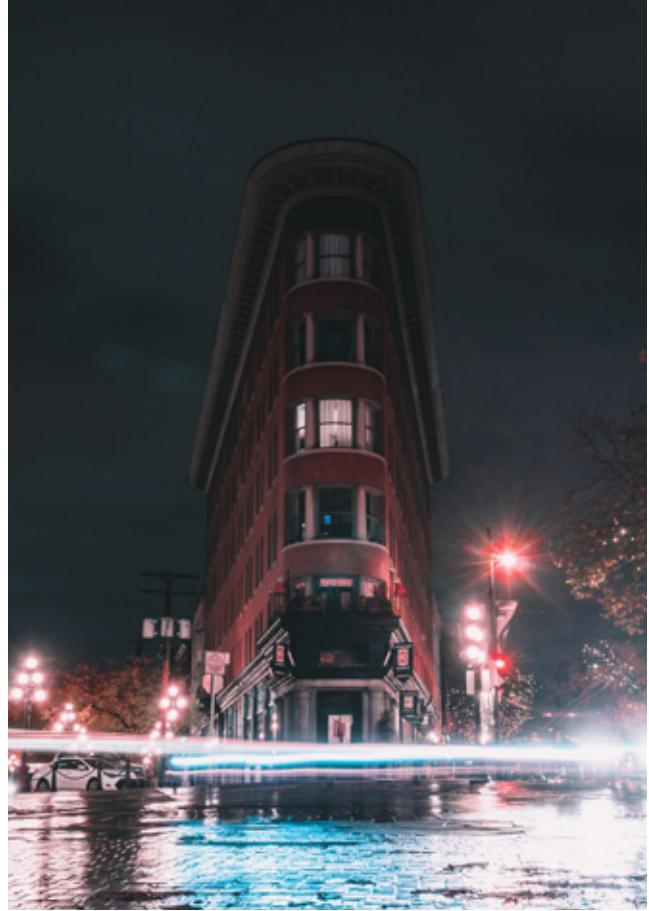
Refined and Contemporary Renovations



DETAIL

Size: ¹	Up to 2,840 SF (Please contact agent for details)
Zoning:	HA-2 (Gastown Historic Area)
Basic Rent:	Please contact agent
Additional Rent	\$13.75 (2026 est.)
Availability:	Immediately
Lease Term Expiry:	April 30th, 2029

¹All sizes are approximate and subject to verification.
^{*}Floor plans are not 100% accurate and are subject to verification.

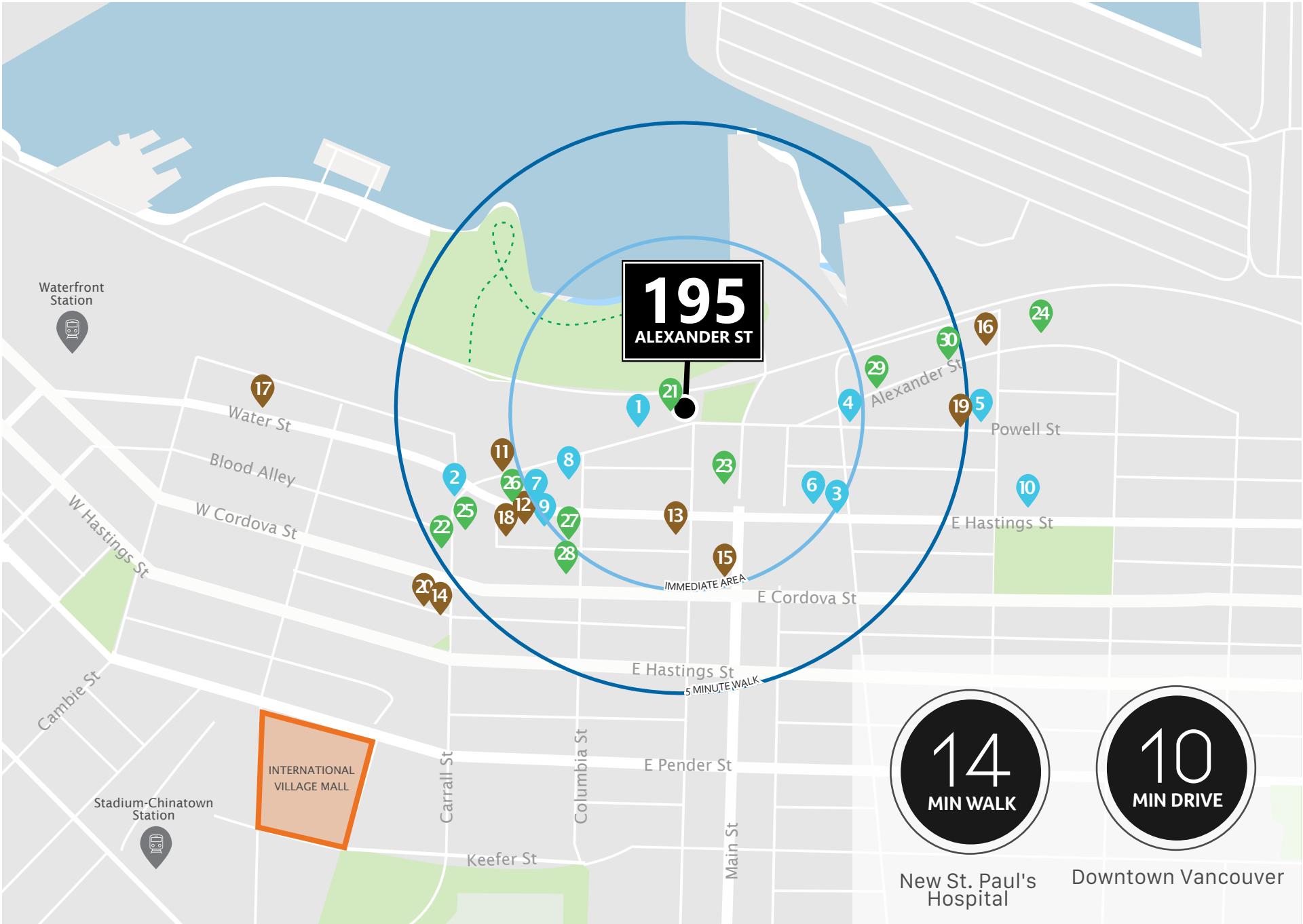


THE LOCATION

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 Cafe
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

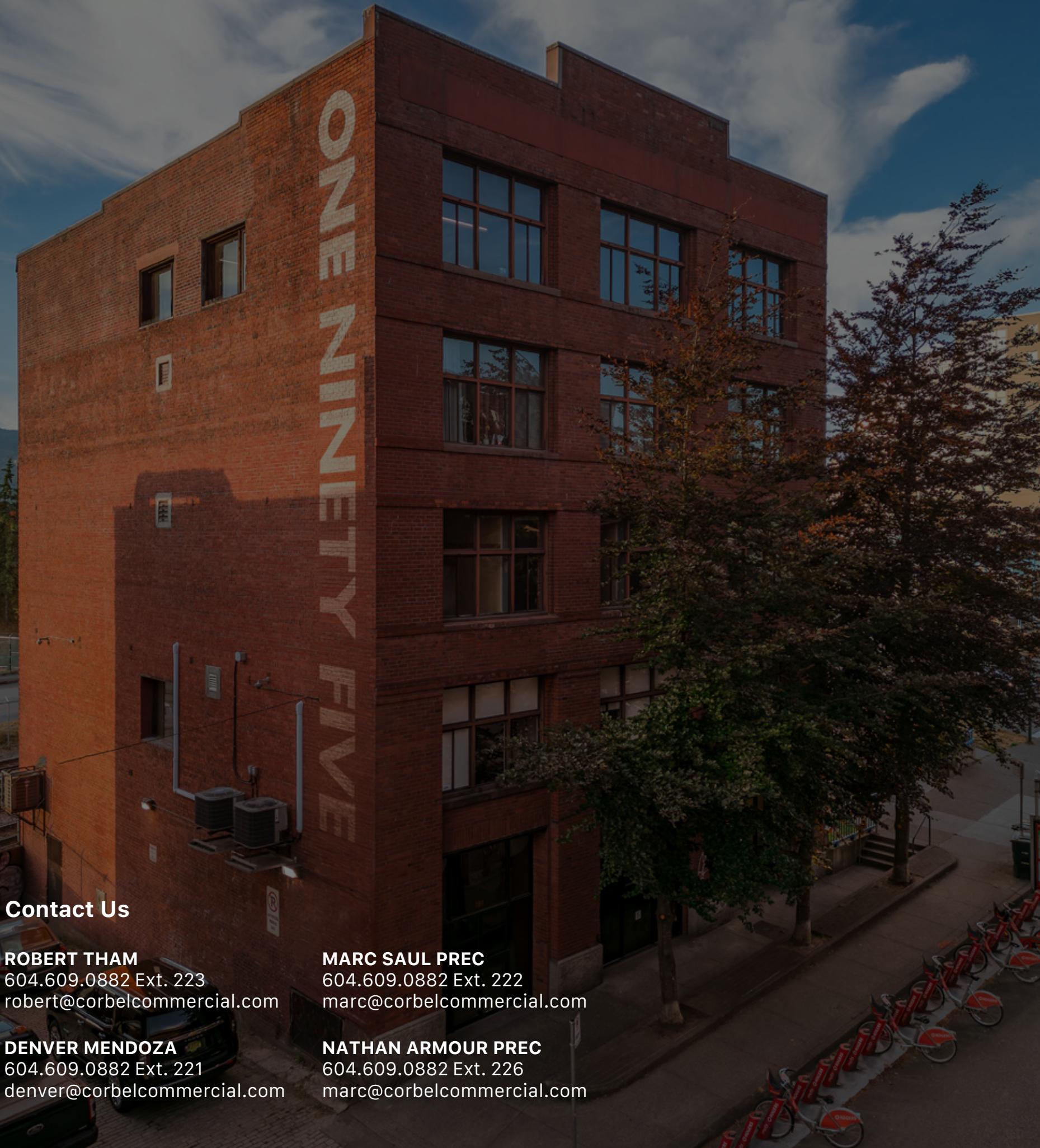
Biker's Paradise

Daily errands can be accomplished on a bike



COMMERCIAL REAL ESTATE SERVICES

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ENTERTAINMENT
LIVE



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