

FOR LEASE

Le Magasin

328 Water Street | Character Gastown Office Opportunity



The Location

328 Water Street is located in Le Magasin, a stunning, fully-restored character building nestled in the heart of historic Gastown. 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 district houses a thriving fashion scene, various upscale home décor boutiques, several independent art galleries, and some of the best culinary fare and busiest gastro pubs in Vancouver. Numerous acclaimed restaurants including L'Abattoir, Water St. Café, and Pidgin, as well as a thriving retail market including COS by H&M, Roden Gray, Kotn, Oak + Fort and Inform Interiors, have established Gastown as one of the most stylish neighborhoods in the world.



Unique entrances allow building access from both Water Street and West Cordova Street

The Features



Bright and airy office unit conveniently located in the heart of Gastown



Large operable windows overlooking Cordova Street providing abundant natural light and fresh air



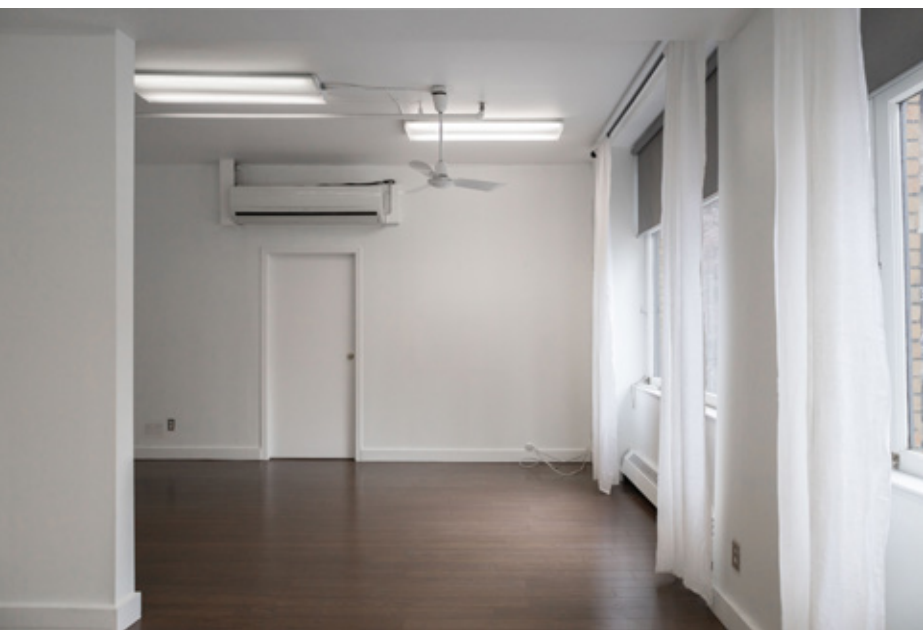
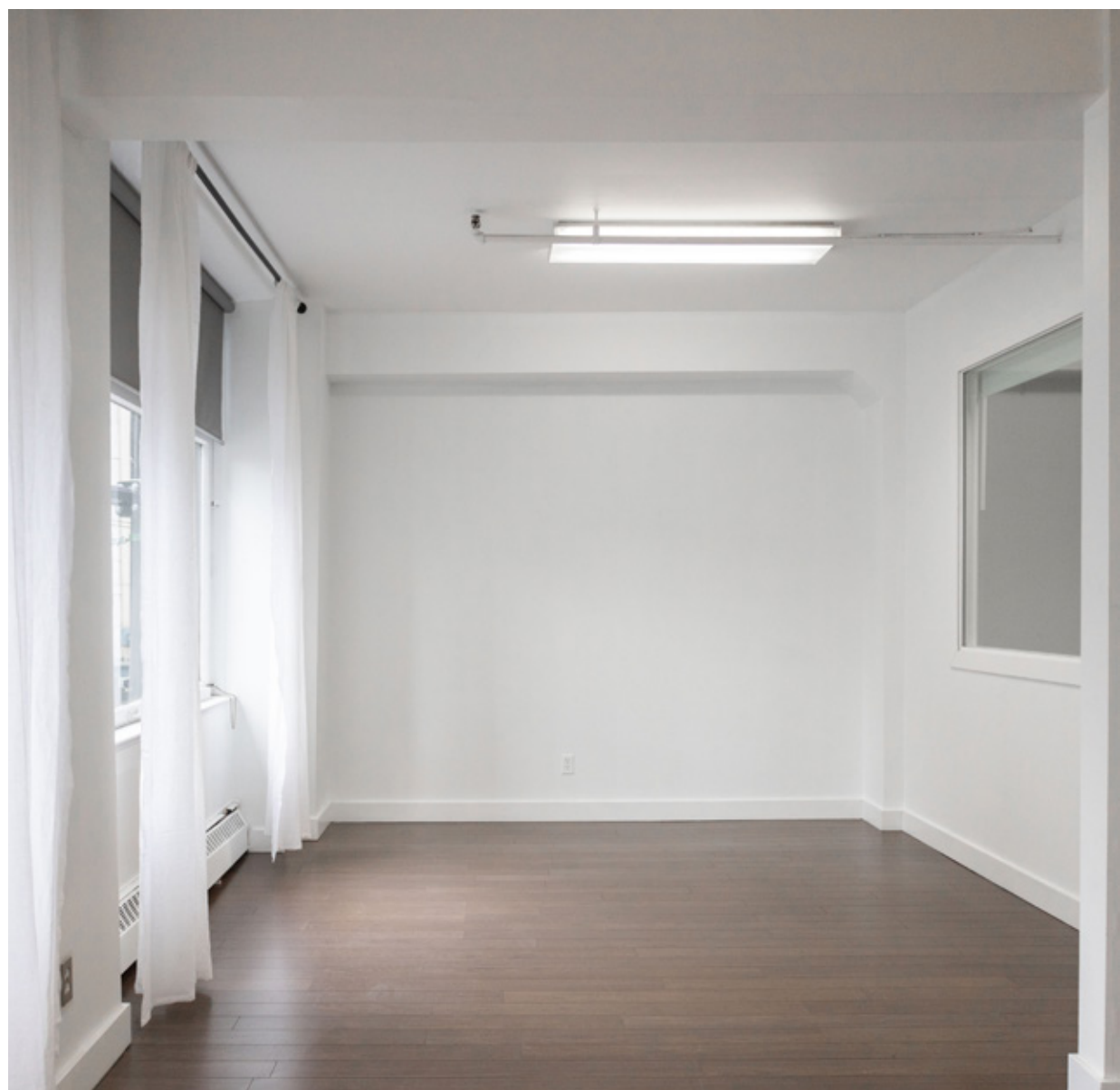
In-suite air conditioning. Unit 360 & 370 share a single BC Hydro meter, and the electrical panel is situated in unit 370.



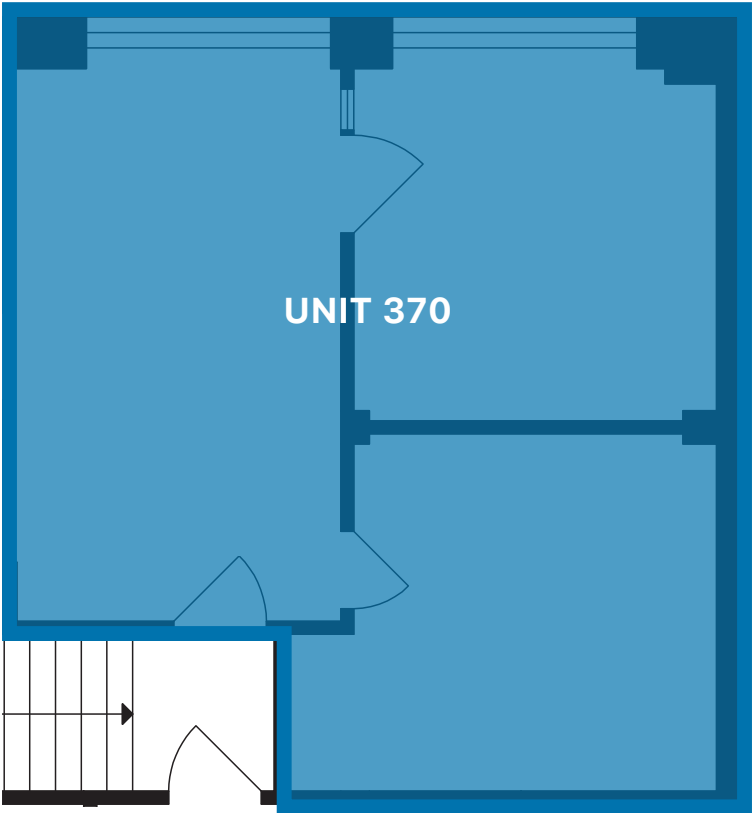
Steps from Waterfront Station plus several private parkades nearby



Exceptional location, close to numerous service, amenities, shops, and restaurants



Floorplans & Salient Facts



UNIT:	SIZE (Approx.): ¹	BASIC RENT:	ADDITIONAL RENT:	GROSS RENT: ²	AVAILABILITY:
370	662 SF	\$24.00 PSFPA	\$25.63 (2026 est.)	\$2,738.00/month + GST	Immediately

¹All sizes are approximate and subject to verification
²Gross rents currently equate to these amounts plus GST. Leases to be fully triple net.
*Floor plans may not be 100% accurate and are subject to verification.



Lee's Donuts



OAK + FORT



Timbertrain Coffee Roasters



Shop Makers

97

Walker's Paradise

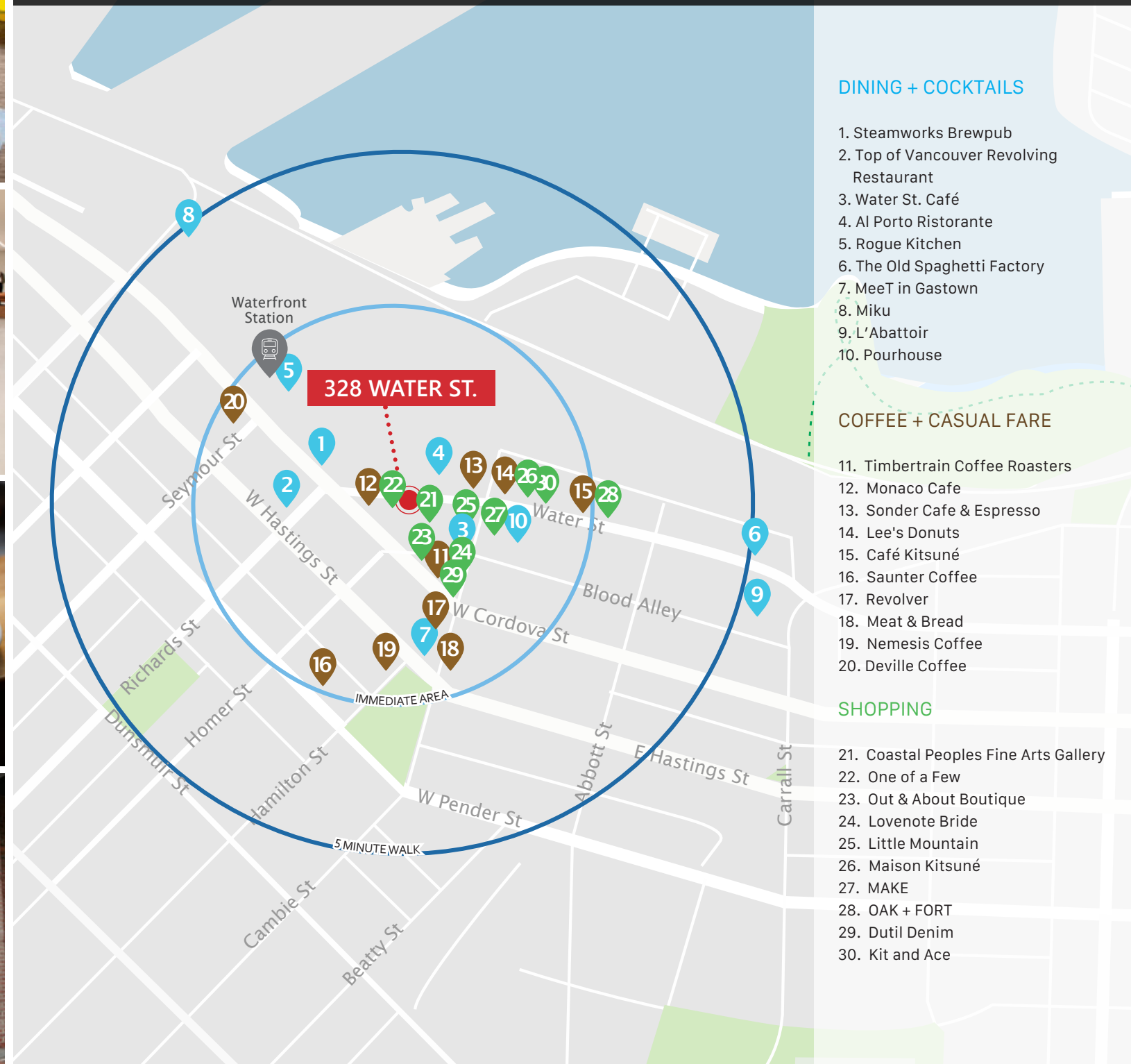
Daily errands do not require a car

Source: walkscore.com

100

Rider's Paradise

World-class public transportation



Contact Us

ROBERT THAM
Principal

604.609.0882 Ext. 223
robert@corbelcommercial.com

MARC SAUL PREC
Principal

604.609.0882 Ext. 222
marc@corbelcommercial.com

DENVER MENDOZA
Brokerage Coordinator

604.609.0882 Ext. 221
denver@corbelcommercial.com

NATHAN ARMOUR PREC
Senior Associate

604.609.0882 Ext. 226
nathan@corbelcommercial.com

INFO@CORBELCOMMERCIAL.COM | WWW.CORBELCOMMERCIAL.COM | 632 CITADEL PARADE, VANCOUVER BC, V6B 1X3

E. & O. E.: All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. All measurements quoted herein are approximate.