FOR LEASE

347 WATER STREET

Gastown's Only Class A Design-Forward Flagship Opportunity
Located in Gastown's Most Coveted Block

corbel
COMMERCIAL REAL ESTATE SERVICES

THE LOCATION

Situated on the premier 300 block of Water Street, widely regarded as Gastown's most established and sought-after retail corridor, the property offers exceptional frontage and visibility just steps from the iconic Steam Clock and within immediate proximity to Waterfront Station, Canada Place, and the city's primary tourism gateway.

This highly curated stretch of Water Street is home to a collection of leading local and international brands, including flagship concepts such as The Latest Scoop., Maison Kitsuné, and Oak + Fort, reinforcing its position as Gastown's dominant retail node. The subject premises, currently occupied by Herschel's flagship store, benefit from proven functionality for premium retail use and strong brand association within the market.

Designed by renowned architect Omer Arbel, the space seamlessly integrates contemporary design within a restored heritage framework, offering expansive glazing, exceptional ceiling heights, and a highly efficient, open-plan layout ideally suited for flagship merchandising and experiential retail concepts. The premises are further complemented by prominent signage exposure, private amenities, and secured underground parking.

With limited availability of large-format retail spaces along this tightly held corridor, 347 Water Street represents a rare opportunity to secure a true flagship presence within one of Vancouver's most character-rich and high-performing retail environments.

THE FEATURES

The only flagship positioning opportunity on Gastown's most established block, with strong branding and experiential retail suitability.

High-profile retail 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.

Striking panoramic views of the Northshore mountains and Vancouver harbour.

A restored classical heritage façade with wooden floors and repointed brick throughout.

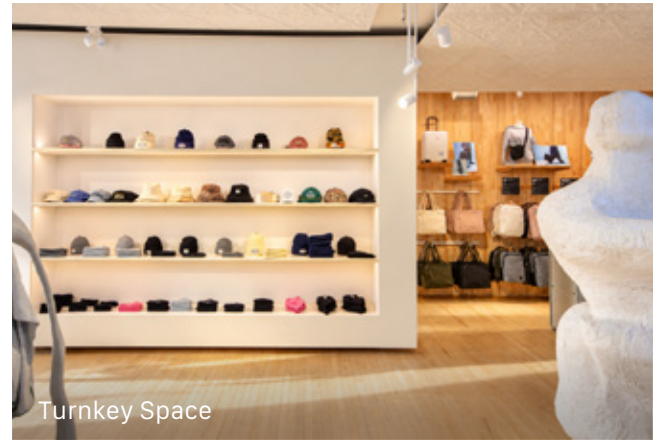
Private washrooms.

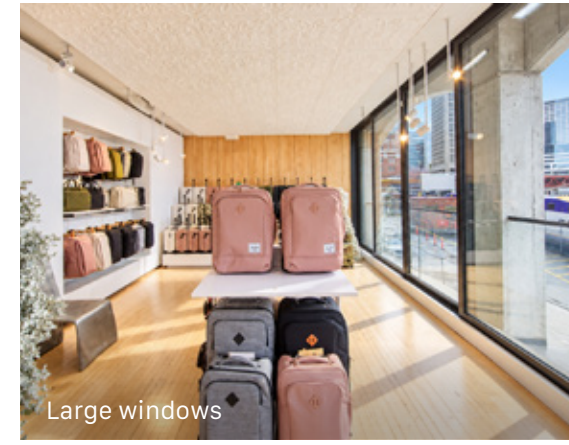
Large windows providing adbundant natural light and highly visible signage potential.

Expansive space with excellent ceiling heights.

Just minutes to Waterfront Station with several private parkades nearby.

Join exceptional businesses and restaurants including the flagship Oak + Fort store, Water Street Café, Steamworks Brewing, Lee's Donuts, Maison Kitsuné, and several others, all located steps from 347 Water Street.


Turnkey Space


Large windows

Bright & Open Space

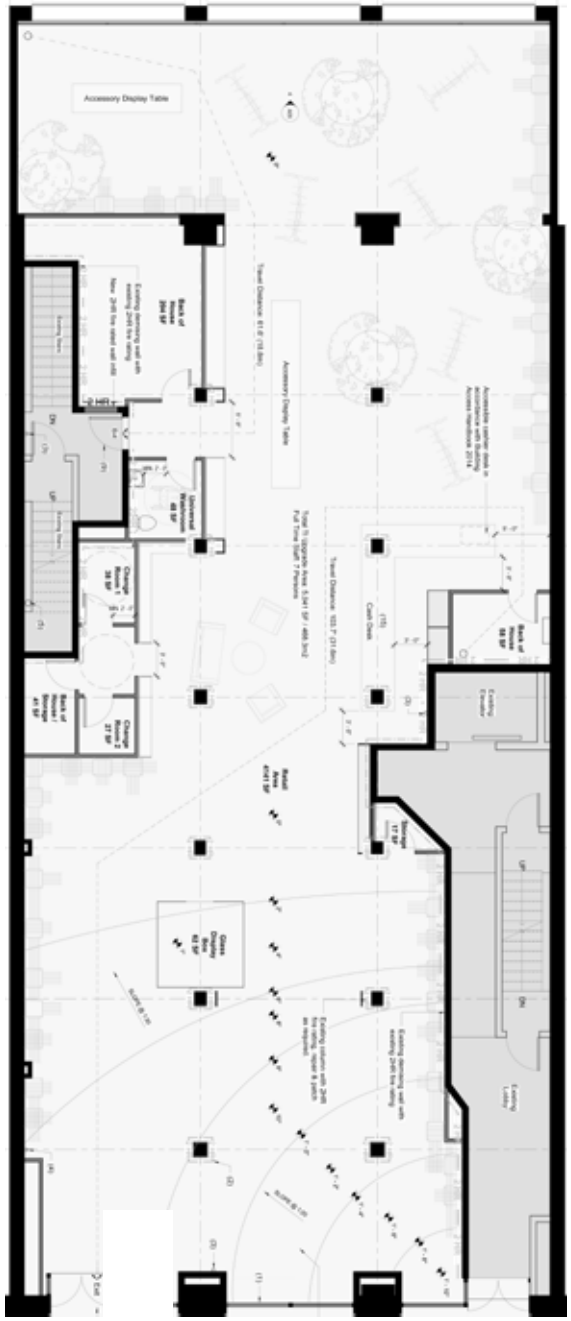
SALIENT FACTS & FLOORPLAN

SIZE
5,017.06 SF (Approx.)

BASIC RENT
Please contact agent

ADDITIONAL RENT
$30.00 (2026 est.)

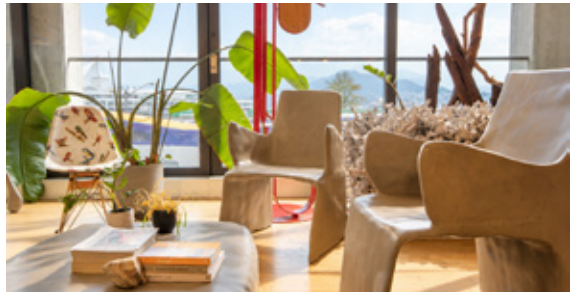
AVAILABILITY
January 1, 2027



Water Street

[1]All sizes are approximate and subject to verification.
*Floor plan is a sample furnished plan. It may not be 100% accurate and is subject to verification.

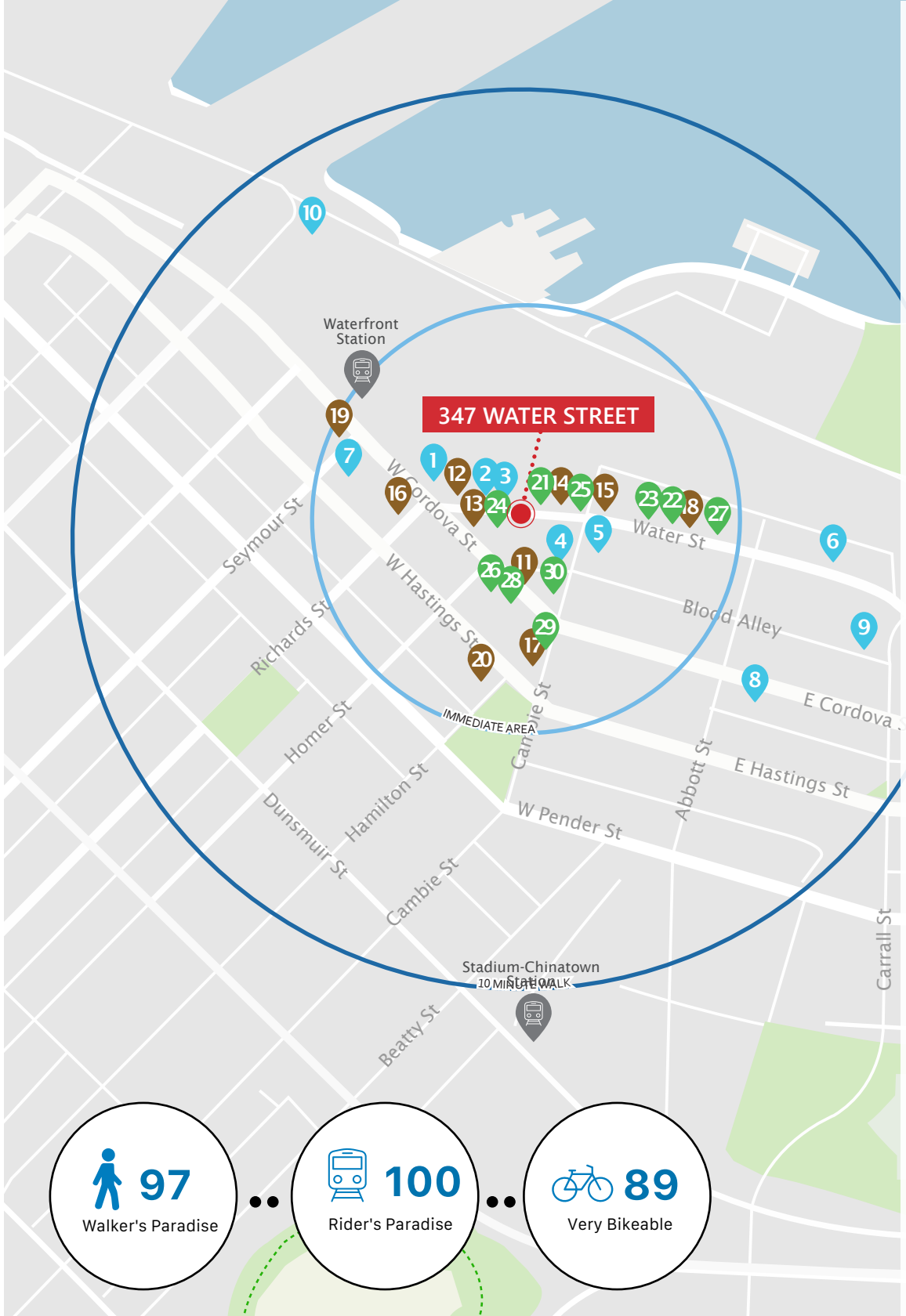
Class A Flagship Opportunity in the pulse of Gastown Vancouver.



GALLERY

Maison Kitsuné

Lee's Donut



97 Walker's Paradise

100 Rider's Paradise

89 Very Bikeable

around the neighbourhood.

DINING + COCKTAILS

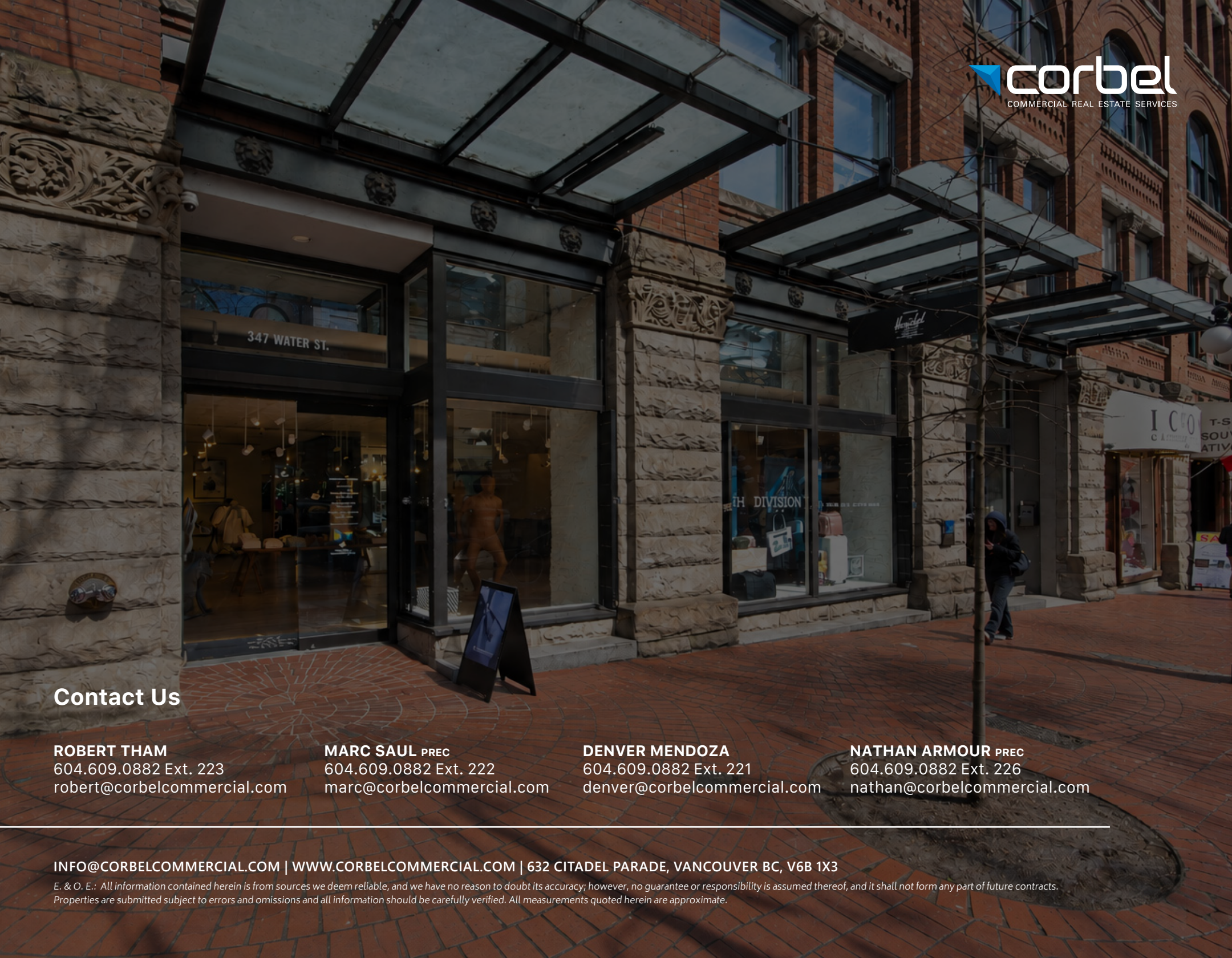
1. Steamworks Brewpub
2. Guu with Otokomae
3. Momo Sushi
4. Water St. Café
5. Pourhouse Restaurant
6. The Old Spaghetti Factory
7. Top Of Vancouver Revolving Restaurant
8. Sooda Korean BBQ
9. L'Abattoir
10. Miku

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

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



corbel
COMMERCIAL REAL ESTATE SERVICES

Contact Us

ROBERT THAM
604.609.0882 Ext. 223
robert@corbelcommercial.com

MARC SAUL PREC
604.609.0882 Ext. 222
marc@corbelcommercial.com

DENVER MENDOZA
604.609.0882 Ext. 221
denver@corbelcommercial.com

NATHAN ARMOUR PREC
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.