PLATFORM

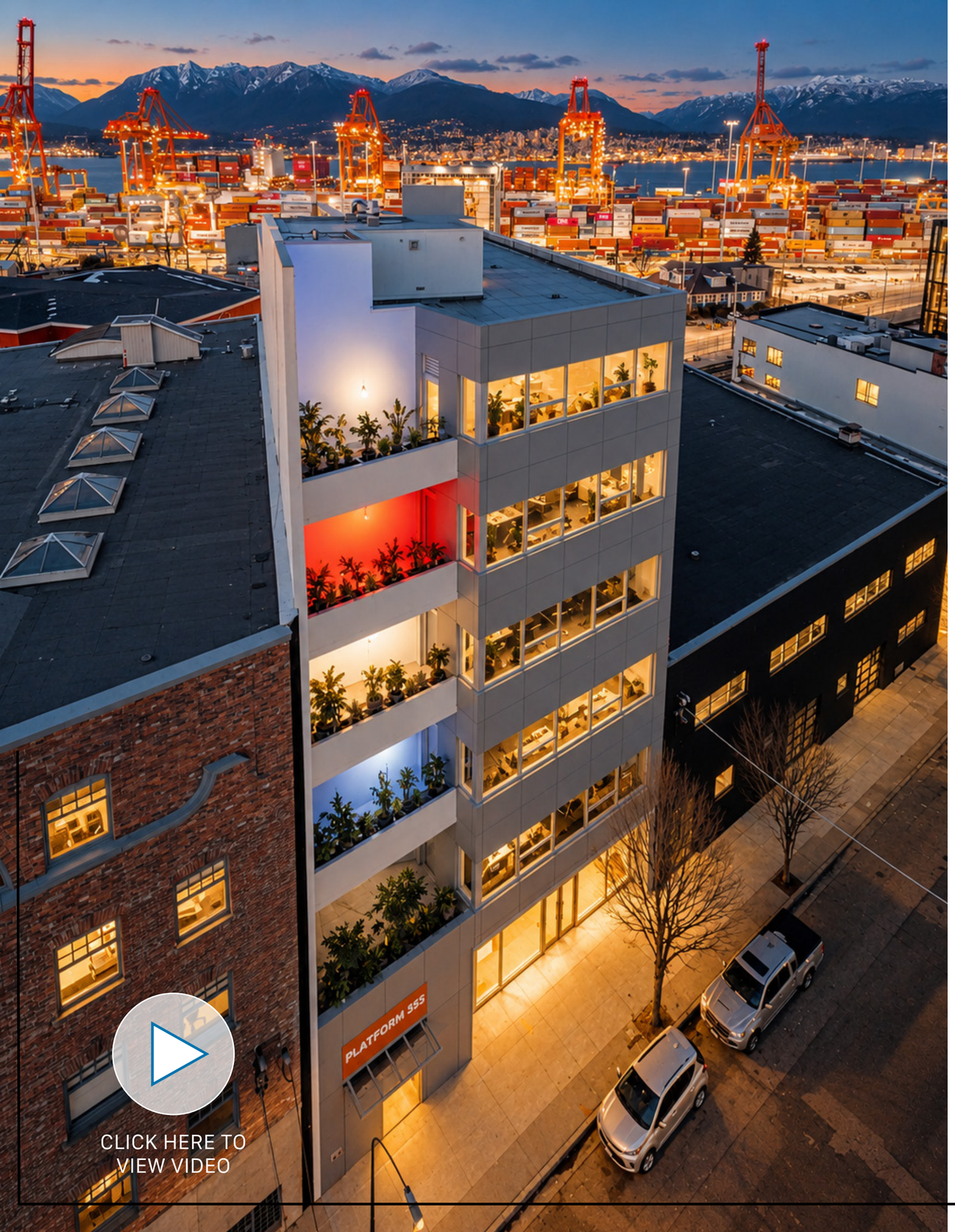
353 RAILWAY STREET

FOR LEASE | NEWLY RENOVATED MOVE-IN READY TECH-FOCUSED & CREATIVE OFFICE LEASING OPPORTUNITIES IN RAILTOWN

3 UNITS REMAINING!

BROKER INCENTIVE | $1.50 PSF PER ANNUM

corbel
COMMERCIAL REAL ESTATE SERVICES





THE **OPPORTUNITY**

Railtown District's first new strata commercial office and flex industrial development in over 50 years.

Corbel Commercial is proud to present opportunities to lease newly renovated and move-in ready tech-focused, creative office, and flex-industrial spaces at 353 Railway Street. Each floor has been beautifully renovated with modern kitchenettes, two stylish washrooms, and balconies with beautiful views of the Burrard Inlet and Northshore Mountains to the north and inspiring City views to the south.

The area is a creative enclave which has quickly emerged as one of Vancouver's leading design districts. With several of the city's most renowned homegrown businesses such as Aritzia and Herschel Supply Co. based in the area, Railtown has become a thriving home to a number of Vancouver's creative entrepreneurs. The district has also seen the concentration of some of Vancouver's top dining destinations, including Ask For Luigi, Vancouver Urban Winery, Belgard Kitchen, and Railtown Café. Additionally, the area houses several established trade-focused interior design firms including Dossier, Bloom Furniture Studio, and BOCCI, among others. With character light industrial buildings and several commercial developments slated for the immediate future, Railtown is a strategic location just east of Gastown and minutes to the Downtown core.

UNIT **FEATURES**

MODERN FACILITIES
Secure FOB access, fibre optic in building.

KITCHEN
Newly built-out and stylish kitchenettes per floor equipped with refrigerators, sinks and dishwashers

MOVE-IN READY
Move-in-ready condition with polished concrete floors.

VIEWS
Beautiful water views of the Burrard Inlet and Northshore mountains to the north and inspiring city views to the south.

PARKING
17 secure underground parking stalls spread over 2 levels.

LOADING
Oversized passenger/freight elevator.

PRIVATE BALCONIES
North and South facing balconies with exceptional views on each floor.

PRIVATE WASHROOMS
2 newly renovated and private washrooms per floor.

WINDOWS
Large window providing an abundance of natural light.

ZONING
I-4 zoning allows a wide variety of uses including creative, office, technology, design, animation, production, life science, and light industrial/manufacturing uses.

BIKE
Secure bike storage available.

AVAILABILITY
Immediately.

AVAILABLE **OPPORTUNITIES**

FLOOR	SIZE[1]	
~~LEVEL 1~~	~~5,126 SF~~	LEASED TO HAVEN
~~LEVEL 2~~	~~5,550 SF~~	LEASED TO HAVEN
LEVEL 3	5,514 SF	
~~LEVEL 4~~	~~5,053 SF~~	LEASED
LEVEL 5	5,510 SF	
LEVEL 6	5,510 SF	
TOTAL REMAINING	16,534 SF	

[1]All sizes are approximate and subject to verification

LEASING **DETAILS**

NET RENT
Please contact agent

ADDITIONAL RENT
$12.59 (2026 est.)

LEASE TERM
3-10 Years



NEWLY RENOVATED MOVE-IN-READY **TECH-FOCUSED & CREATIVE** OFFICE LEASING OPPORTUNITIES IN RAILTOWN.



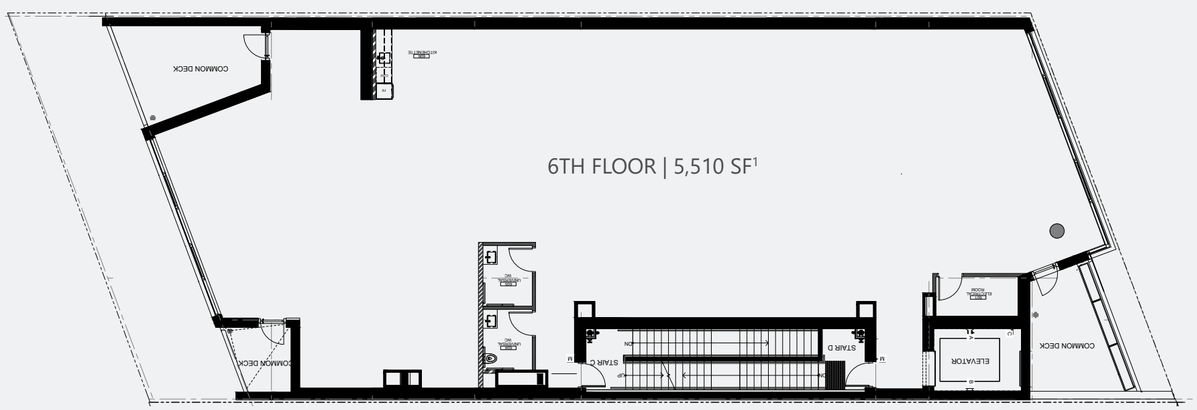
THE **FLOORPLANS**



3RD FLOOR | 5,514 SF[1]



5TH FLOOR | 5,510 SF[1]



6TH FLOOR | 5,510 SF[1]

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



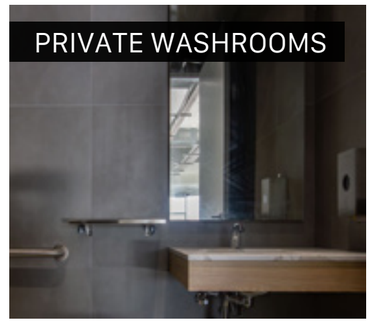














*Images have been virtually staged for illustrative purposes only. Furnishings, fixtures, and finishes shown may not reflect the property's actual condition or inclusions.







IN THE HEART OF THE RAILTOWN DESIGN DISTRICT

A collaborative micro-community of Entrepreneurs, Innovators, and Creators.







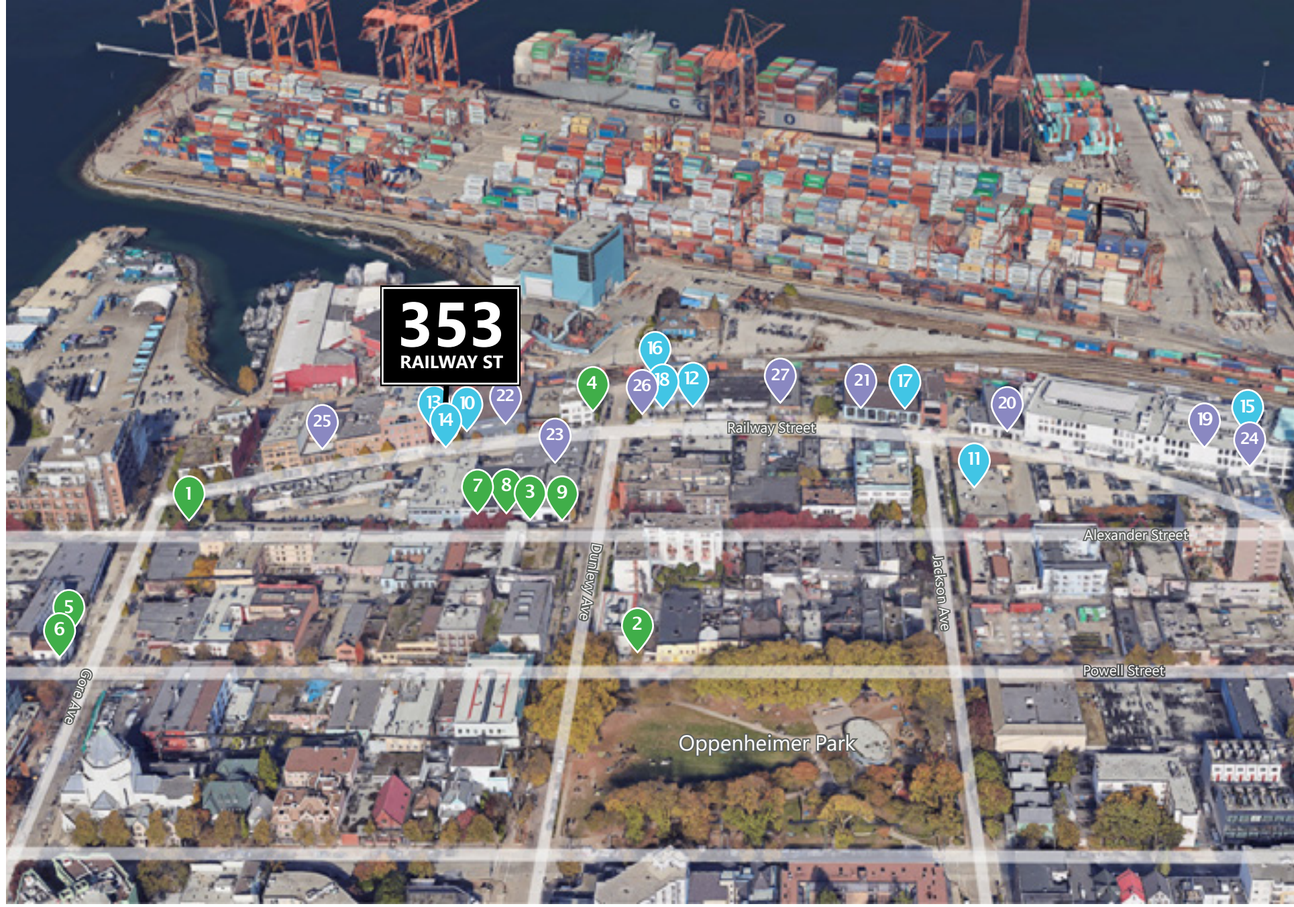
THE **LOCATION**

Railtown is one of Vancouver's top creative, designer focused enclaves - home to some of the cities top home-grown fashion and design companies, and nationally recognized restaurants. With the corporate headquarters of Aritzia and Herschel Supply Company based in the heart of Railtown, the area is a thriving neighborhood for creative professionals which also features the flagship retail locations of the Haven Apparel flagship retail store on the ground floor of 353 Railway Street, BOCCI Glass Shop, Park & Fifth, among others. Additionally, with the #3 ranked Best Restaurant in Canada 2022, St. Lawrence, as well as Vancouver's 2015 Restaurant of the Year, Ask for Luigi located in Railtown, this district has also become a destination for foodies. Other eateries in the area includes the Railtown Café, Belgard Kitchen, and Vancouver Urban Collective. The subject property is nestled between Strathcona, Gastown, and Chinatown. Located just minutes away from Vancouver's central business district, Railtown is an exceptionally strategic location, in an emerging area with robust future growth potential.









SURROUNDING **AMENITIES**

DINING
1. Ask For Luigi
2. The Mackenzie Room
3. Belgard Kitchen
4. Railtown Café
5. St. Lawrence Restaurant
6. Cuchillo
7. Postmark Brewing
8. Pallet Coffee Roasters
9. Vancouver Urban Collective

DESIGN
10. Form3 Design Inc.
11. DIALOG Design
12. Park & Fifth
13. Orii Design
14. HAVEN
15. McKinley Studios
16. Bulthaup
17. Bocci
18. Inform Projects

COMPANIES
19. Aritzia Head Office
20. Herschel Supply
21. Omer Arbel Office
22. Inform Projects
23. Monstercat
24. Will Creative Inc.
25. Domain7 Solutions
26. Bensen Manufacturing
27. Spot Solutions

73 WALK SCORE **Very Walkable**

90 TRANSIT SCORE **Rider's Paradise**

77 BIKE SCORE **Very Bikeable**

PLATFORM

353 RAILWAY STREET

Be a part of what's next in Railtown.

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Aerial Photography by Tom Kwok | Walkscore Source: www.walkscore.com
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