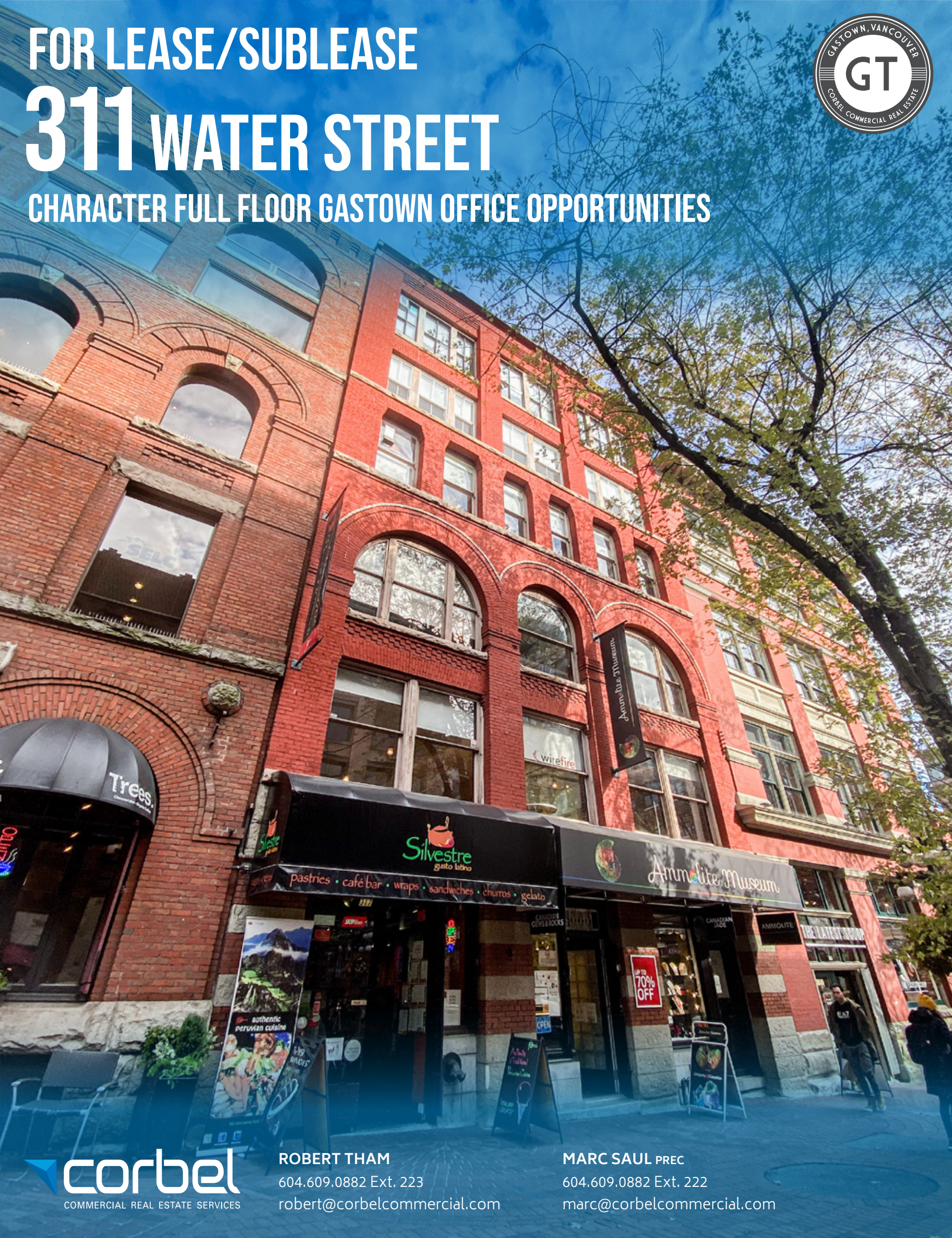


FOR LEASE/SUBLEASE

311 WATER STREET

CHARACTER FULL FLOOR GASTOWN OFFICE OPPORTUNITIES



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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. Neighbouring businesses include Michelin Guide rated restaurants L'Abattoir and PIDGIN, as well as retail boutiques COS, Gravity Pope, Native Shoes, Inform Interiors, and Aesop, all located within blocks of the subject property. Additionally, the premise is located 1 block west of the new 155 Water Street development, which is home to the brand new, first stand-alone location of Franco-Japanese brand Maison Kitsuné, the flagship location of Oak + Fort, and the 500 person, 75,000 SF brand new waterfront headquarters of Microsoft.

THE FEATURES



Mix of open and enclosed office spaces with great ceiling heights



Common area gym and bike storage



Beautifully restored building just steps from the iconic Steam Clock

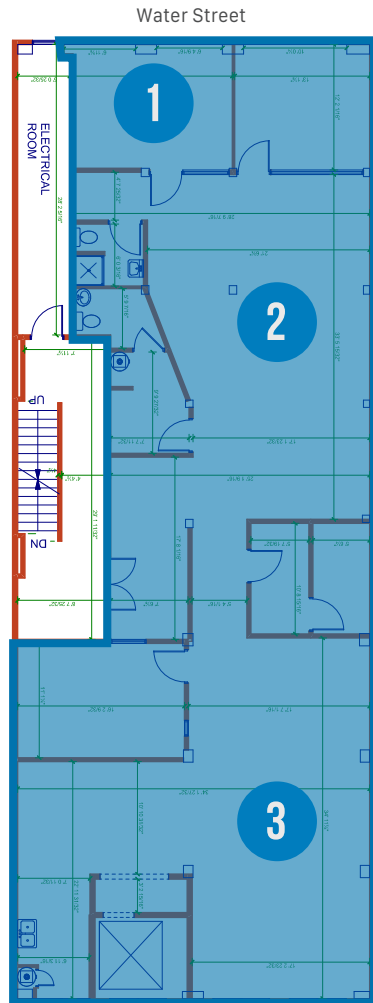


Just minutes to Waterfront Station with several private parkades nearby



Spectacular North Shore and harbour views





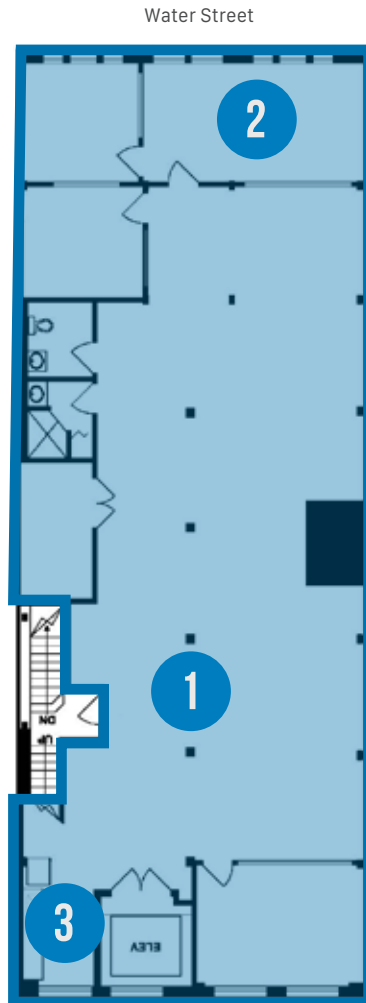
HIGHLIGHTS

- Mix of open and enclosed office spaces, and boardrooms
- Direct passenger elevator access
- Private washrooms and kitchenette
- Exceptional views of the Northshore, Vancouver Harbour, and city views



UNIT:	SIZE: ¹	BASIC RENT:	ADDITIONAL RENT:	AVAILABILITY
300	2,817.50 SF (Approx.)	Please contact agent	\$10.89 (2024 est.)	Nov 1, 2024

¹All sizes are approximate and subject to verification.
 *Floor plan may not be 100% accurate and is subject to verification.



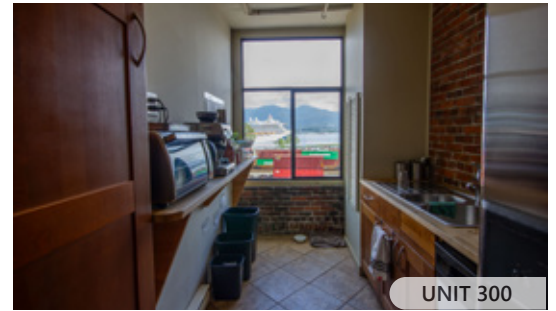
HIGHLIGHTS

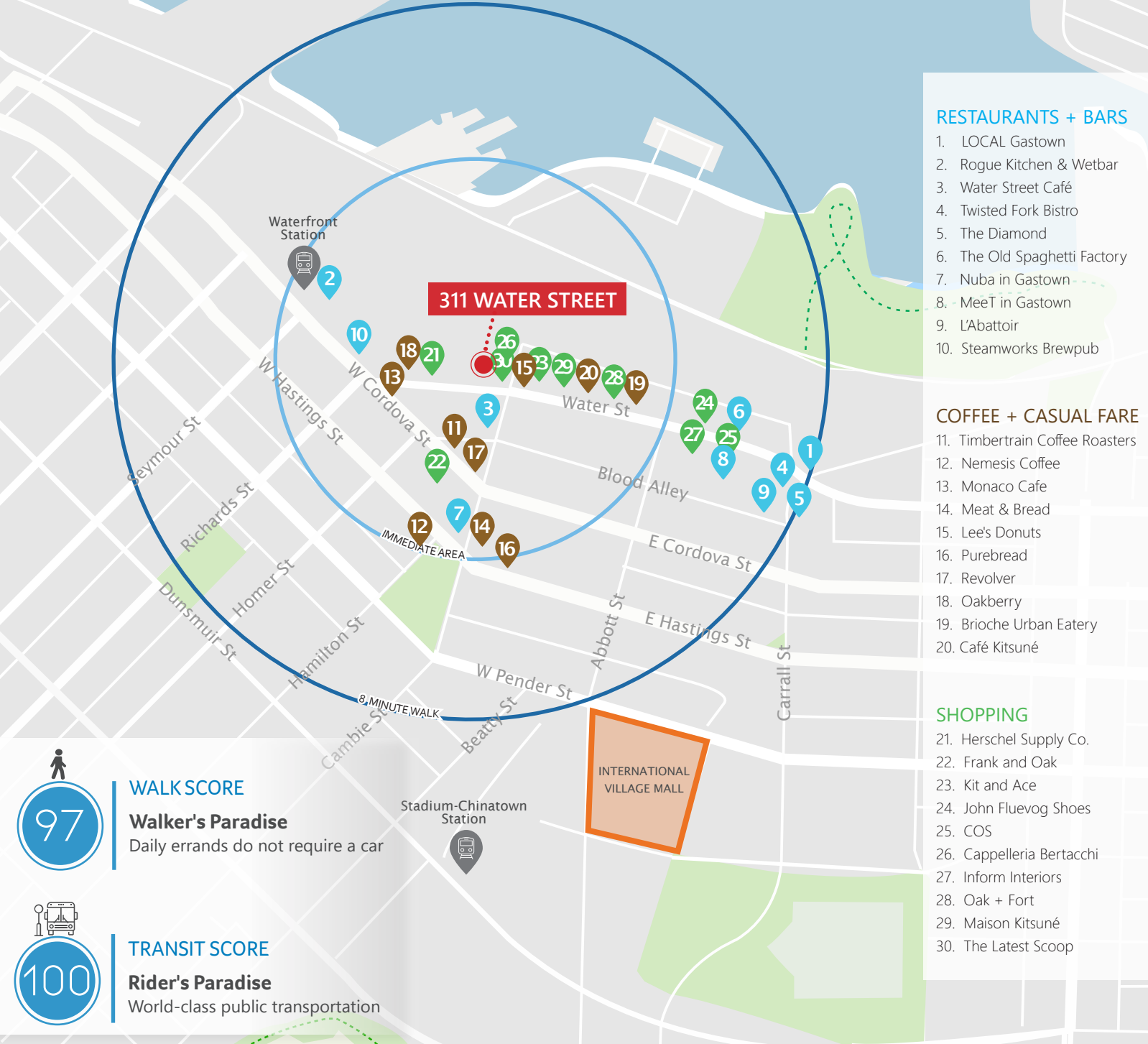
- Mix of open and enclosed office spaces, and boardrooms
- Direct passenger elevator access
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- Exceptional views of the Northshore, Vancouver Harbour, and city views



UNIT:	SIZE: ¹	BASIC RENT:	ADDITIONAL RENT:	AVAILABILITY
500	3,184 SF (Approx.)	Please contact agent	\$10.89 (2024 est.)	Please contact agent

¹All sizes are approximate and subject to verification.
²Floor plan may not be 100% accurate and is subject to verification.





- ### RESTAURANTS + BARS
1. LOCAL Gastown
 2. Rogue Kitchen & Wetbar
 3. Water Street Café
 4. Twisted Fork Bistro
 5. The Diamond
 6. The Old Spaghetti Factory
 7. Nuba in Gastown
 8. MeeT in Gastown
 9. L'Abattoir
 10. Steamworks Brewpub

- ### COFFEE + CASUAL FARE
11. Timbertrain Coffee Roasters
 12. Nemesis Coffee
 13. Monaco Cafe
 14. Meat & Bread
 15. Lee's Donuts
 16. Purebread
 17. Revolver
 18. Oakberry
 19. Brioche Urban Eatery
 20. Café Kitsuné

- ### SHOPPING
21. Herschel Supply Co.
 22. Frank and Oak
 23. Kit and Ace
 24. John Fluevog Shoes
 25. COS
 26. Cappelleria Bertacchi
 27. Inform Interiors
 28. Oak + Fort
 29. Maison Kitsuné
 30. The Latest Scoop



WALK SCORE
97

Walker's Paradise
Daily errands do not require a car

TRANSIT SCORE
100

Rider's Paradise
World-class public transportation

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