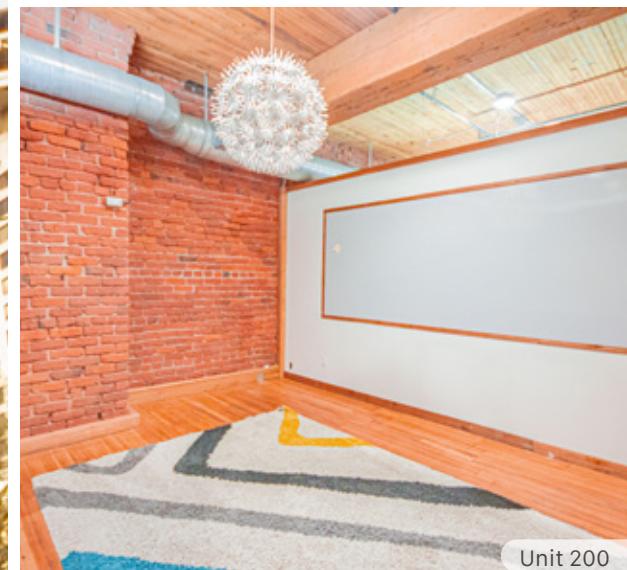


# 322 WATER STREET

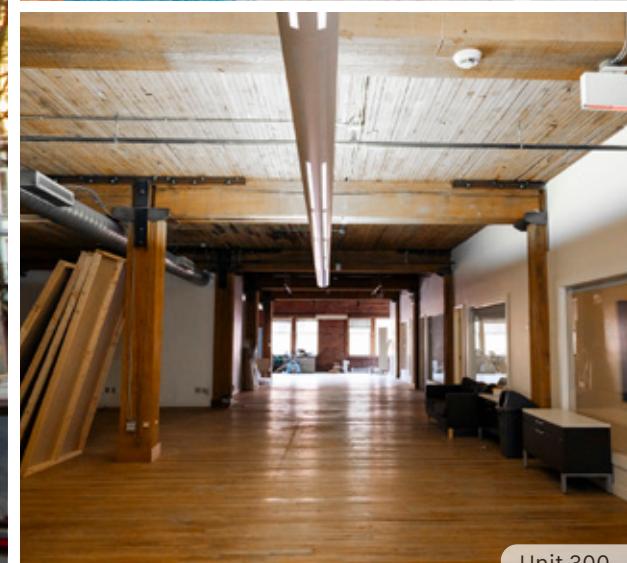
FOR LEASE | EXCEPTIONAL FULL FLOOR GASTOWN OFFICE OPPORTUNITIES



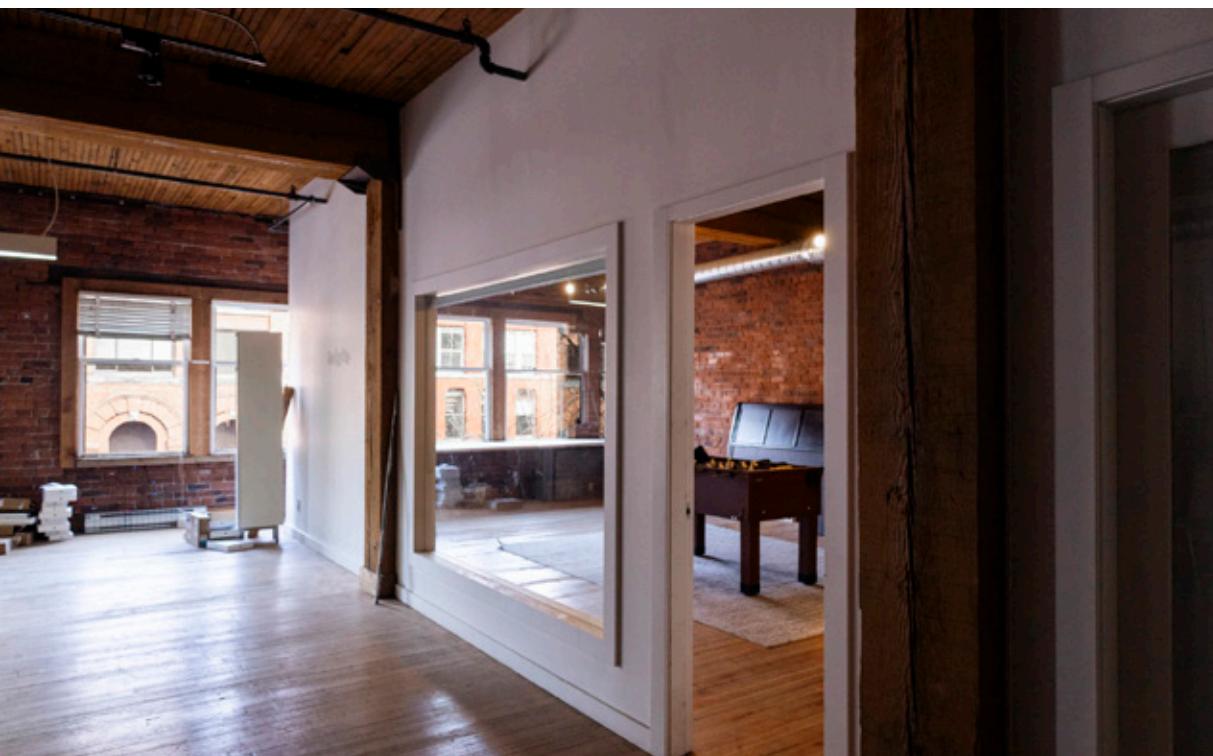
Unit 200



Unit 200



Unit 300



## 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. Popular venues in the area include L'Abattoir, Di Beppe, Twisted Fork Bistro, and LOCAL Gastown. The location is served by several transit routes and is in close proximity to the SeaBus terminal, Waterfront SkyTrain Station, the West Coast Express and several public parkades.

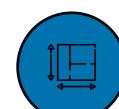
## THE FEATURES



Prominent full floor office premises located across from Gastown's iconic steam clock



Character units with hardwood flooring and exposed brick and beams throughout



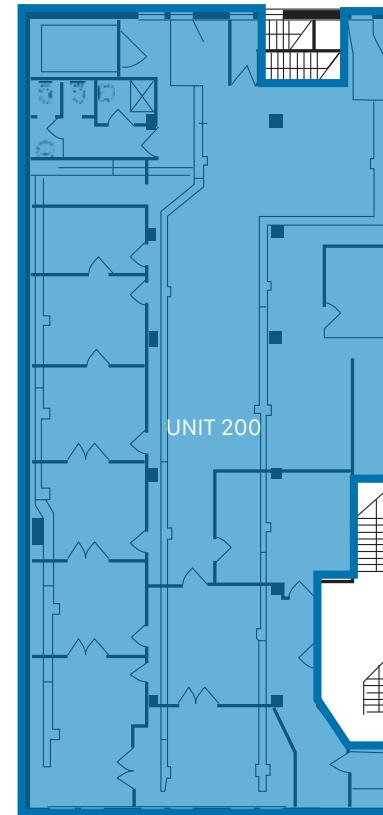
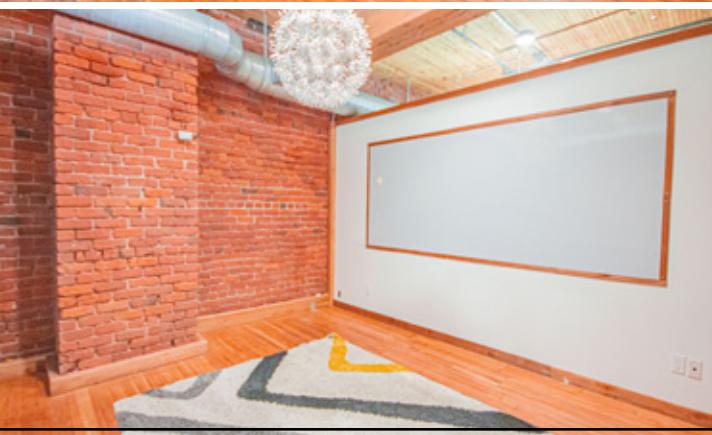
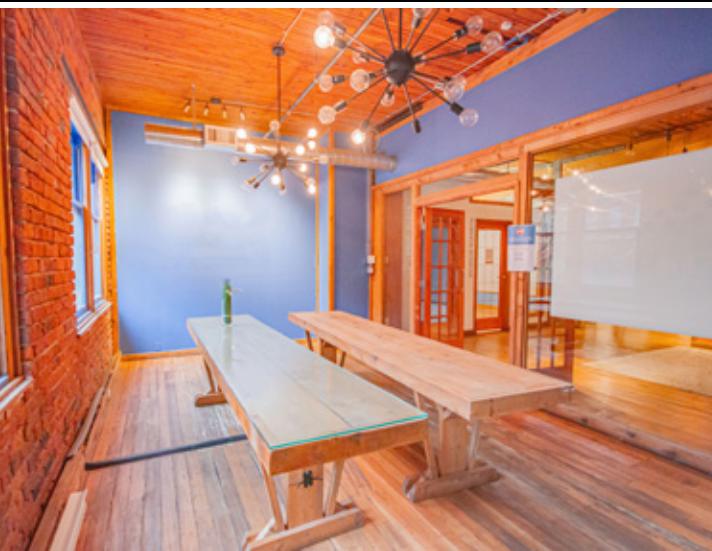
Bright and spacious floor plans with a mix of open space, private offices, and boardrooms



Fully distributed HVAC and passenger elevator access



Private washrooms in each unit with shower



#### HIGHLIGHTS

- Mix of open, private offices, and conference rooms
- Private washrooms with shower

#### SIZE:<sup>1</sup>

4,750 SF (Approx.)

#### GROSS RENT:<sup>2</sup>

Please contact agent

#### AVAILABILITY

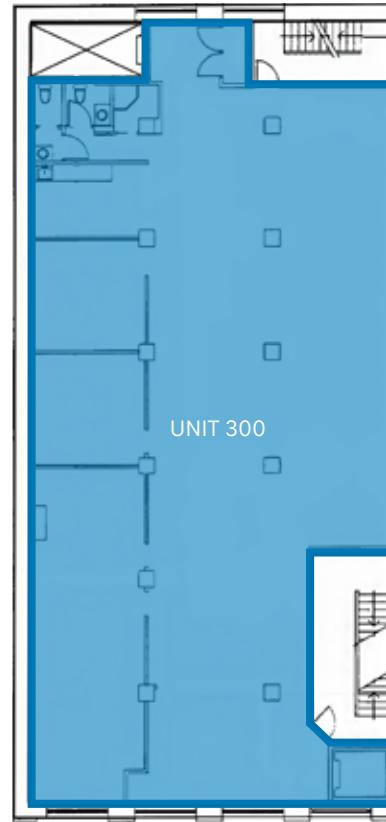
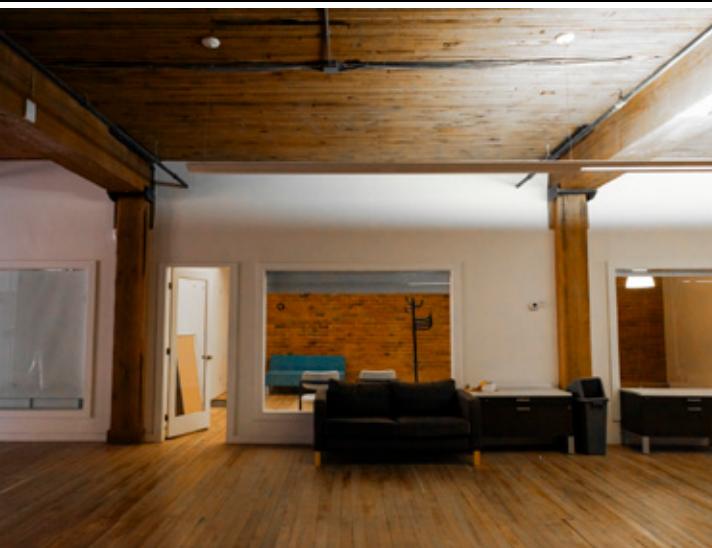
Immediately

<sup>1</sup>All sizes are approximate and subject to verification.

<sup>2</sup>Floor plan may not be 100% accurate and is subject to verification.

# UNIT 300

| FLOOR PLAN & SALIENT FACTS



## HIGHLIGHTS

- Mix of open, private offices, and conference rooms
- Kitchenette
- Private washrooms with shower

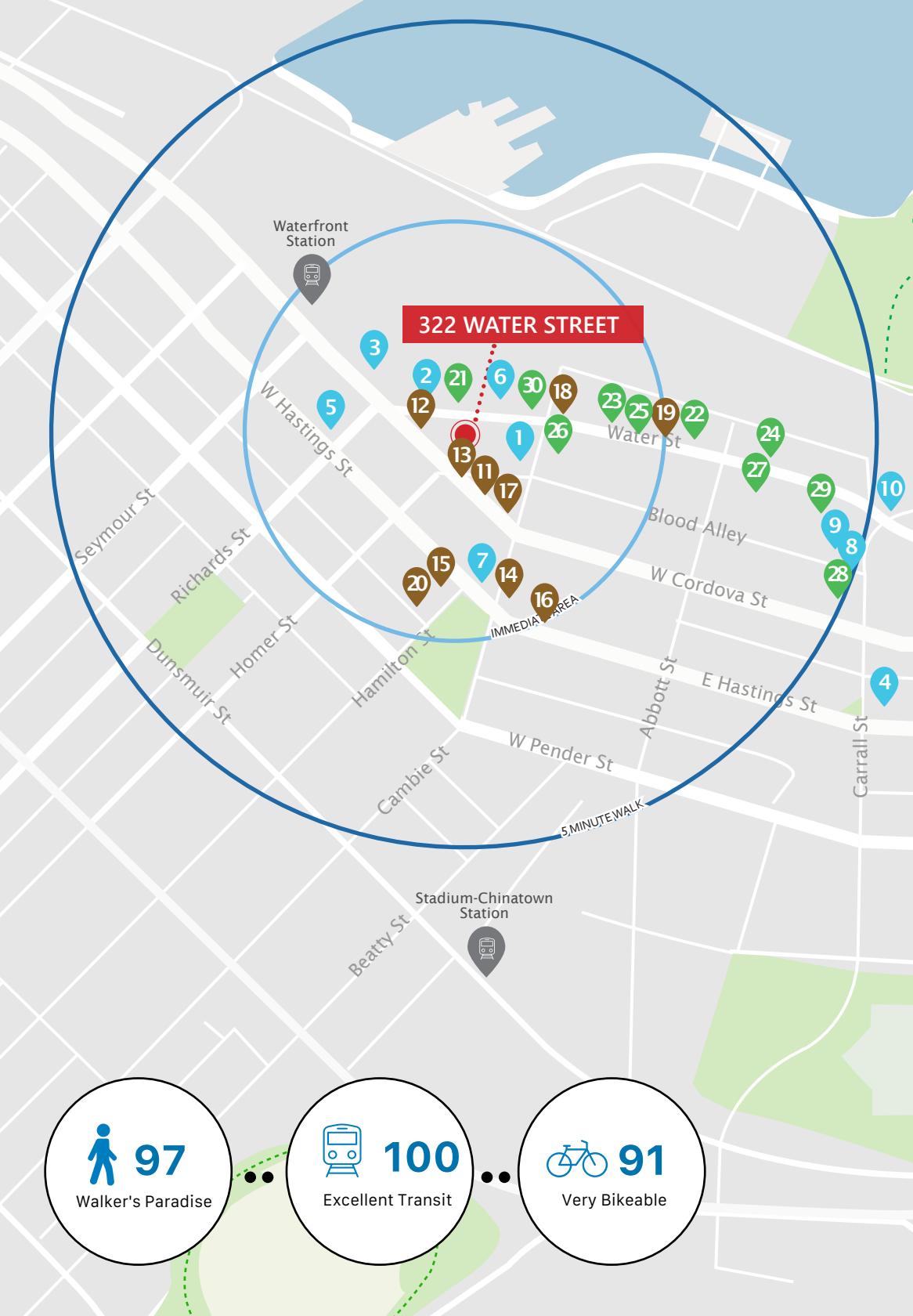
SIZE: <sup>1</sup>	GROSS RENT: <sup>2</sup>	AVAILABILITY
4,750 SF (Approx.)	Please contact agent	Immediately

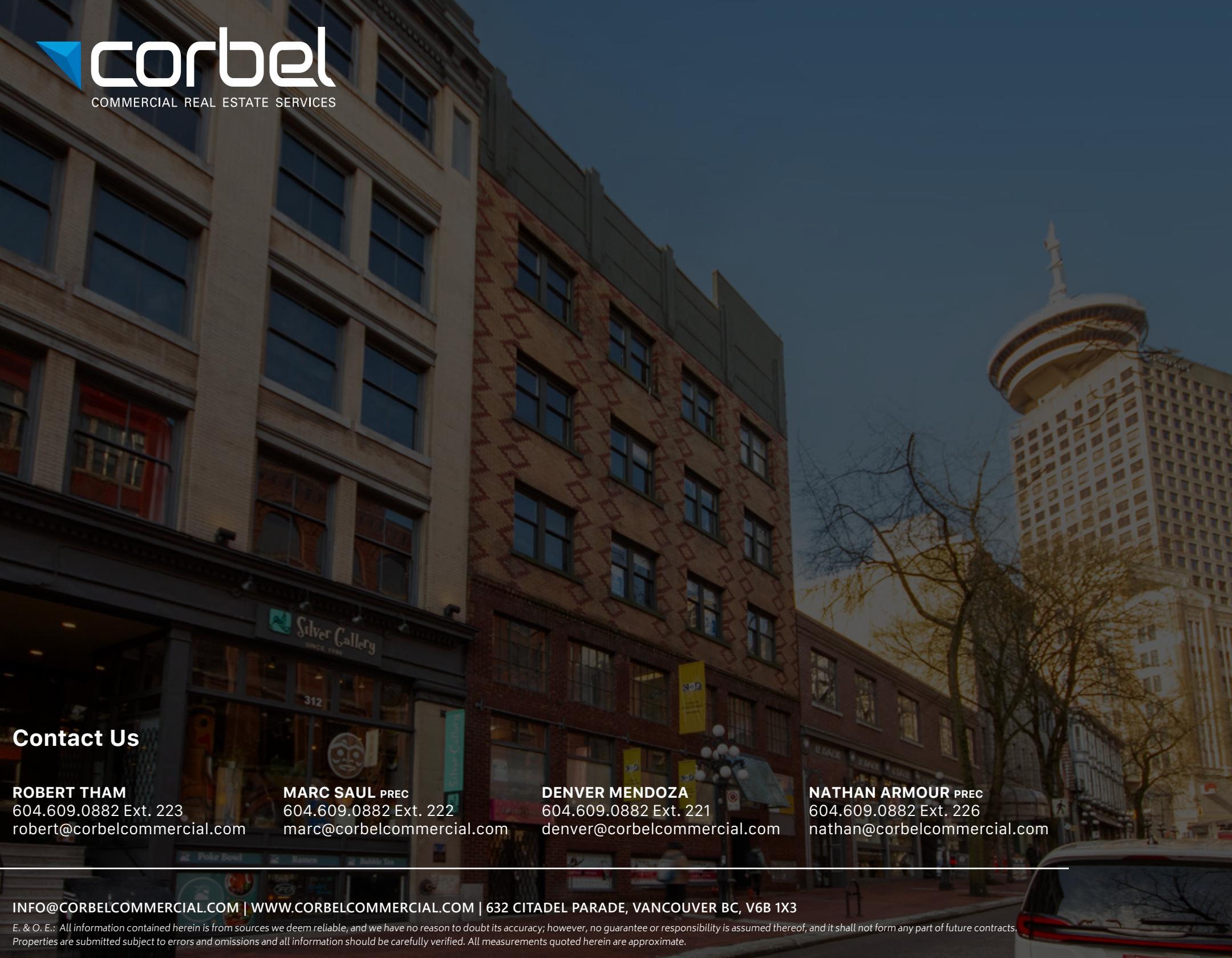
<sup>1</sup>All sizes are approximate and subject to verification.

<sup>2</sup>Floor plan may not be 100% accurate and is subject to verification.



around the neighbourhood.





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