

FOR LEASE

FOR LEASE | 339 RAILWAY



PARADIGM GROUP  
Commercial Real Estate Services

339 RAILWAY STREET. VANCOUVER, BC.





PROPERTY DETAILS

|                  |                         |
|------------------|-------------------------|
| Available        | Immediately             |
| Asking Base Rent | Contact Agent           |
| Additional Rent  | \$13.50 PSF (est. 2025) |
| Zoning           | I-4                     |

BUILDING DESCRIPTION

Situated in the heart of Railtown and anchored by Designer Blooms Florist, the property offers convenient access to the Downtown Core and Gastown. Nearby amenities include Railtown Café, Belgard Kitchen, and Ask for Luigi.

The building has undergone extensive renovations, including upgraded common areas, elevator, security, power and HVAC.



VERY BIKEABLE



WALKER'S PARADISE



RIDER'S PARADISE

RAILTOWN'S URBAN EDGE

Railtown blends cutting-edge design culture with a distinct industrial-chic vibe. Home to Bocci's sculptural lighting studio, Aritzia's global headquarters, and a cluster of high-end creative, tech, and fashion offices, the neighbourhood buzzes with innovation. Trendy cafés, restaurants, artisanal makers, and boutique studios energize the streets, making Railtown one of Vancouver's most vibrant and design-forward districts.







## CURRENT AVAILABILITIES

Unit 150    3,338 SF    Immediate

Unit 200    3,456 SF    Immediate





## UNIT 150

|           |             |
|-----------|-------------|
| Available | Immediately |
|-----------|-------------|

|      |          |
|------|----------|
| Size | 3,338 SF |
|------|----------|

|        |     |
|--------|-----|
| Zoning | I-4 |
|--------|-----|

|           |             |
|-----------|-------------|
| Add. Rent | \$13.50 PSF |
|-----------|-------------|

|          |                             |
|----------|-----------------------------|
| Features | Pet Friendly<br>Fiber Ready |
|----------|-----------------------------|

## SUITE HIGHLIGHTS



4 Meeting Rooms



Air Conditioning



Kitchen

11.07' Ceiling  
Heights

1 Washroom

Two 125A, 208V, 3  
Phase Panels

A perfect combination of brick-and-beam character, polished concrete floors, and glass-fronted offices that create an inspiring workspace.

Secure Intercom/FOB Access, Dimmable Lighting, Secure Intercom/FOB Access, Roof Top Patio, Monthly Secured Parking Available.





UNIT 200

|           |                             |
|-----------|-----------------------------|
| Available | Immediately                 |
| Size      | 2,645 SF                    |
| Zoning    | I-4                         |
| Add. Rent | \$13.50 PSF                 |
| Features  | Pet Friendly<br>Fiber Ready |

SUITE HIGHLIGHTS

|   |                        |   |                                |
|---|------------------------|---|--------------------------------|
|  | 4 Meeting Rooms        |  | Modern Kitchen + Dishwasher    |
|  | Air Conditioning       |  | 1 Washroom                     |
|  | 11.04' Ceiling Heights |  | Two 125A, 208V, 3 Phase Panels |

This light-filled, south-facing unit features a trendy polished aesthetic and offers a balanced mix of open concept space and private meeting rooms.

Secure Intercom/FOB Access, Dimmable Lighting, Secure Intercom/FOB Access, Roof Top Patio, Monthly Secured Parking Available.

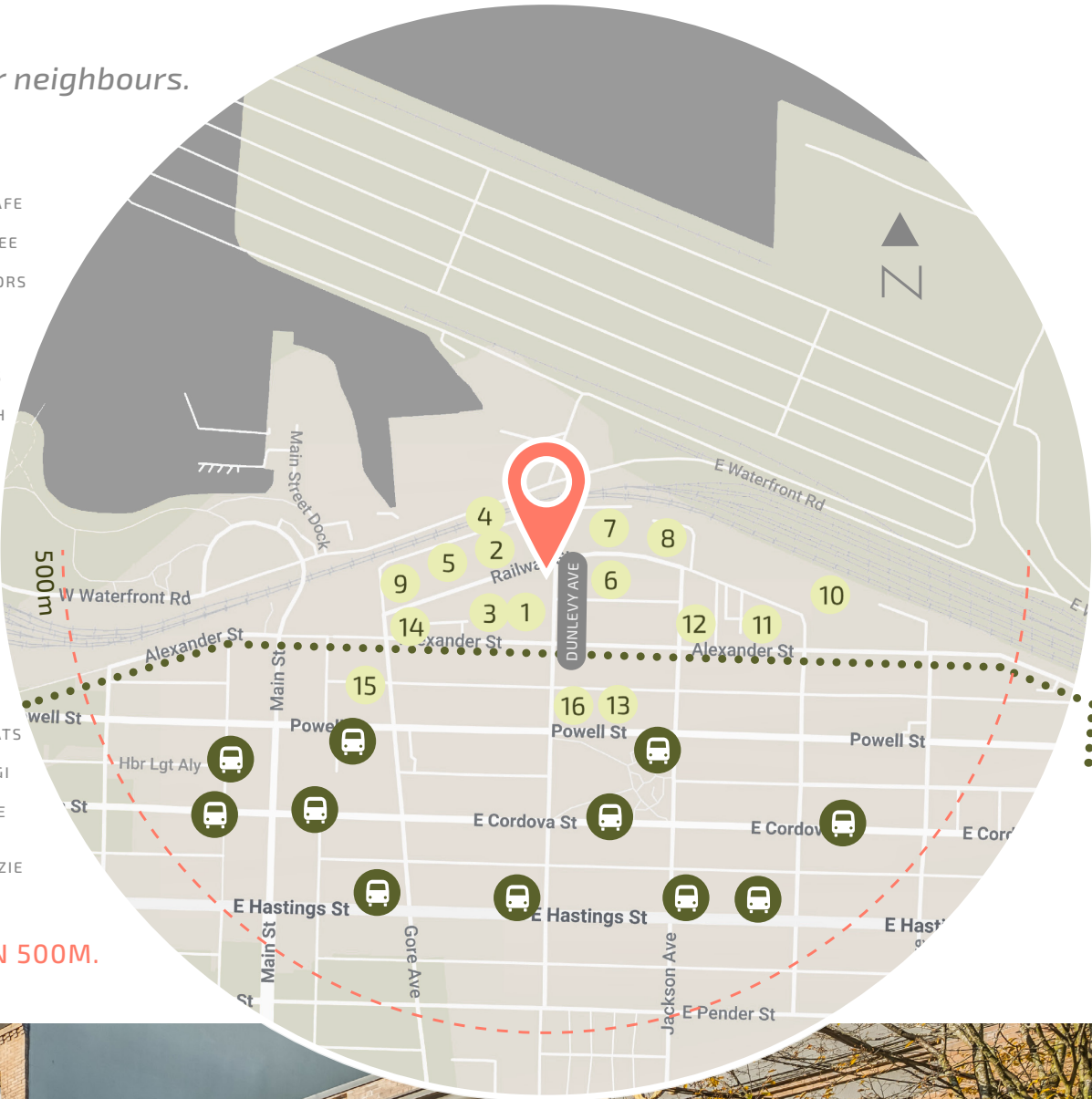




Meet your neighbours.

- 1. BELGARD KITCHEN
- 2. RAILTOWN CAFE
- 3. PALLET COFFEE
- 4. KALU INTERIORS
- 5. HAVEN
- 6. SPAWTS IMPRESSIONS
- 7. PARK + FIFTH
- 8. BOCCI
- 9. NATIVE FOOTWEAR
- 10. ARITZIA HEAD OFFICE
- 11. DIALOG DESIGN
- 12. PEAK APPAREL
- 13. PAYLESS MEATS
- 14. ASK FOR LUIGI
- 15. ST LAWRENCE RESTAURANT
- 16. THE MACKENZIE ROOM

ALL WITHIN 500M.





For more information, please contact

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