

For Sublease

Penthouse Brick and Beam View Premises



Railtown Creative District

Suite 401 - 343 Railway Street

VANCOUVER, BC

CBRE



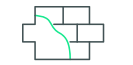
For Sublease

Suite 401 - 343 Railway Street
VANCOUVER, BC



SUITE 401
4,573 rentable square feet

- SUITE FEATURES**
- + 5 Offices/ small meeting rooms
 - + Boardroom
 - + Open kitchen area
 - + Large open work area
 - + Storage room



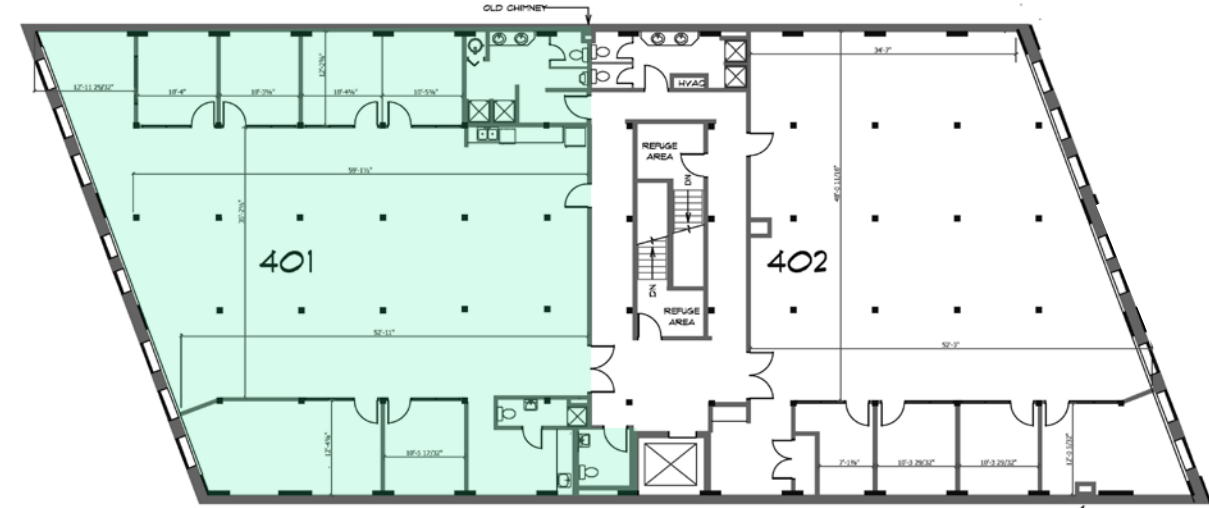
Exposed brick and beam character space



Polished concrete floors



Private washroom with shower



Character Space with North Facing Views

An excellent opportunity for tenants seeking a functional and creative work environment in a sought after urban location. The suite offers an efficient, flexible layout well suited to professional and creative tenants. With a mix of private offices, open workspace, and collaboration areas combined with a top floor, north facing location makes this one of the best opportunities Railtown has to offer.

AVAILABLE SPACE
Suite 401 - 4,573 rentable square feet

ASKING NET RENT
Contact Listing Agent

ADDITIONAL RENT
\$13.50 PSF (2025 Estimate)

AVAILABLE
Immediately

EXPIRY
May 30, 2027
(longer term lease available)



BUILDING AMENITIES



Secure, controlled-access building



Elevator service



On-site bicycle storage



On-site / gated parking
(2 parking stalls in head lease)



Fiber-optic internet-ready



Modern renovated building

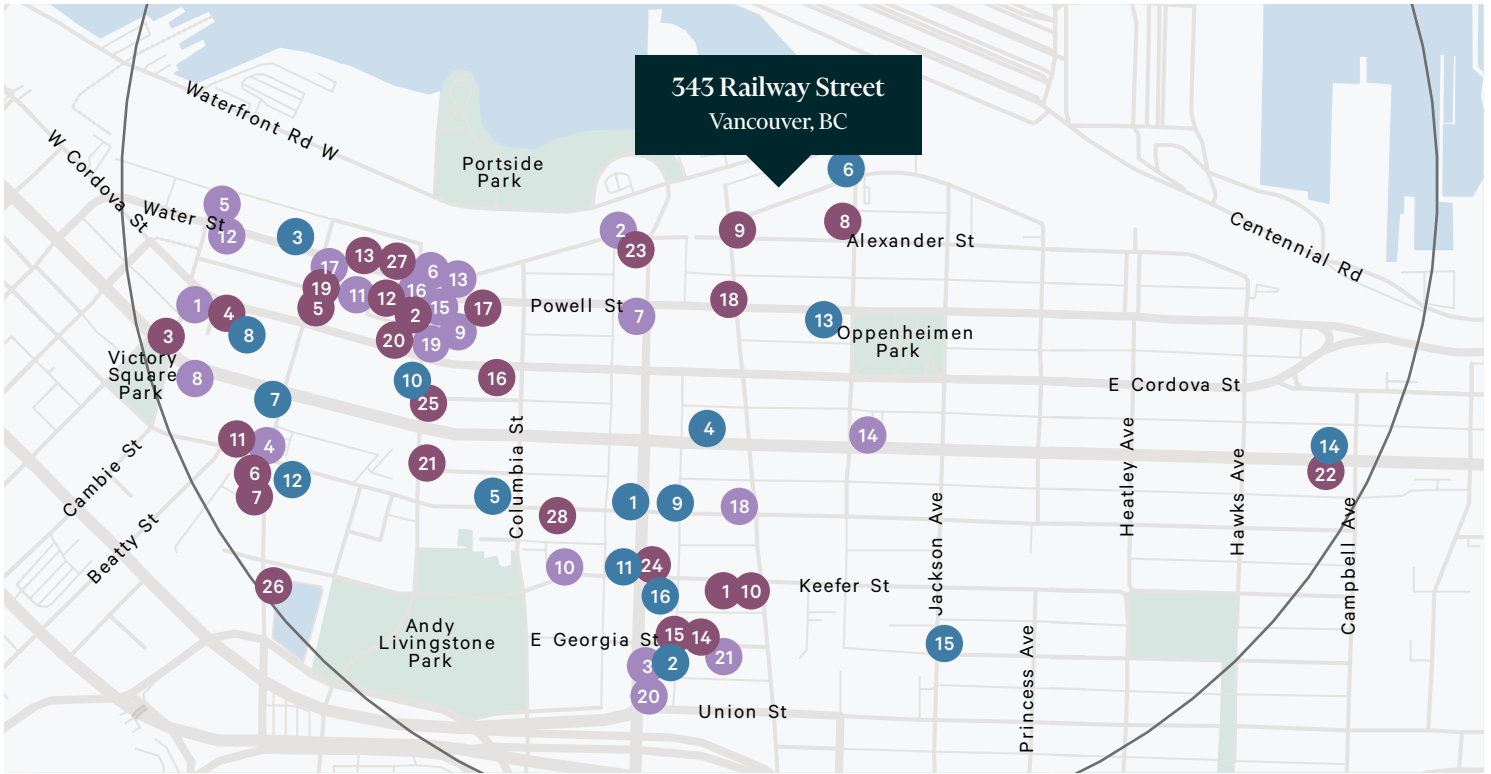


Premises View

For Sublease

Suite 401 - 343 Railway Street

VANCOUVER, BC



343 Railway Street is located within Vancouver's trendy and historic Raitown District. The neighborhood is home to a thriving creative community with companies such as Aritzia, Herschel, Bocci, Haven, and Inform Interiors having head-quarters along Railway Street. The property is within minutes of the downtown business district, as well as Gastown and Chinatown shopping districts. Some of Vancouver's top restaurants are located in the immediate area including: Raitown Café, Ask For Luigi, Belgard Kitchen/Postmark, St. Lawrence, Mackenzie Room and Couchillo.

Raitown Creative District

CAFES

1. Waves
2. Fiorino
3. Prado
4. Ovaltine Cafe
5. Musette Caffe
6. Raitown Cafe
7. Prado
8. JJ Bean
9. Propaganda Coffee
10. Nelson the Seagull
11. Starbucks
12. Caveman Cafe
13. HAVE Cafe
14. Prototype Coffee
15. Finch's Market
16. Tim Hortons

RESTAURANTS

1. Jang Mo Jib Korean Restaurant
2. The Greek Gastown
3. Nuba
4. The Charles Bar
5. Revel Room
6. Tsuki Sushi Bar
7. Taishoken
8. Belgard Kitchen
9. Ask for Luigi
10. Oyster Express
11. Mirai Sushi
12. Meet in Gastown
13. The Old Spaghetti Factory
14. The Ramen Butcher
15. Fat Mao Noodles
16. La Mezcaleria
17. Rodney's Oyster House
18. St Lawrence Restaurant
19. Jules Bistro
20. Tacofino
21. Calabash
22. S2 Cafe House
23. Deacon's Corner
24. RedBeef Noodle Kitchen
25. Pidgin
26. Qieu
27. Monarca
28. Chinatown BBO

BAR/PUB

1. The Cambie
2. Alibi Room
3. London Pub
4. The Pint
5. The Black Frog
6. Guilt & Co
7. No. 5 Orange

8. The Hastings Warehouse
8. Shebeen Whiskey House
10. The Keefer
11. Gringo
12. Pourhouse
13. The Portside Pub
14. Pat's Pub
15. The Diamond
16. Six Acres
17. The Lamplighter Public House
18. La Boqueria
19. Blarney Stone
20. Brickhouse
21. The Irish Heather Shebeen

LISTING AGENT

Tara Finnegan

Personal Real Estate Corporation

Senior Vice President

CBRE Limited | Office Properties

604 662 5159

tara.finnegan@cbre.com

CBRE

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation, to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.

Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, EnviroNics Analytics, Microsoft Bing, Google Earth.