

CBRE

FULL FLOOR - 6TH: 8,898 SF

FOR LEASE

21 WATER

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THE OPPORTUNITY

21 WATER STREET VANCOUVER, BC

Discover a unique leasing opportunity in Gastown, Vancouver. This building blends historical charm with modern high-tech office space.

Strategically located near Vancouver's financial district and Waterfront Station, 21 Water offers close proximity to the downtown core and boasts convenient transit access.

Inside, the building houses newly renovated office spaces within its charming older structure. This blend of old-world charisma and contemporary functionality creates a vibrant and inspiring work environment.

THE HIGHLIGHTS



Unrestricted views of the north shore mountains



Renovated heritage office interiors



Open concept office space with built-out boardrooms & meeting rooms



Restaurant and retail on the ground floor



Category 6 backbone to all 3 floors



End of trip facilities



Telus & Optic Zoo Fibre



Professionally managed building by **Low Tide Properties**, with offices on-site

THE AMENITIES



Two secured entrances accessible from both Water and Alexander Streets



Opening windows



Bike storage & end of trip facilities



Restaurant & retail nearby



Rooftop patio available for private function





THE SPACE DETAILS

ADDRESS	21 Water Street, Vancouver BC
PREMISES	6th Floor: 8,898 SF
AVAILABILITY	Estimated at Q1 2027
BASE RENT	Please contact listing agent
TAXES & OP. COSTS	\$16.78 PSF (2026 estimate, includes in-suite janitorial and excludes in-suite hydro)
IMPROVEMENTS	Move-in ready space with high quality improvements
ROOFTOP PATIO	Furnished private rooftop available for private functions (via booking)



INTERIOR

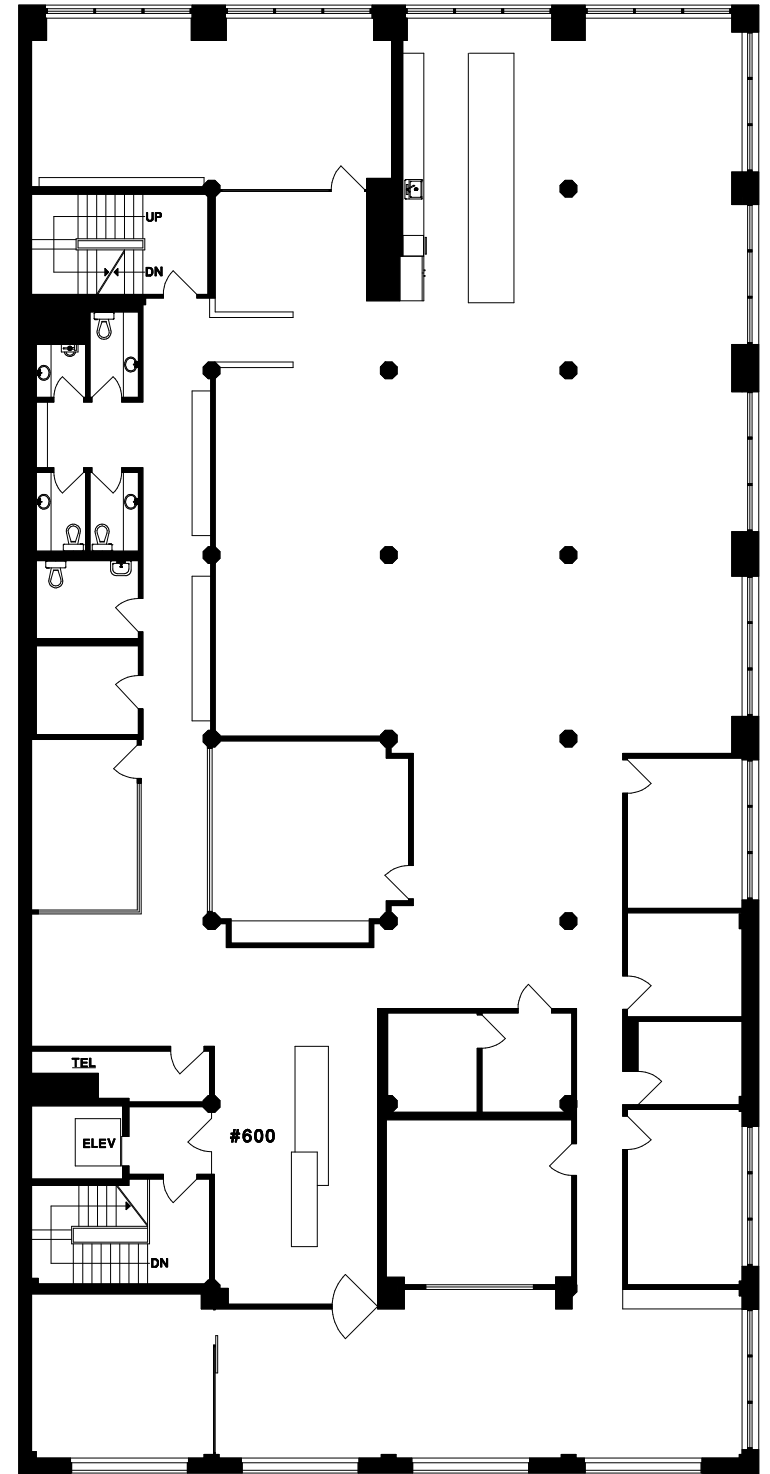
THE FLOOR PLAN*

Sixth Floor | 8,898 SF

- Elevator service
- Reception area
- Mix of private offices
- Meeting rooms
- Large boardroom
- Open kitchen area with stunning views
- Open work space



*Floor plan is not to scale.



THE NEIGHBOURHOOD



OLD WORLD CHARM

NEW-WORLD INNOVATION

Gastown is a refreshing mix of old and new and is centrally located, connecting you to the vibrant downtown core and the greater Metro Vancouver.

Designated a historic site and a transit-oriented hub, Gastown offers an eclectic blend of vintage charm and modern convenience. Gastown serves as a bridge between the past and the present, making it an ideal location for both business and leisure.

THE LOCATION

Nestled in the heart of downtown Vancouver, 21 Water is in a prime location that boasts unparalleled connectivity and convenience. Only an 8 minute walk from the bustling Waterfront Station.

The property's strategic location at the epicenter of the city ensures that the rest of downtown is within a comfortable walking distance. In particular, the financial district is just a short stroll away.

164+

BAR'S/CAFES



381+

RESTAURANTS



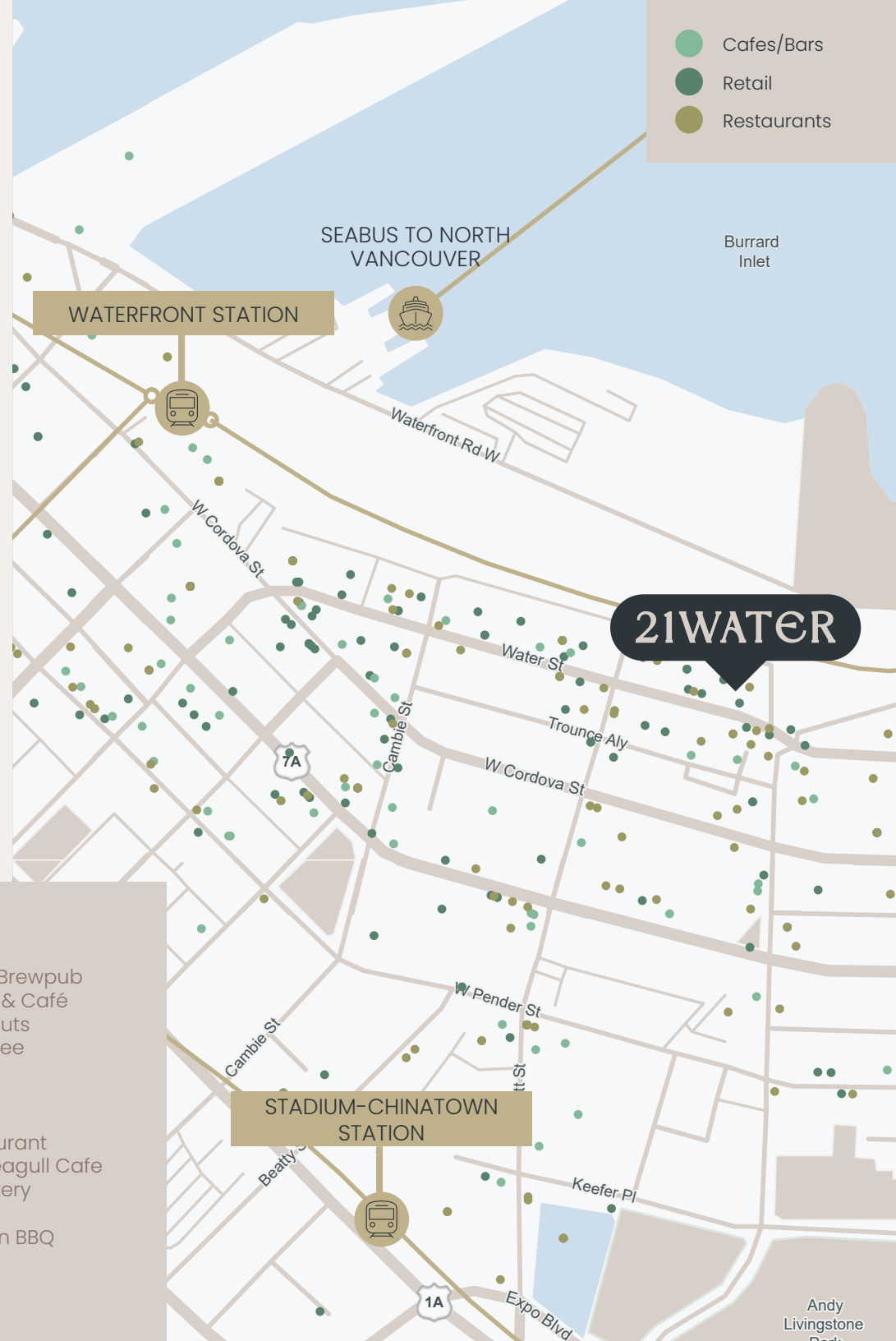
367+

RETAIL STORES



RESTAURANTS AND RETAIL NEARBY:

- | | | |
|-------------------------------|---------------------------|-----------------------------|
| 1. Local | 15. Purebread | 29. Steamworks Brewpub |
| 2. The Greek Gastown | 16. Nuba | 30. Breka Bakery & Café |
| 3. Guilt&Co | 17. Kozak | 31. Cartems Donuts |
| 4. Blarney Stone | 18. Portside Pub | 32. Nemesis Coffee |
| 5. GRETA Bar YVR | 19. Coffee Bar, Buro | 33. Monarca |
| 6. Water St. Cafe | 20. Twisted Fork | 34. Di Beppe |
| 7. The Birds & The Beets | 21. Gringo | 35. One Under |
| 8. Robba Da Matti | 22. Soft Peaks Ice Cream | 36. PiDiGiN Restaurant |
| 9. Pourhouse | 23. Old Spaghetti Factory | 37. Nelson the Seagull Cafe |
| 10. L'abbatoir | 24. The Lamplighter | 38. Cadeaux Bakery |
| 11. Zoomak | 25. Brioche | 39. Alibi Room |
| 12. Skewers Souvlaki Pita Bar | 26. Cafe Kitsune | 40. Sooda Korean BBQ |
| 13. MeeT in Gastown | 27. Roosh | |
| 14. Milano Coffee | 28. Sitar | |



THE CONNECTION



TRANSIT SCORE

95+



WALK SCORE

90+



BIKE SCORE

85+



SeaBus to North Vancouver



Harbour Air Seaplane Terminal



Walk Circle



SKYTRAIN STATIONS

- Waterfront Station
- Burrard Station
- Granville Station
- Stadium-Chinatown Station



LOWTIDE

LOW TIDE'S

VISION

21 WATER STREET VANCOUVER, BC

Low Tide Properties is a real estate investment, development and management company with a growing portfolio of income producing properties in Vancouver and Seattle.

Our strategy is long-term, born out of a deep love for the neighbourhoods we operate in and the tenants we partner with. We believe places and properties contribute to people reaching their full potential.

21 WATER LOWTIDE CBRE

21 WATER STREET VANCOUVER, BC

For more information & tour, contact

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