

FOR LEASE

FOR LEASE | 329 RAILWAY



PARADIGM GROUP
Commercial Real Estate Services

329 RAILWAY STREET. VANCOUVER, BC.



PROPERTY DETAILS

Available	Immediately
Asking Base Rent	Contact Agent
Additional Rent	\$13.45 PSF (est. 2026)
Zoning	I-4

BUILDING DESCRIPTION

In Railtown's creative centre, 329 Railway Street blends restored brick-and-beam architecture with upgraded building systems and refreshed common areas.

Tenants enjoy nearby amenities including Railtown Café, Belgard Kitchen, and Ask for Luigi, along with convenient access to the Downtown Core and Gastown. The result is a workspace that supports innovation while remaining rooted in the district's character.



VERY BIKEABLE



WALKER'S PARADISE



RIDER'S PARADISE

RAILTOWN'S URBAN EDGE

Railtown connects 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

325
Railway Street 1,947 SF Immediate

Unit 404 2,118-SF LEASED



325 RAILWAY ST

Available	Immediately
Size	1,947 SF
Zoning	I-4
Add. Rent	\$13.45 PSF (2026)

- Features**
- Pet Friendly
 - Fibre Ready
 - Freight Elevator with Loading from the Lane

SUITE HIGHLIGHTS



Ground Level with Showroom Potential



Exposed Brick & Polished Concrete Floors



Air Conditioning



Conference Room



Security Shutters



Server Room & Storage Space

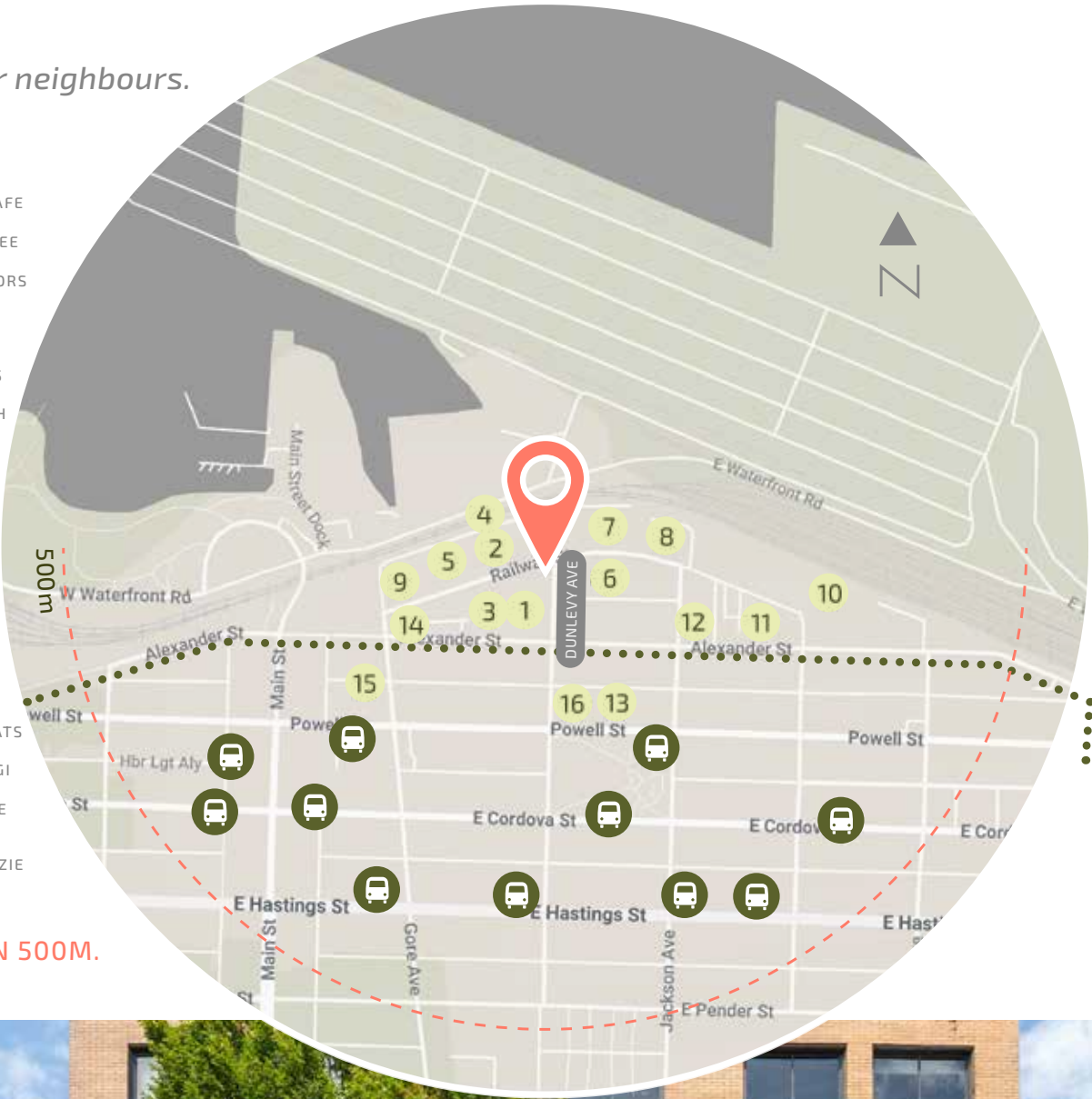
One of the best ground-floor spaces with dedicated and distinct street-front access in trendy Railtown. This space blends classic brick-and-beam character with a modern, efficient layout that highlights its architectural features.

Perfect for Showroom! Café or light/ancillary retail uses may be possible.



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

JORDAN ARMSTRONG

MANAGING DIRECTOR

604.398.8836

jordan@paradigmvancouver.com

TERRY CHOI

SENIOR ASSOCIATE

604.398.8836 c.604.729.0993

terry@paradigmvancouver.com

This document has been prepared by Paradigm Group for advertising and general information only. Paradigm Group makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Paradigm Group excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Paradigm Group and/or its licensor(s). Copyright © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.



PARADIGM GROUP
Commercial Real Estate Services

333 RAILWAY STREET. VANCOUVER, BC.