

FOR LEASE



FOR LEASE | 343 RAILWAY



PARADIGM GROUP  
Commercial Real Estate Services

343 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 the Railtown Creative District, 343 Railway provides flexible lease terms and amenity-rich, turnkey spaces that support growing and established businesses alike. With a recently upgraded lobby and a strong architectural heritage, the building has evolved into a hub for artists, entrepreneurs, and designers who value character-rich workspace.



84

VERY BIKEABLE



96

WALKER'S PARADISE



90

RIDER'S PARADISE



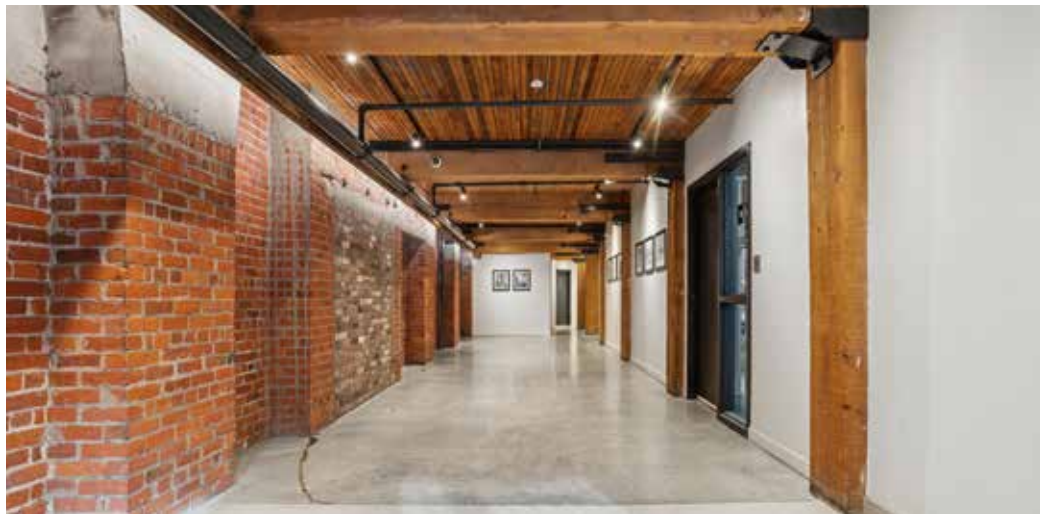
## RAILTOWN'S URBAN EDGE

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 102	2,548 SF	Immediate
Unit 201	1,663 SF - 4,415 SF	Immediate
Unit 203	2,357 SF	Immediate
Unit 303	2,307 SF	Immediate
Unit 304	1,360 SF	Immediate



## UNIT 102

Available	Immediately
Size	2,548 SF
Zoning	I-4
Add. Rent	\$13.50 PSF
Features	Dock Height Loading Pet Friendly

### SUITE HIGHLIGHTS



5 Meeting Rooms



Air Conditioning & Operable Windows



Secure Intercom/FOB Access



Kitchen + Dishwasher



End of Trip Shower & Bike Storage



Fiber Internet

Unit 102 features convenient double-door access for easy loading and circulation, along with a well-balanced mix of private offices and meeting rooms that can support a variety of workflows.



## UNIT 201

Available	Immediately
Size	1,663 SF - 4,415 SF
Zoning	I-4
Add. Rent	\$13.50 PSF
Features	Dock Height Loading Pet Friendly

### SUITE HIGHLIGHTS



10 Meeting Rooms



Air Conditioning & Operable Windows



Secure Intercom/FOB Access



Kitchen + Dishwasher



End of Trip Shower & Bike Storage



2 Washrooms

There's room for your whole team! This unit offers a balanced mix of open workspace and a variety of office and meeting room sizes. A large kitchen and lunch area creates a natural third space for teams to gather, and ample storage is integrated throughout.



## UNIT 203

Available	Immediately
Size	2,357 SF
Zoning	I-4
Add. Rent	\$13.50 PSF
Features	Dock Height Loading Pet Friendly

### SUITE HIGHLIGHTS



4 Meeting Rooms



Kitchen + Dishwasher



Air Conditioning & Operable Windows



End of Trip Shower & Bike Storage



Secure Intercom/FOB Access



1 Washroom + Shower

Ideal for a showroom or a creative office, the space supports dynamic teams with an open, flexible layout that can be tailored to display product, host clients, or accommodate collaborative work.



## UNIT 303

Available Immediately

Size 2,307 SF

Zoning I-4

Add. Rent \$13.50 PSF

Features Dock Height Loading  
Pet Friendly

## SUITE HIGHLIGHTS



2 Meeting Rooms



Kitchenette



Air Conditioning & Operable Windows



End of Trip Shower & Bike Storage



Secure Intercom/FOB Access



1 Washroom + Shower

An open layout with brick accents provides a clean, adaptable canvas for workspace or creative use.



## UNIT 304

Available Immediately

Size 1,360 SF

Zoning I-4

Add. Rent \$13.50 PSF

Features Dock Height Loading  
Pet Friendly

## SUITE HIGHLIGHTS



3 Meeting Rooms



Kitchenette



Operable Windows



End of Trip Shower & Bike Storage



Secure Intercom/FOB Access



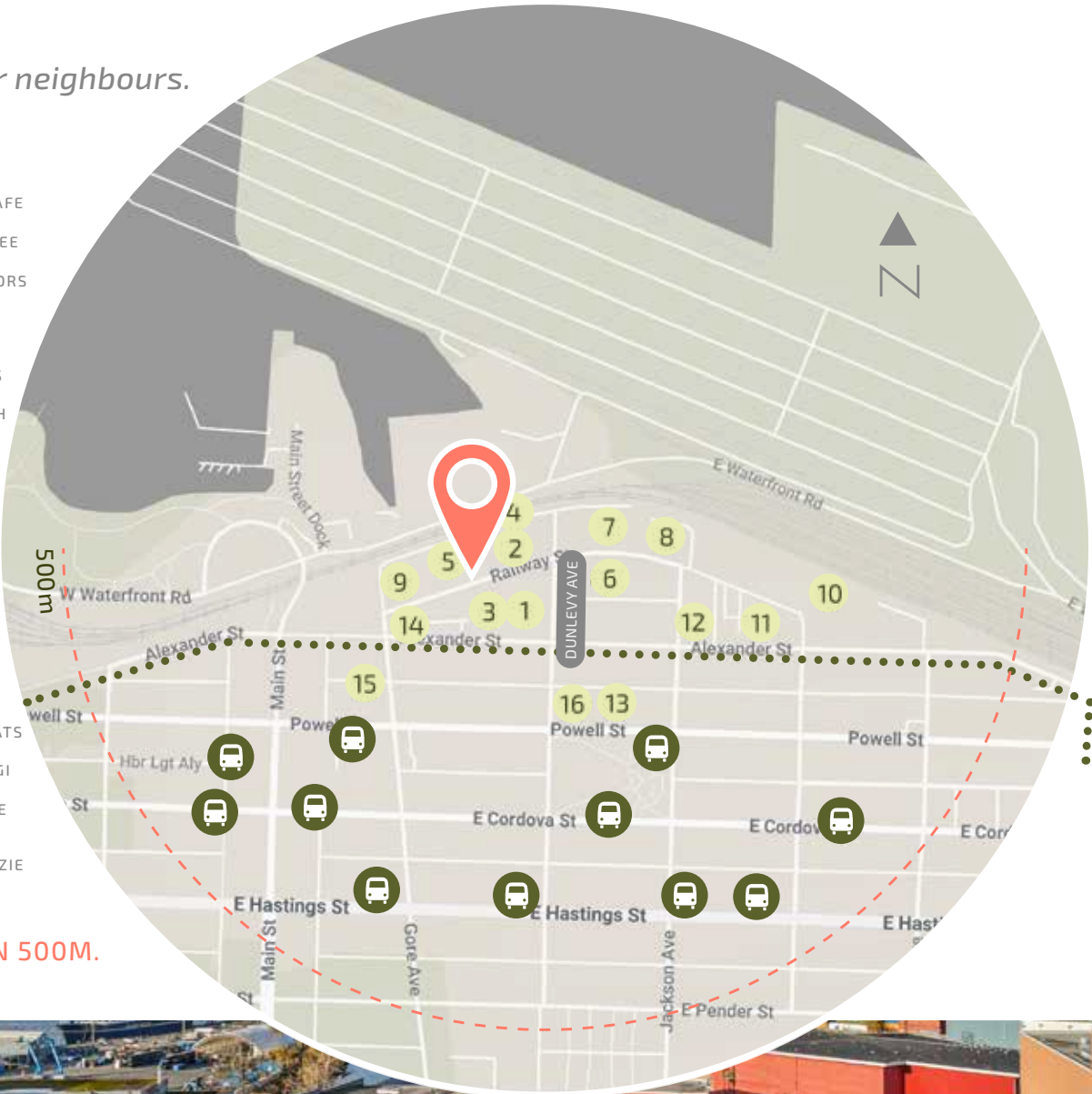
1 Washroom

This creative office space offers strong value for new businesses looking for a functional and affordable workspace.



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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