

The Landing

Iconic Landmark. Inspired Space.

375 Water Street
Vancouver, BC



Central Location
in an Amenity Rich
Area

Improved and
Move-In Ready
Suites

Creative Character
Office Spaces

Upgrades Underway
for Lobby and End-
Of-Trip Facilities

ALLIED

CBRE

A Vancouver Landmark

The Landing was originally built in 1907 as one of Vancouver's first skyscrapers and served as one of the largest supply warehouses in Vancouver devoted to gold rush miners. In 1988, The Landing was meticulously renovated and reconstructed to meet Class "A" office standards for building safety, systems and comfort, and was retrofitted to include office, retail and restaurant spaces. The renovation enhanced its original features with exposed brick, wood beams, brass adornments and extensive ornate plaster millwork, creating unique and creative spaces.



Located in a spectacular setting overlooking the Vancouver Harbour, cruise ship terminal and Vancouver Trade and Convention Centre, The Landing is considered one of the most prestigious historical office buildings in Vancouver. Exceptionally located adjacent to Waterfront Station — the major transit hub of the City — The Landing provides for access to all areas of Metro Vancouver via SeaBus, SkyTrain, Canada Line or West Coast Express. The Landing is situated at the entryway of Gastown on the edge of Downtown, bridging the building with Vancouver's central financial core.

Building Highlights

- 24/7 security on site
- Large scale character premises located at the entrance to Gastown
- Sweeping views of the harbour and North Shore mountains
- Large floor plates for scale and efficiency
- Modern upgrades combined with heritage character
- Bike storage and secure underground parking below the building
- Upgrades to the building's lobby, end-of-trip facilities and bike storage currently underway
- On-site retail and restaurant amenities
- Professionally owned and managed by Allied Properties





Availability

Suite LM009.....7,049 SF

Available Immediately

Suite 413.....2,088 SF

Available Immediately

Suite 420/430.....3,100 SF

Available Immediately

can be
combined
for 5,830
SF

Suite 450.....2,730 SF

Available Immediately

Suite 500.....± 6,600 SF

Available Immediately

can be
combined
for approx.
8,699 SF

Suite 575.....±2,099 SF

Available Immediately  Click For Virtual Tour

Suite 605.....± 7,218 SF

Available Immediately

Suite 610 & 620..... ± 5,915 SF

Available Immediately

can be
combined
for approx.
18,843 SF

Suite 645.....3,656 SF

Available Immediately

Suite 680.....2,054 SF

Available Immediately

Suite 710.....15,772 SF

Available Immediately

Leasing Details

Net Rent: Contact Listing Agents

District: Gastown

Additional Rent: \$22.97 PSF (2025 estimate)

Parking: 1 stall per 3,500 SF leased
\$250 per month, per stall

Where We're Located



RESTAURANTS & CAFES

- 1 Alibi Room
- 2 Rodney's Oyster House
- 3 Milano Espresso Lounge
- 4 The Diamond
- 5 Local Gastown
- 6 L'Abbatoir
- 7 Bauhaus
- 8 Tacofino Gastown
- 9 MeeT Gastown
- 10 The Old Spaghetti Factory
- 11 The Lamplighter
- 12 La Casita - Gastown
- 13 The Flying Pig - Gastown
- 14 JJ Bean
- 15 Purebread
- 16 Nuba Gastown
- 17 Revolver Coffee
- 18 Starbucks
- 19 Steamworks
- 20 The Pint Public House

ENTERTAINMENT

- 1 Imperial Vancouver
- 2 Cineplex Odeon
- 3 Rogers Arena
- 4 Queen Elizabeth Theatre

RETAIL & SERVICES

- 1 London Drugs
- 2 Nesters Market
- 3 Costco Wholesale
- 4 BC Liquor Store
- 5 CF Pacific Centre



The Landing - 375 Water Street

Landlord's Base Building Photography

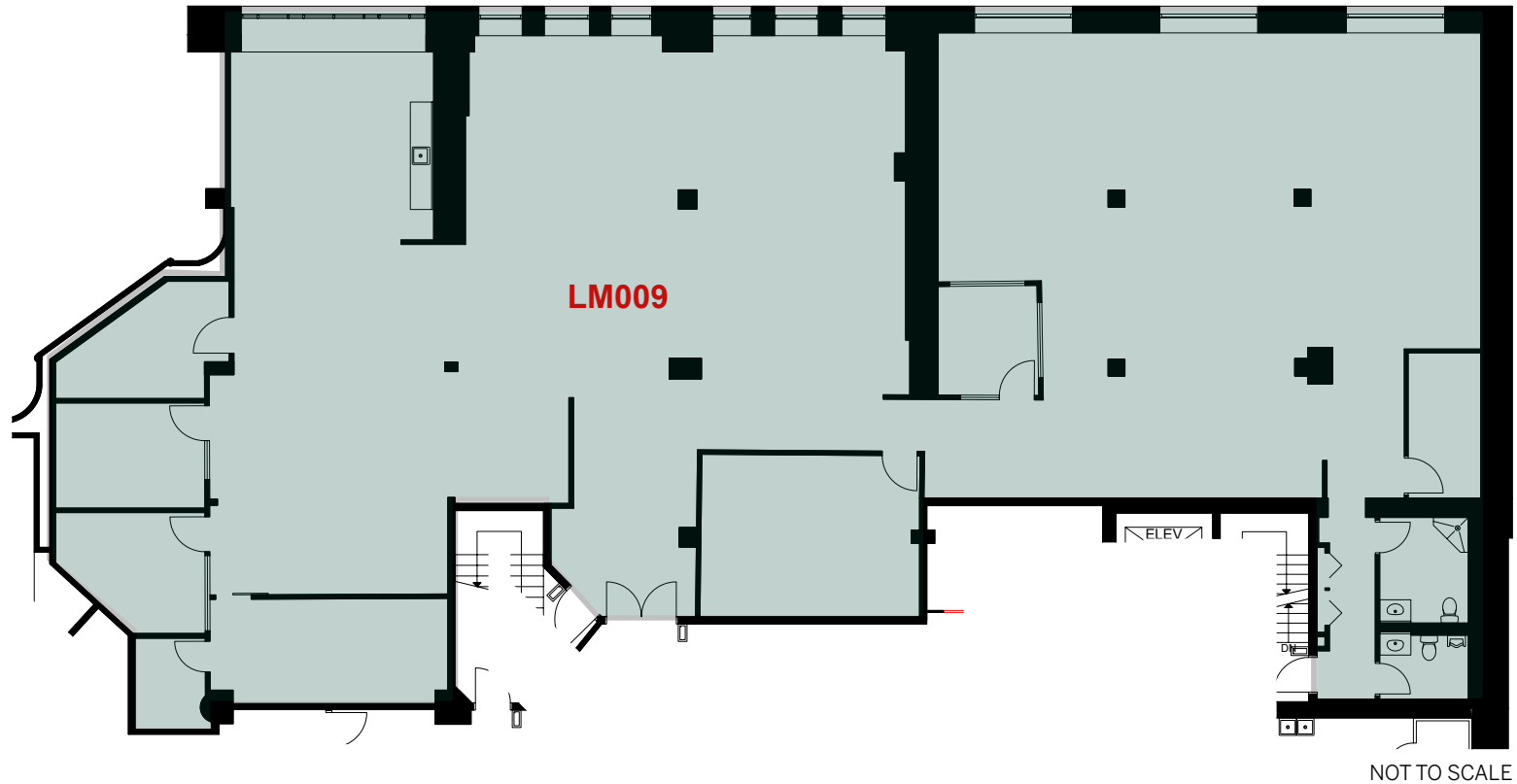


Floor plans

Suite LM009 — 7,049 SF // Available Immediately

FEATURES:

- **North facing unit with beautiful mountain and water views**
- Primarily open plan with five offices, one meeting room, kitchenette and storage room
- Private washrooms



Floor plans

Suite 413 — 2,088 SF // Available Immediately for Fixturing

- Corner suite with windows on two sides with high ceilings and plenty of natural light throughout, ready for tenant improvements
- New flooring, paint and lighting throughout

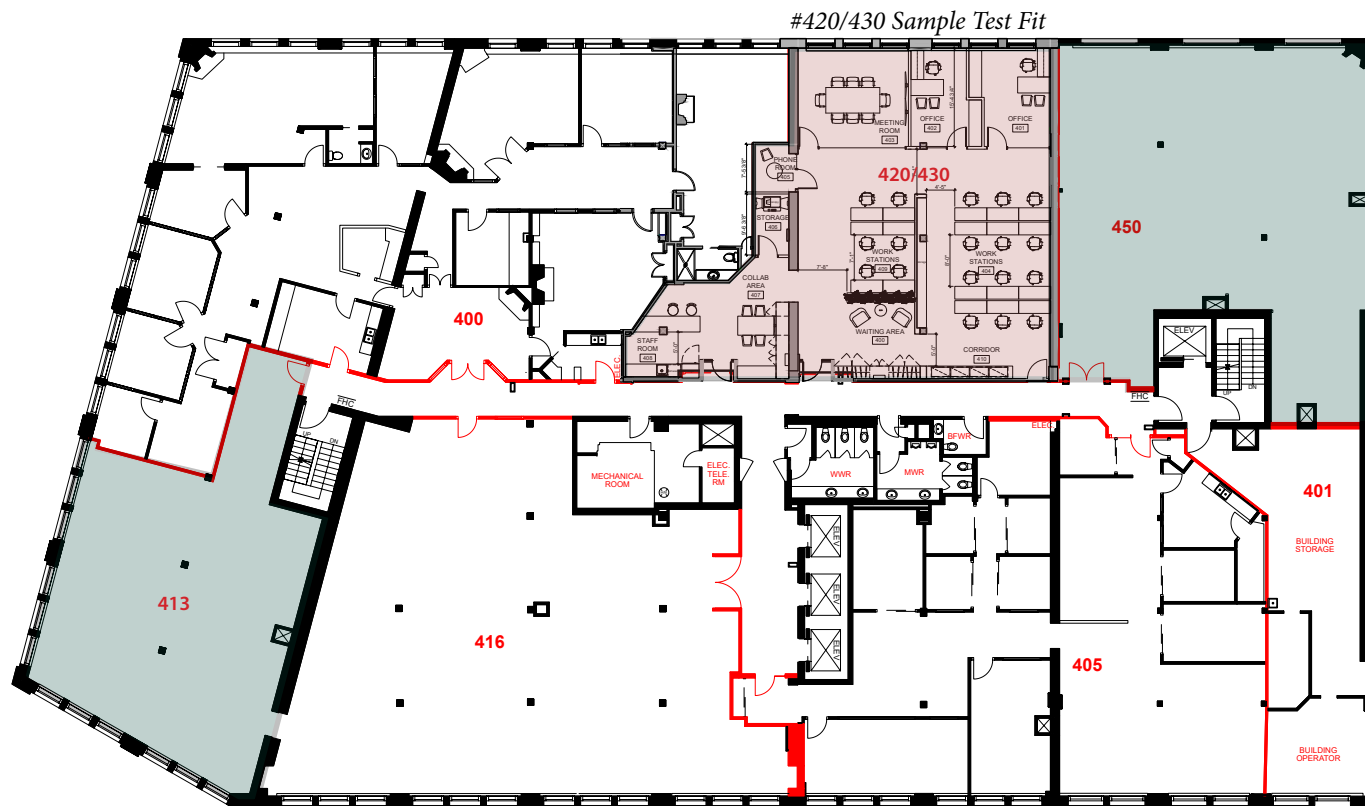
Suite 420/430* — 3,100 SF // Available Immediately for Fixturing

- North facing mountain and water views
- Landlord to provide in warm shell condition with updated building standard lights, polished concrete floor and roller blinds in a white box

Suite 450* — 2,730 SF // Available Immediately

- North facing mountain and water views
- Premises to be provided in warm shell condition with updated building standard lights, polished concrete floor and roller blinds in a white box

*Suites 420/430 & 450 contiguous for 5,830 SF



NOT TO SCALE

Floor plans

Suite 500* — ± 6,600 // Available Immediately (can be demised to 2,500 SF or 4,100 SF units)

Suite 575* — ± 2,099SF // Available Immediately

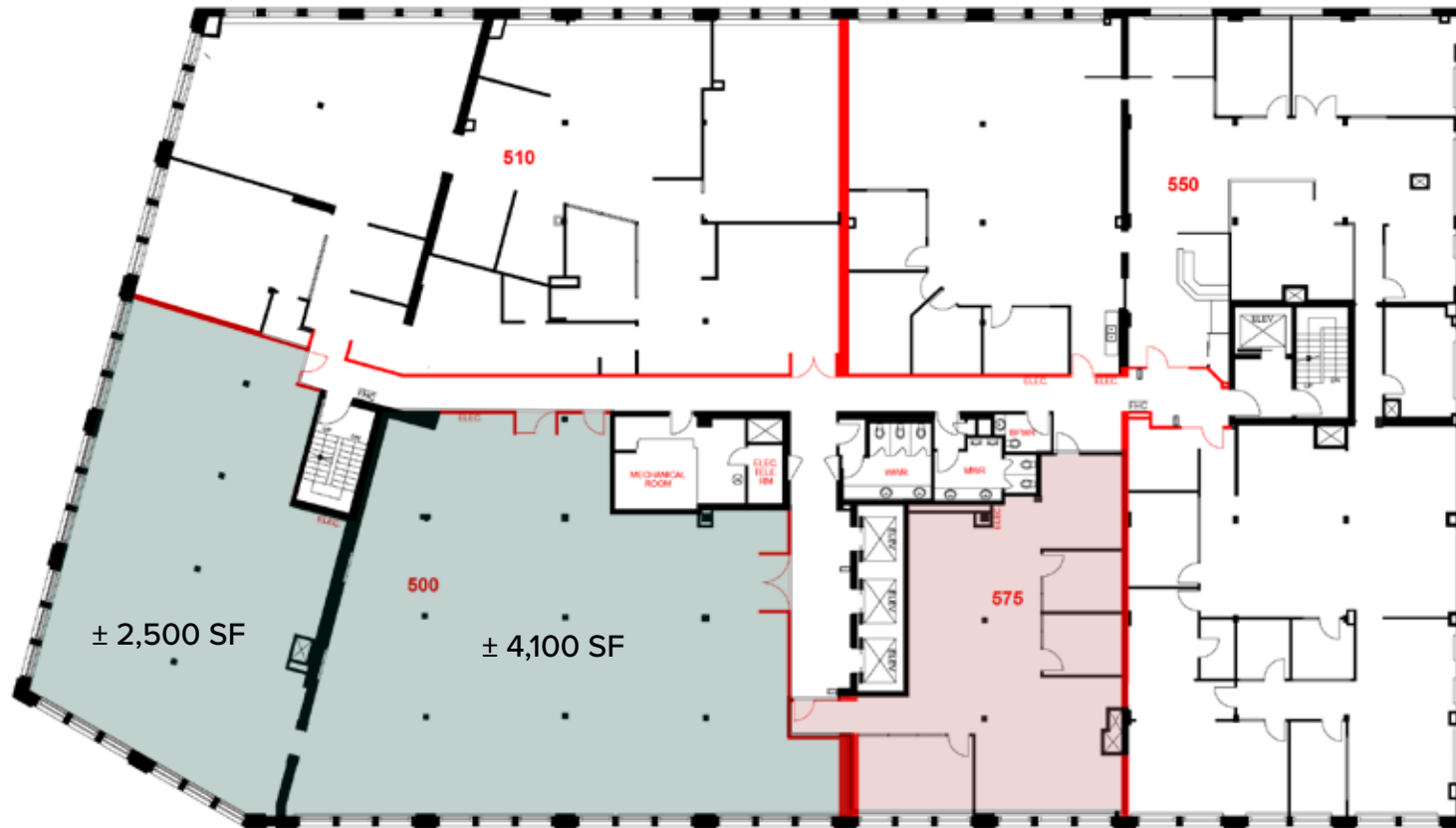
*Contiguous for 8,699 SF

SUITE 500 FEATURES:

- Open plan layout in warm shell with new flooring and paint
- High ceilings and plenty of natural light throughout
- Ready for tenant improvements

SUITE 575 FEATURES:

- Move-in turnkey ready premises as per plan
- Two offices, boardroom, kitchenette and open plan



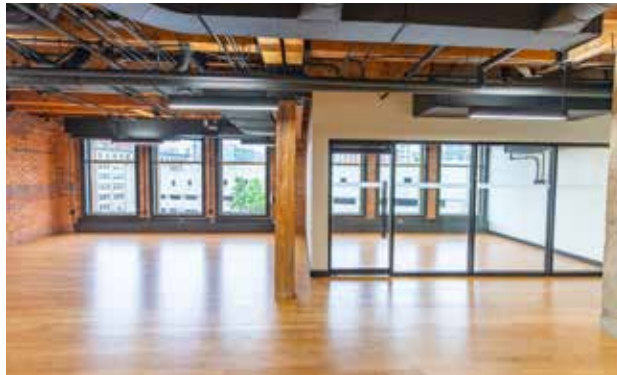
[Click For Virtual Tour](#)

NOT TO SCALE

Suite 575 Photography



[Click For Virtual Tour](#)



Floor plans

Suite 605* — ± 7,218 SF // Available Immediately for Fixturing

— Improved with mix of offices and open area

Suite 610 & 620* — ± 5,915 SF // Available Immediately for Fixturing

— Beautiful, sweeping North mountain and water views

— Premises delivered in base building condition ready for tenant improvements

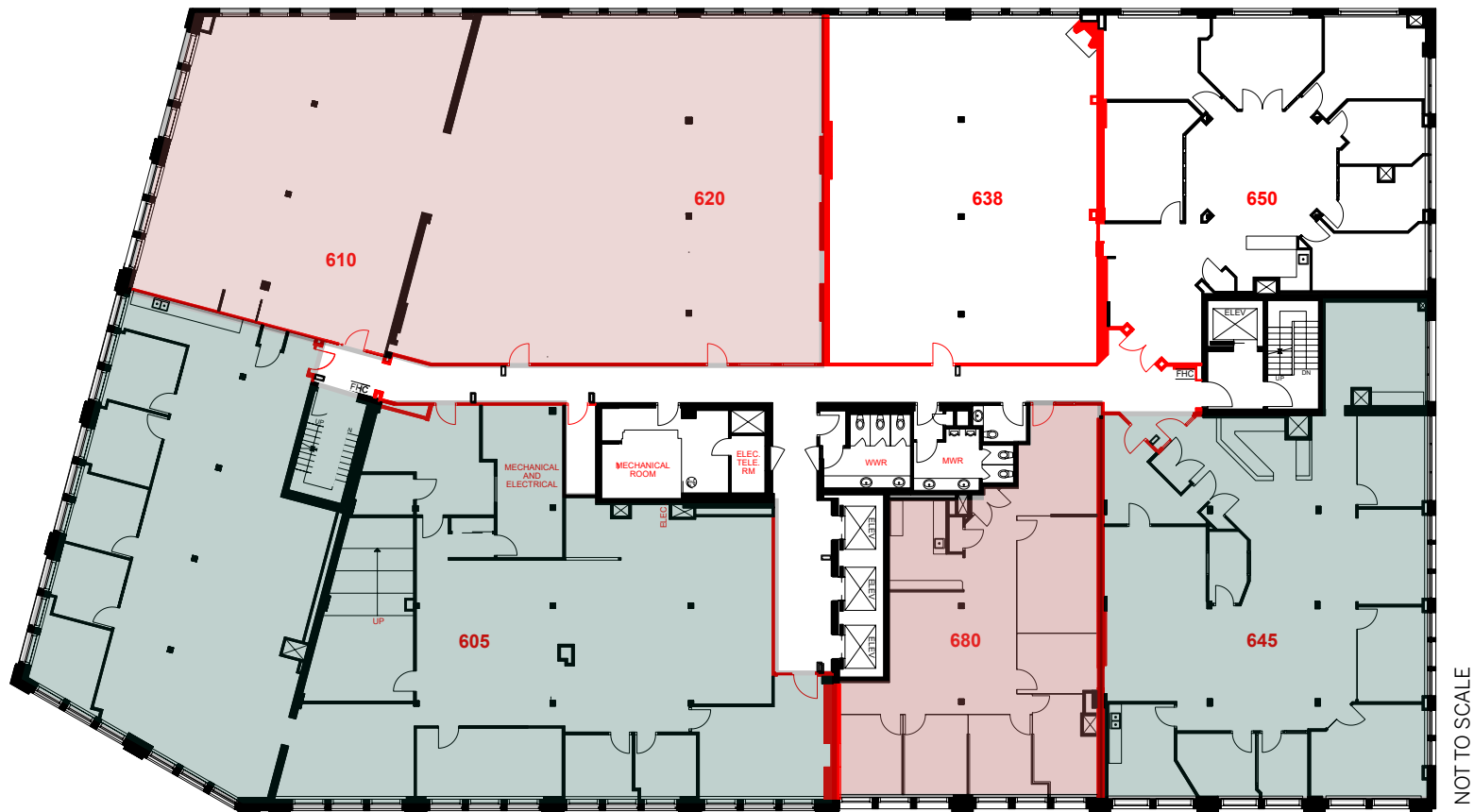
Suite 645* — 3,656 SF // Available Immediately

— Move-in ready featuring four offices, boardroom, kitchenette and open plan

Suite 680* — 2,054 SF // Available Immediately

— Move-in ready featuring five offices, boardroom, kitchenette and open plan

— Polished concrete floors



Floor plans

Suite 710 — 15,772 SF // Available Immediately

- Premises is delivered mainly open plan with mix of offices, meeting rooms and kitchen
- In suite bike storage
- North mountain and water views



NOT TO SCALE

The Landing

For more information

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