

FOR LEASE

\$2.00 PSFPA
TENANT'S BROKER FEE

353 WATER STREET

FULL FLOOR CHARACTER GASTOWN OFFICE OPPORTUNITY





THE LOCATION

Gastown is an internationally-renowned heritage zone, both a bustling tourist destination and a trendy gathering place for locals. Characterized by cobblestone streets, brick and timber heritage buildings and abundant historical charm, the high-traffic neighbourhood houses many of the city's hottest restaurants and retail stores. Gastown has also become home to numerous design studios, technological and software companies, and leading architectural firms. Popular venues in the area include L'Abattoir, Local Restaurant, Café Kitsuné, and Pourhouse Restaurant. The location is served by several transit routes and is in close proximity to the SeaBus terminal, Waterfront SkyTrain Station, the West Coast Express and several public parkades.



THE FEATURES



Rare full floor character office opportunity in the heart of Gastown



Wooden beams, original refinished hardwood floors, and portions of exposed brick throughout



Highly efficient floorplan, with a mix of open space, private offices, and boardrooms



Private washrooms and kitchenettes



Newly upgraded passenger elevator with direct entry into the premise



Stunning views of Vancouver Harbour and the North Shore Mountains, with a large central skylight off entry



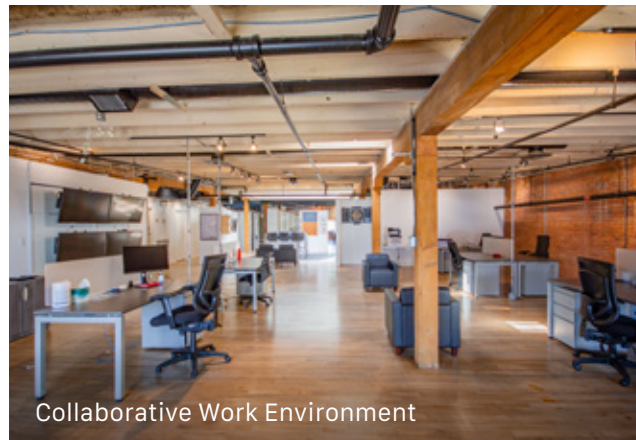
Just minutes to Waterfront Station with several private parkades nearby



Excellent transit access and many popular restaurants and amenities in the immediate vicinity



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Collaborative Work Environment



Conference Room



Abundant Natural Light



Brick & Beam



Vancouver Harbour & Mountain Views

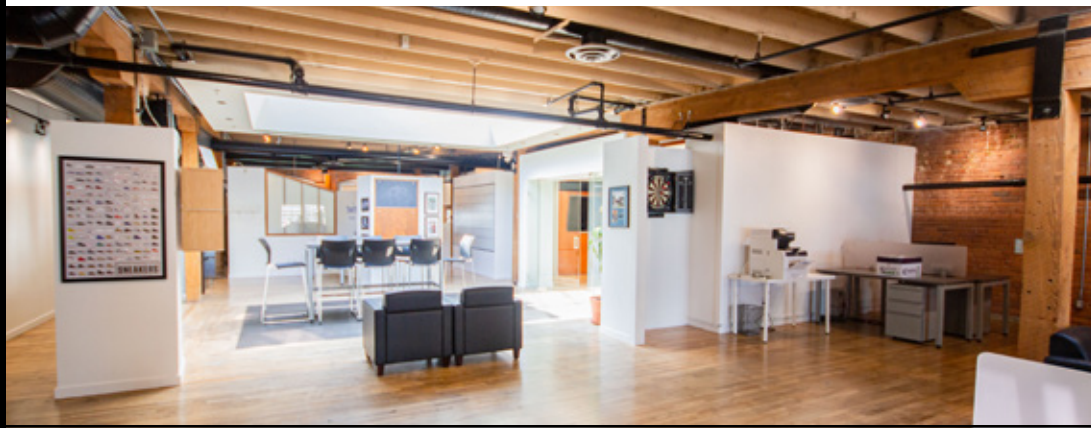
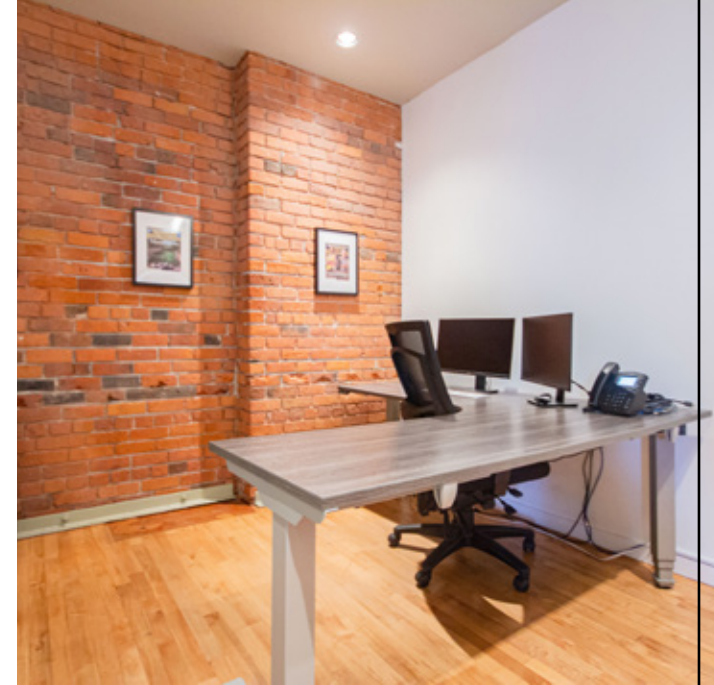
UNIT 500

SIZE
4,515 SF (Approx.)

BASIC RENT
Please contact agent

ADDITIONAL RENT
\$15.00 (2025 est.)

AVAILABILITY
Immediately



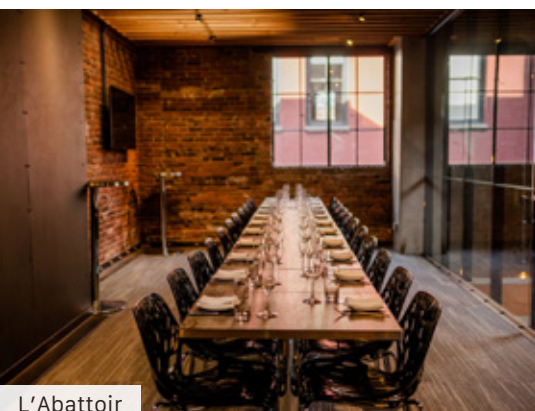
*All sizes are approximate and subject to verification.
*Floor plan may not be 100% accurate and is subject to verification.



Meat & Bread



Maison Kitsuné



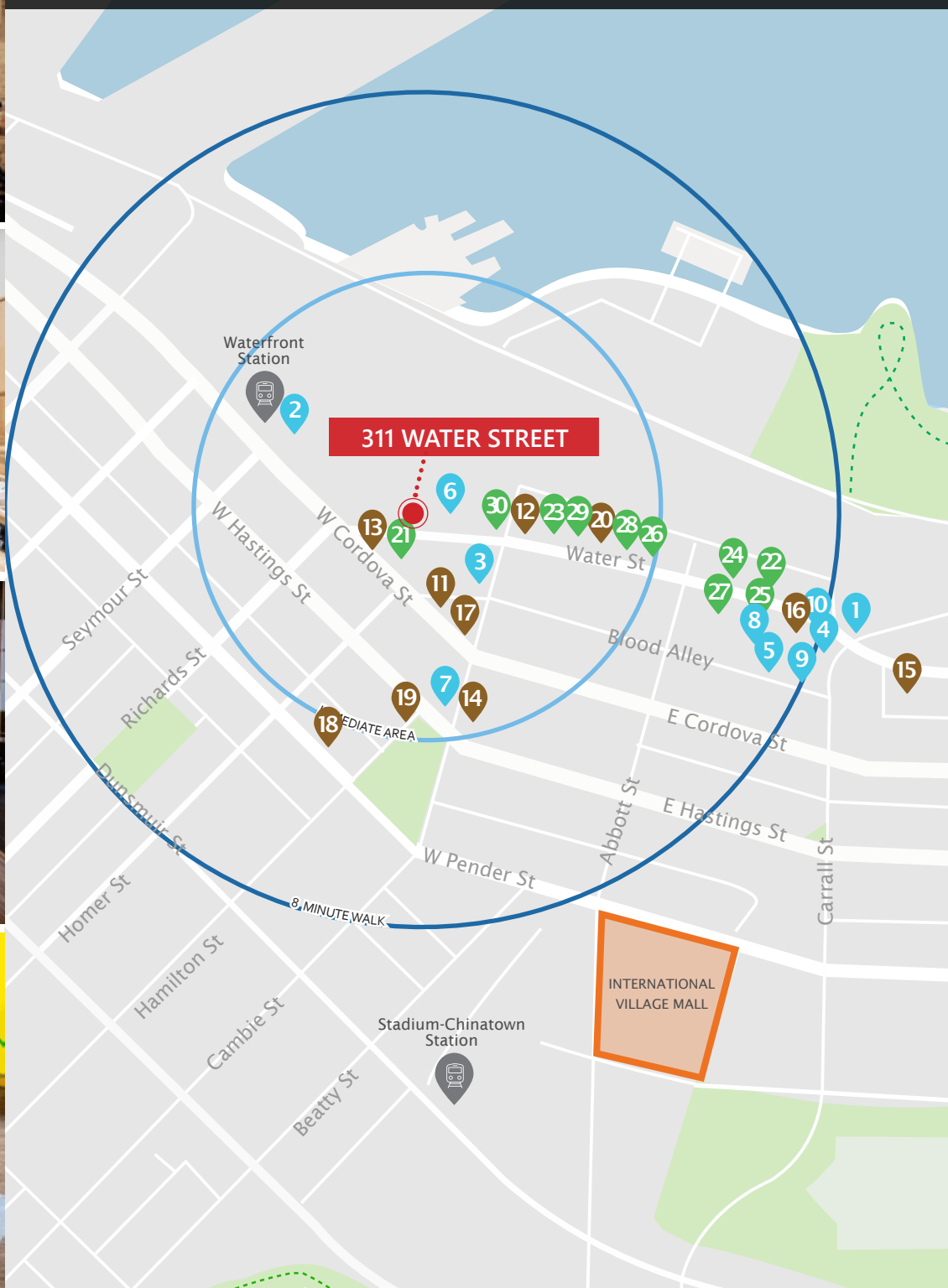
L'Abattoir



Lee's Donut

97 **Walker's Paradise**
Daily errands do not require a car

100 **Rider's Paradise**
World-class public transportation



around the neighbourhood.

RESTAURANTS + BARS

1. LOCAL Gastown
2. Rogue Kitchen & Wetbar
3. Water Street Café
4. Twisted Fork Bistro
5. Is That French
6. Al Porto Ristorante
7. Nuba in Gastown
8. MeeT in Gastown
9. L'Abattoir
10. Oku Izakaya Bar

COFFEE + CASUAL FARE

11. Timbertrain Coffee Roasters
12. Lee's Donuts
13. Monaco Cafe
14. Meat & Bread
15. Milano Espresso Lounge
16. Chocolats Favoris
17. Revolver
18. Saunter Coffee
19. Nemesis Coffee
20. Café Kitsuné

SHOPPING

21. One of a Few
22. DRMERS CLUB
23. Kit and Ace
24. John Fluevog Shoes
25. COS
26. Australian Boot Company
27. Inform Interiors
28. Oak + Fort
29. Maison Kitsuné
30. The Latest Scoop

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