

FOR LEASE

73 WATER STREET

Turnkey Educational Assembly Space | Fully Approved School Use in a Character Setting

\$2.00 PSFPA
TENANT'S BROKER FEE





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



Fully approved for educational assembly use, suitable for private schools, academies, and training institutions



Functional layout adaptable to classrooms, administrative offices, and student gathering areas



Compliant with applicable life-safety and occupancy requirements



Supports a wide range of academic and institutional programming



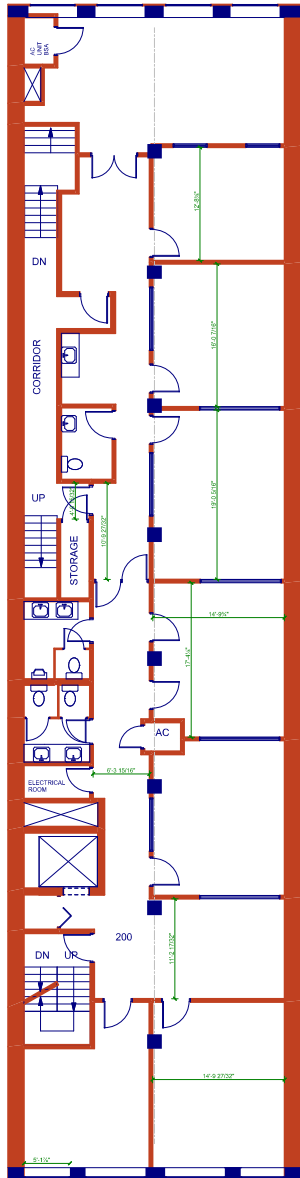
Turnkey opportunity minimizing approval risk and expediting occupancy



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**Inspiring Brick & Beam
Workspace in Gastown.**



Water Street

Size¹: 3,990.20 SF (Approx.)

Zoning: HA-2 (Historic Gastown Area)

Gross Rent: Please contact agent

Availability: Sept 1, 2026

¹All sizes are approximate and subject to verification.
²Floor plan may not be 100% accurate and is subject to verification.

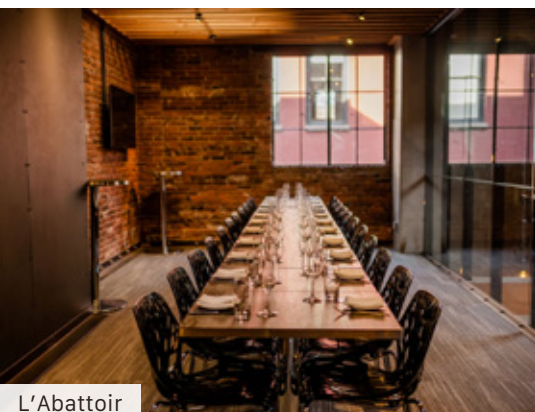




Meat & Bread



Maison Kitsuné



L'Abattoir



Lee's Donut

97

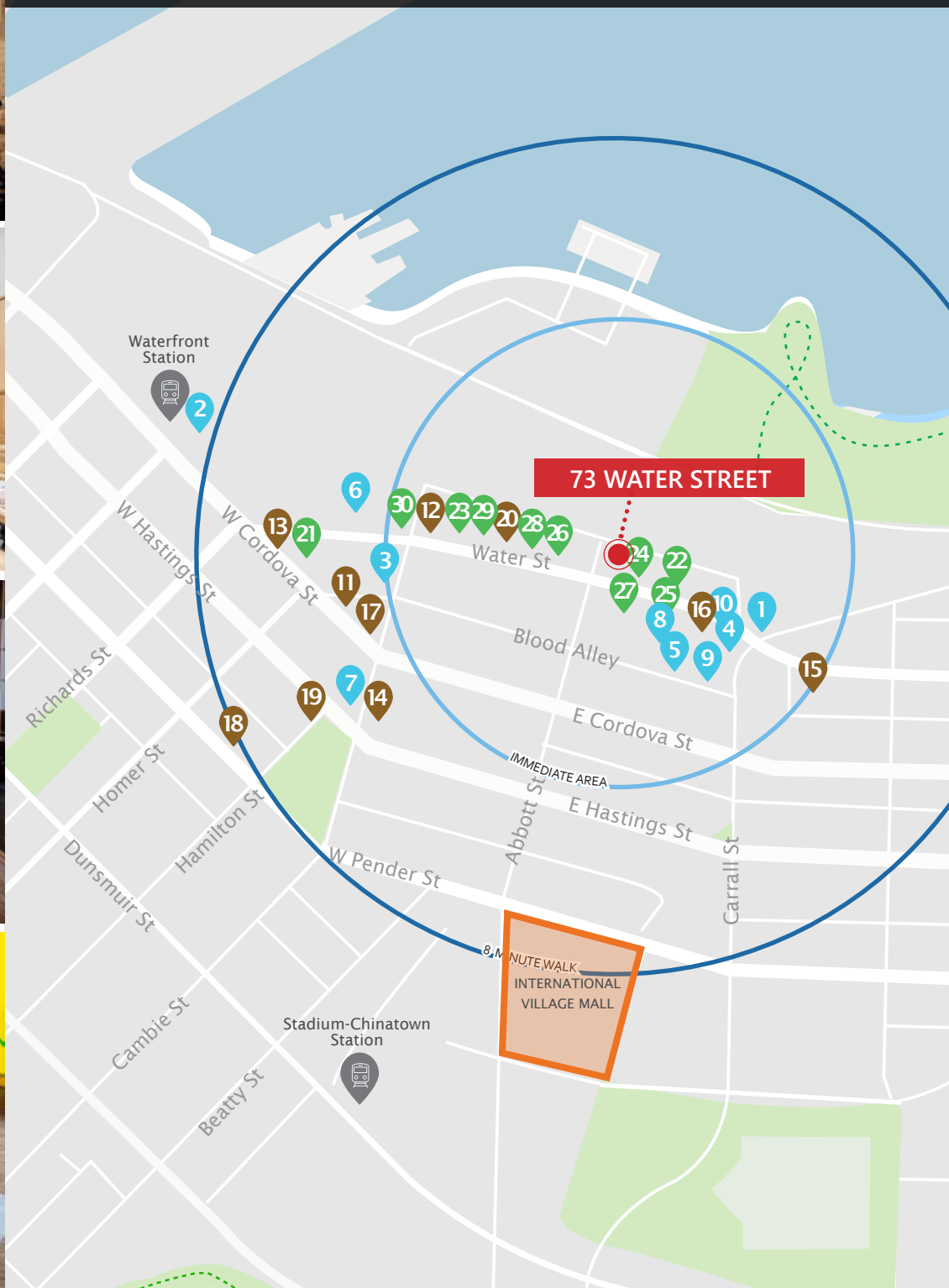
Walker's Paradise

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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