

LOW
TIDE

CBRE

1 ALEXANDER

4th Floor For Lease

ONE ALEXANDER STREET

VANCOUVER, BC

Explore a unique leasing opportunity in Vancouver's charming Gastown neighbourhood and be a part of Vancouver's history.

This brick and beam building, located at 1 Alexander Street, seamlessly blends historical charm with modern, high-tech office spaces. Inside the top floors, you'll find renovated office spaces that maintain the character of the original structure. Meanwhile, the ground and basement levels house a popular resto-bar with the largest patio in the neighborhood—guaranteed to be bustling on sunny days—as well as a live music lounge.

This combination of old-world charm and contemporary functionality fosters a vibrant and inspiring work environment. Strategically situated near Vancouver's financial district and Waterfront Station, 1 Alexander provides convenient access to the downtown core and excellent transit options.





HIGHLIGHTS

BUILDING DETAILS

Available Area

4th Floor 3,077 SF

Availability

Immediate

Features

- + Professionally managed by Low Tide Properties
- + Recently renovated to a new warm shell and open plan
- + Tenant inducements available
- + Unobstructed views of the North Shore mountains

Net Rent

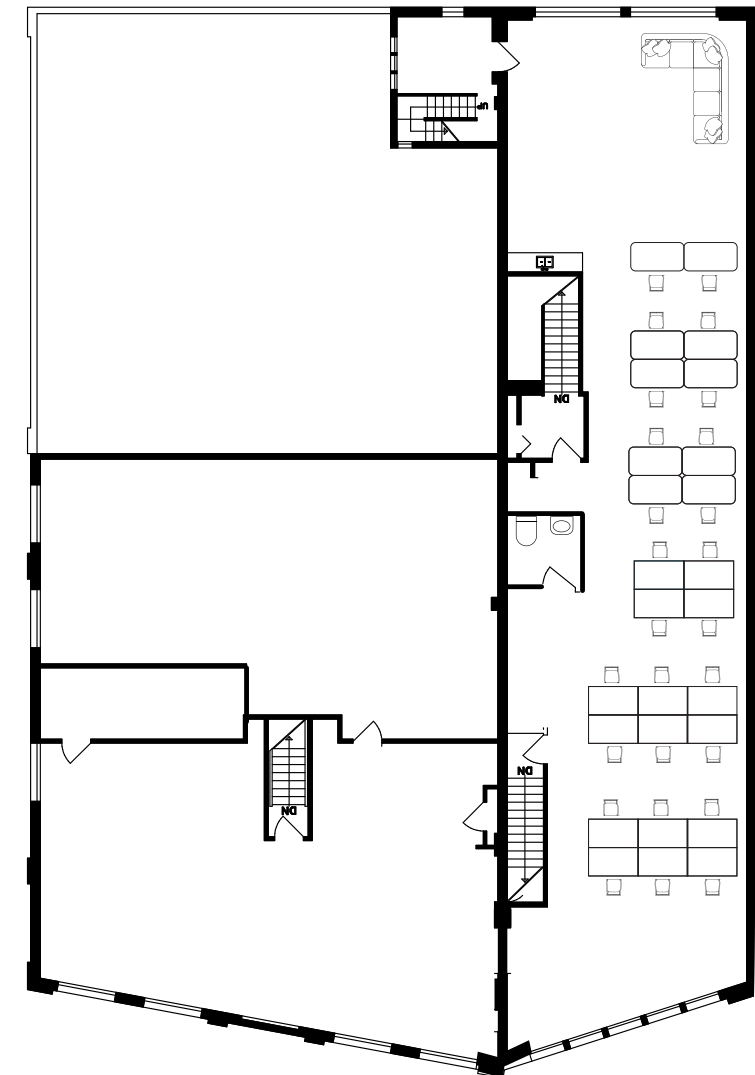
Please contact listing agents

Additional Rent

\$19.75 PSF per Annum
(2026 est. Excluding Janitorial)



FLOOR PLANS



Floor plan not to scale

PURPOSEFULLY LOCATED

This historic brick and wood beam building is one of Gastown's oldest buildings. Quite literally in the middle of it all, this building sees all the action being right where Alexander, Powell, Carrall, and Water Street converge.

AMENITIES

100 TRANSIT SCORE



96 WALK SCORE



96 BIKE SCORE



1 ALEXANDER

Dan Jordan

Personal Real Estate Corporation
Senior Vice President
Office Properties
dan.jordan@cbre.com
604 787 4512

Luke Gibson

Personal Real Estate Corporation
Senior Vice President
Office Properties
luke.gibson@cbre.com
604 662 5142

**LOW
TIDE
CBRE**

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation, to include all employees and independent contractors ("CBRE"). All references to CBRE Limited herein shall be deemed to include CBRE, Inc. The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Some content was originally generated by GenAI and modified by the author.