

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

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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





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

Availability

Suite 326A..... ± 2,121 SF
Available Immediately

Suite 375.....2,861 SF
Available August 1, 2025

Suite 390.....2,044 SF
Available Immediately

Suite 410.....2,223 SF
Available Immediately

Suite 430*.....5,998 SF
*Can be split into ± 2,800 SF and 3,100 SF

Available Immediately

Suite 500*.....± 7,123 SF
*Can be split into ± 2,700 SF and 4,400 SF

Available Immediately

Suite 605.....± 7,141 SF
Available Immediately

Suite 645.....3,651 SF
Available Immediately

Suite 680.....2,055 SF
Available Immediately

Suite 710.....15,772 SF
Available Immediately

can be
combined
for approx.
12,847 SF

Where We're Located



The Landing - 375 Water Street

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

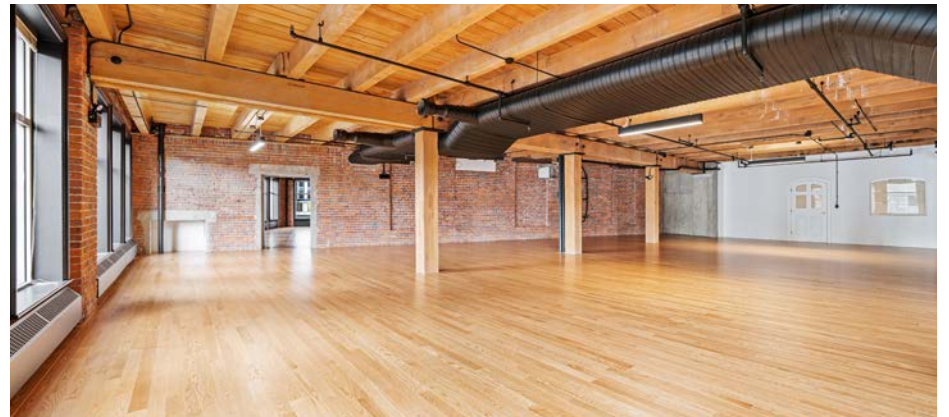
ENTERTAINMENT

- 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

Landlord's Base Building Photography



Floor plans

Suite 326A — ± 2,121 SF // Available Immediately

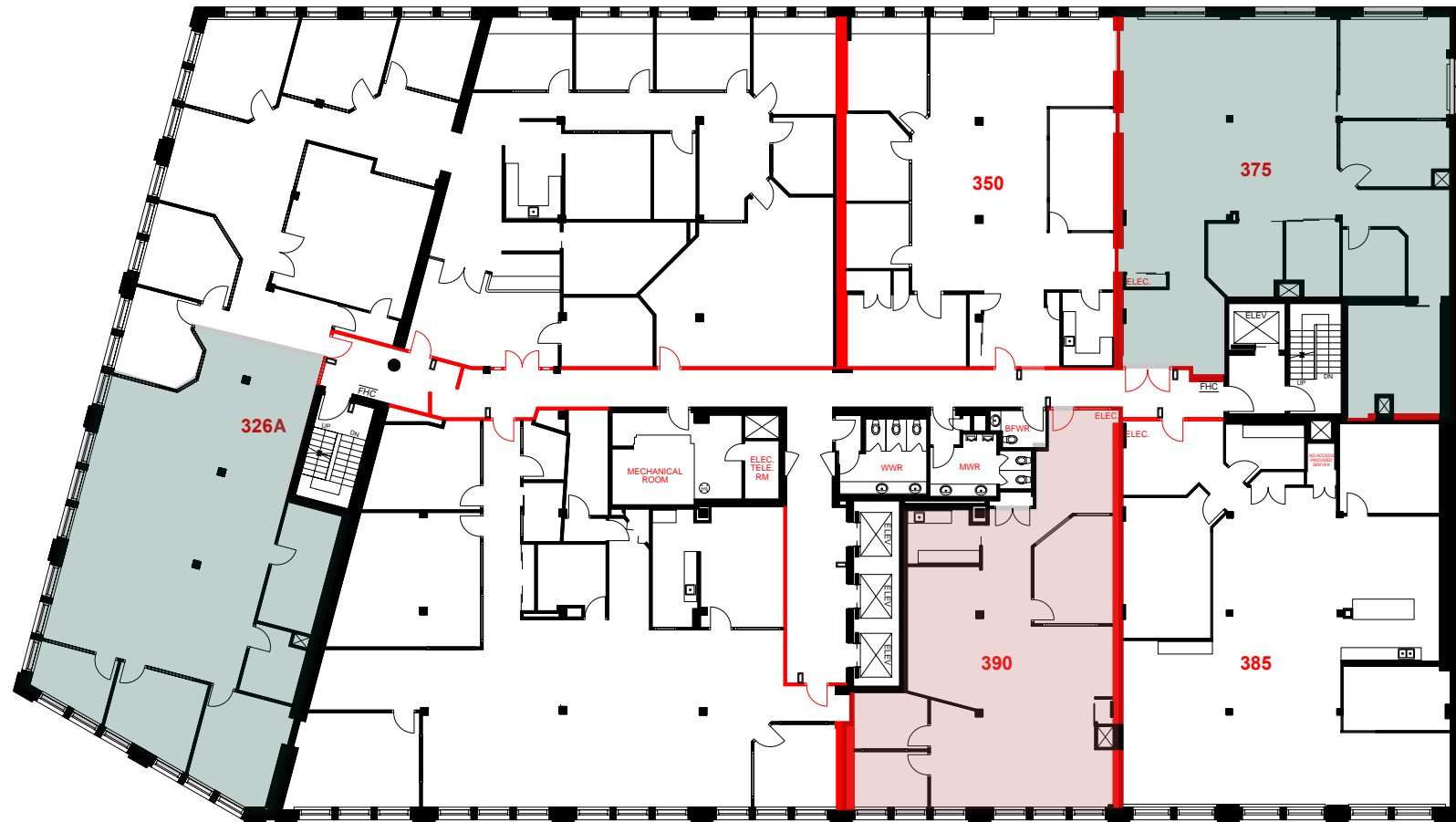
- Corner suite with windows on two sides with high ceilings and plenty of natural light throughout
- Three exterior offices, one internal meeting room and open area

Suite 375 — 2,861 SF // Available August 1, 2025

- North facing mountain and water views
- Three offices, one meeting room and reception area

Suite 390 — 2,044 SF // Available Immediately

- Two offices, one meeting room, reception area, kitchenette and open area



Floor plans

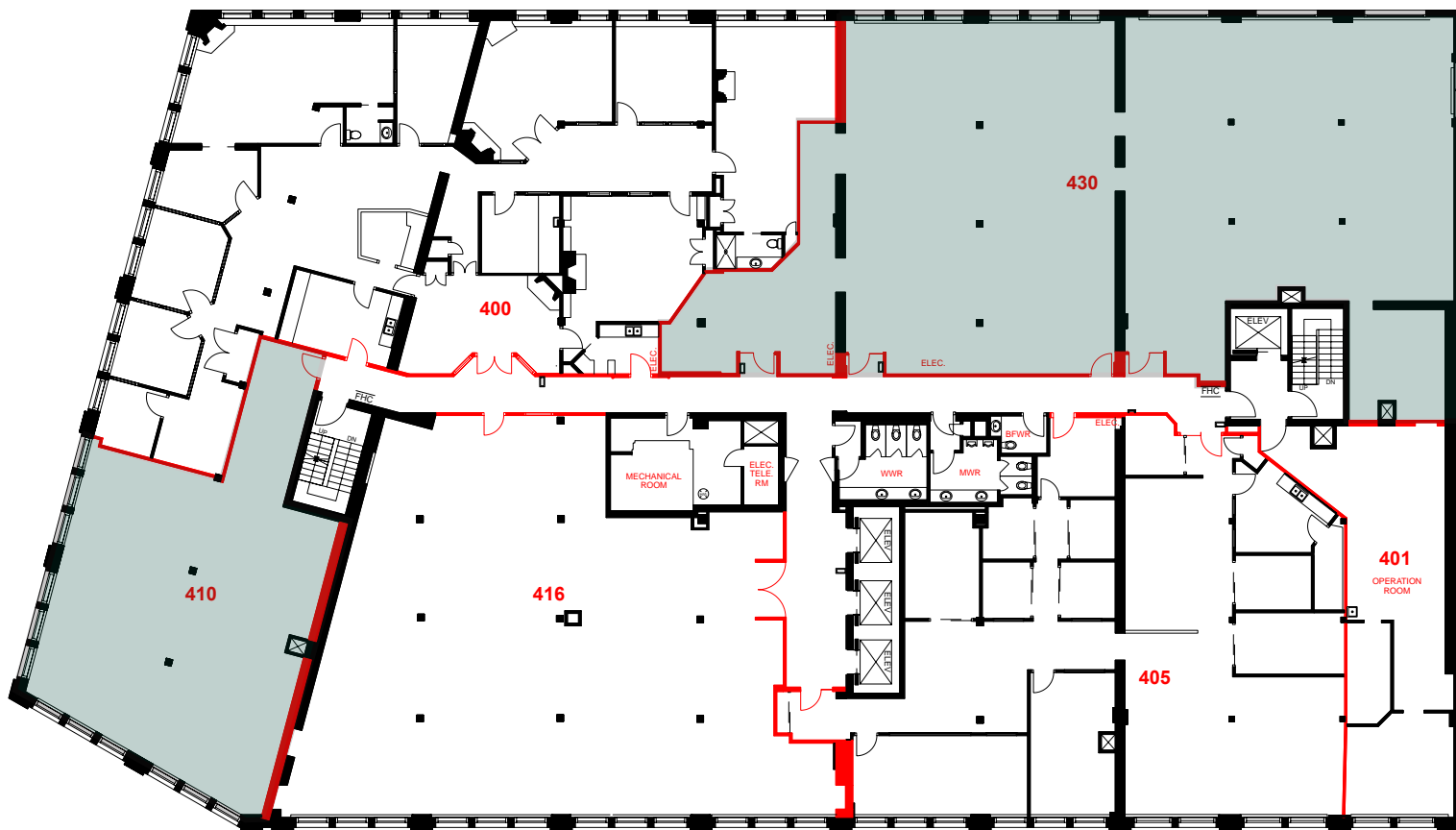
Suite 410 — 2,223 SF // Available Immediately for Fixturing

- 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 430* — 5,998 SF // Available Immediately

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

*Can be split into +/- 2,800 SF and +/- 3,100 SF

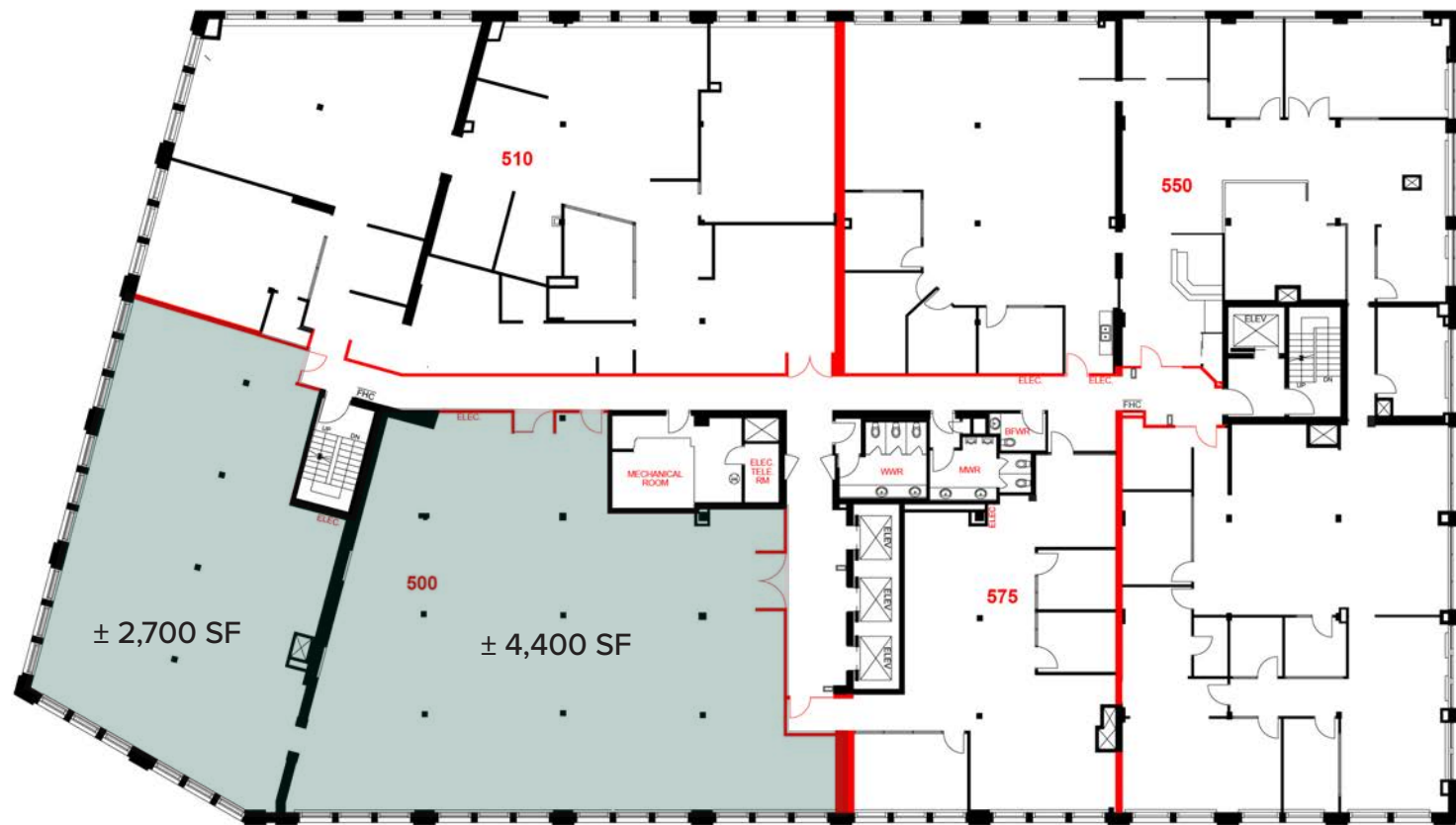


NOT TO SCALE

Floor plans

Suite 500* — ± 7,123 // Available Immediately (can be demised to 2,700 SF or 4,400 SF units)

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



NOT TO SCALE

Floor plans

Suite 605* — ± 7,141 SF // Available Immediately for Fixturing

— Improved with mix of offices and open area

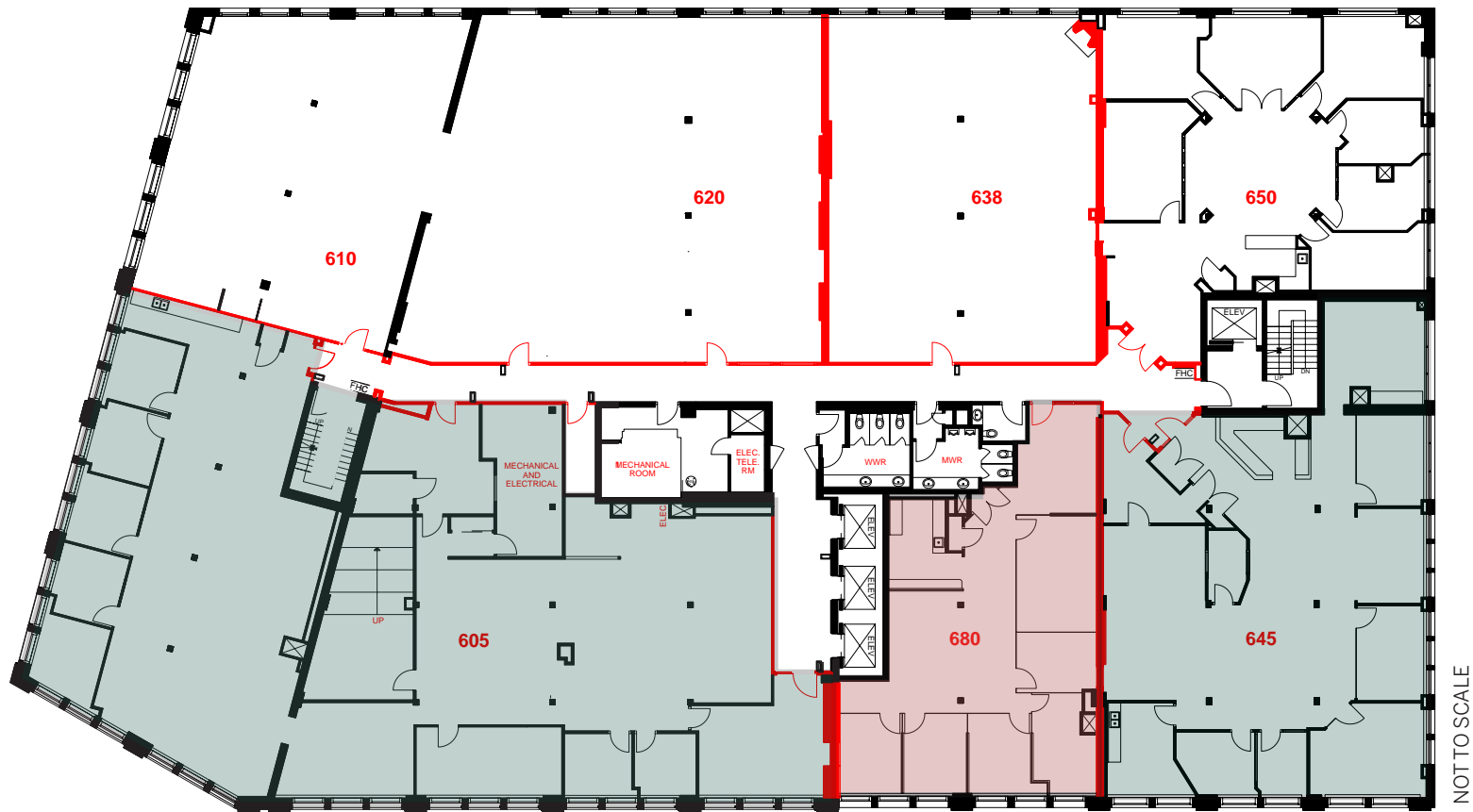
Suite 645* — 3,651 SF // Available Immediately

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

Suite 680* — 2,055 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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