

FOR LEASE

321 WATER STREET

EXCEPTIONAL GASTOWN OFFICE OPPORTUNITIES WITH BEAUTIFUL WATER, MOUNTAIN, & URBAN CITY VIEWS



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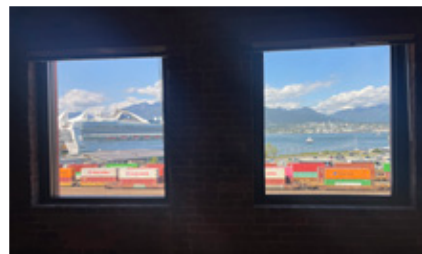


THE LOCATION

Gastown is an internationally renowned heritage zone and is 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, retail stores, and is home to numerous design studios, technology and software companies, and leading architectural firms.

The Hudson House located at 321 Water Street is steps from Maison Kitsuné, Pourhouse Restaurant, Water Street Café, among many other boutiques and notable eateries. The area is served by several transit routes such as the SeaBus terminal, Waterfront SkyTrain Station, and the West Coast Express, all just a block west, with several public parkades within a minute's walk.





THE BUILDING

The **Hudson House** situated at 321 Water Street stands as a testament to Vancouver's rich architectural history. Built in 1894 by the esteemed Hudson House Company, this remarkable structure showcases the Romanesque Revival Style, featuring exquisite round-arched windows, elegant brick facades, and intricate stone trim.



The Hudson House is one of the first adaptive character rehabilitation projects in Gastown and has been fully restored with modern building systems which enhance the character and charm of the building. The Hudson House has provided inspiring workspaces for some of Vancouver's most talented companies and for many more years to come.



Step into the newly designed and renovated office lobby, where you are greeted with modern amenities such as a new intercom and key fob access system.



Journey through the building with ease using the newly upgraded passenger elevator boasting a beautifully renovated interior.



Within The Hudson House you will discover a vibrant community of renowned establishments like Hudson House Trading Company, Al Porto Ristorante, and Trees Organic Café. Just steps away from the property, you can explore a plethora of specialized boutiques, retailers, and notable eateries including Mason Kitsune, Pourhouse Restaurant, and Water Street Café.



Exceptional and convenient location just steps from the Waterfront SkyTrain Station, SeaBus Terminal, Westcoast Express Terminal, several major transit lines and a number of secured public parkades ensuring hassle-free parking options.



Major tech companies in Gastown include Global Relay Communications, and Microsoft's new 75,000 SF corporate offices at 155 Water Street.

THE FEATURES



Character waterfront office opportunities in the heart of Gastown ranging from 1,011 SF to 7,804.60 SF.



Recently renovated common areas and washrooms - beautifully combining modern finishes and enhancing the building's character and charm.



Experience the creative ambiance of the exposed repointed original red brick and wooden beams, providing a truly inspiring work environment.



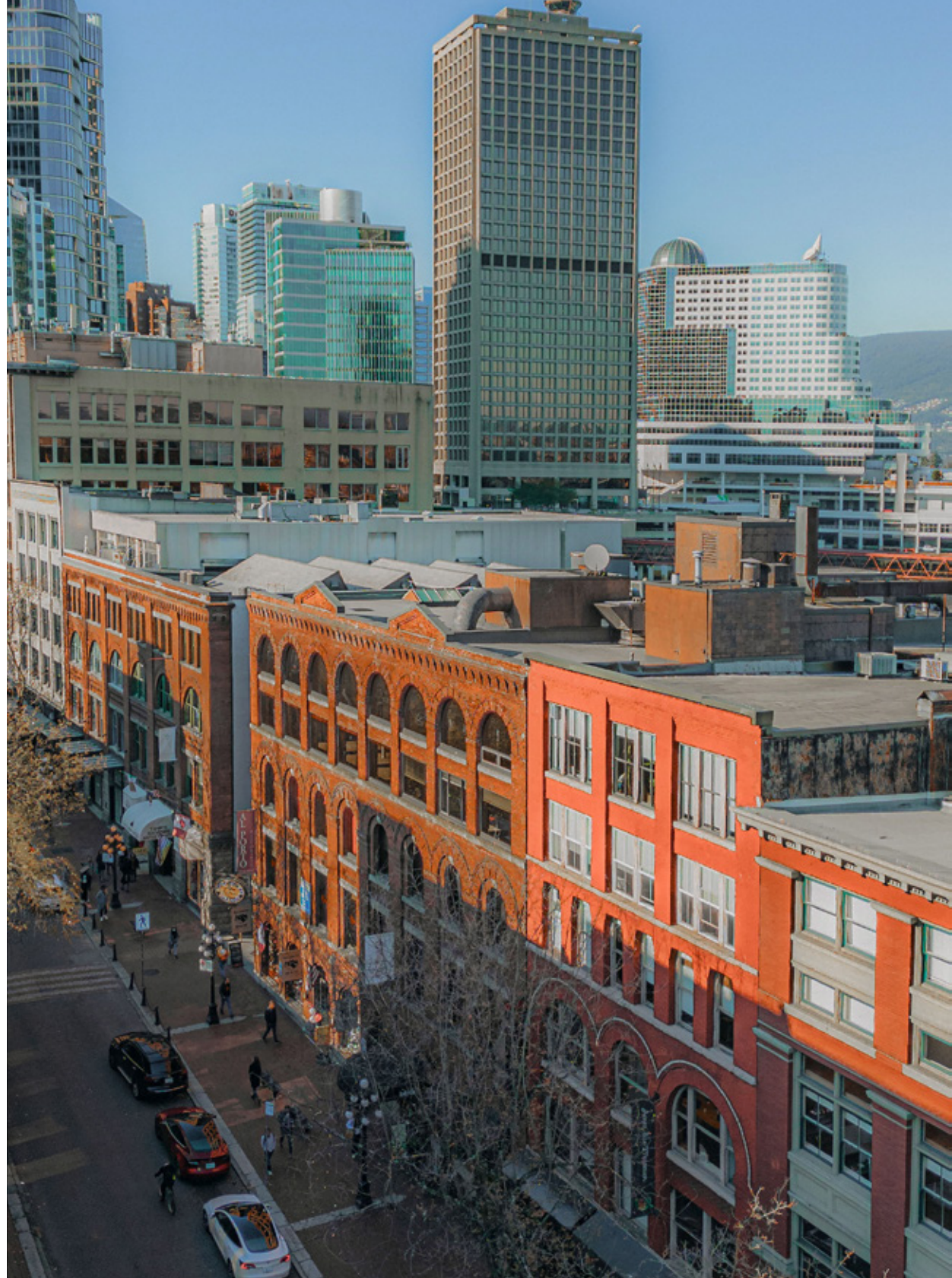
Units 430 & 440 feature spectacular views of the North Shore Mountains and Vancouver Harbour. Units 410 & 420 feature inspiring urban city views.



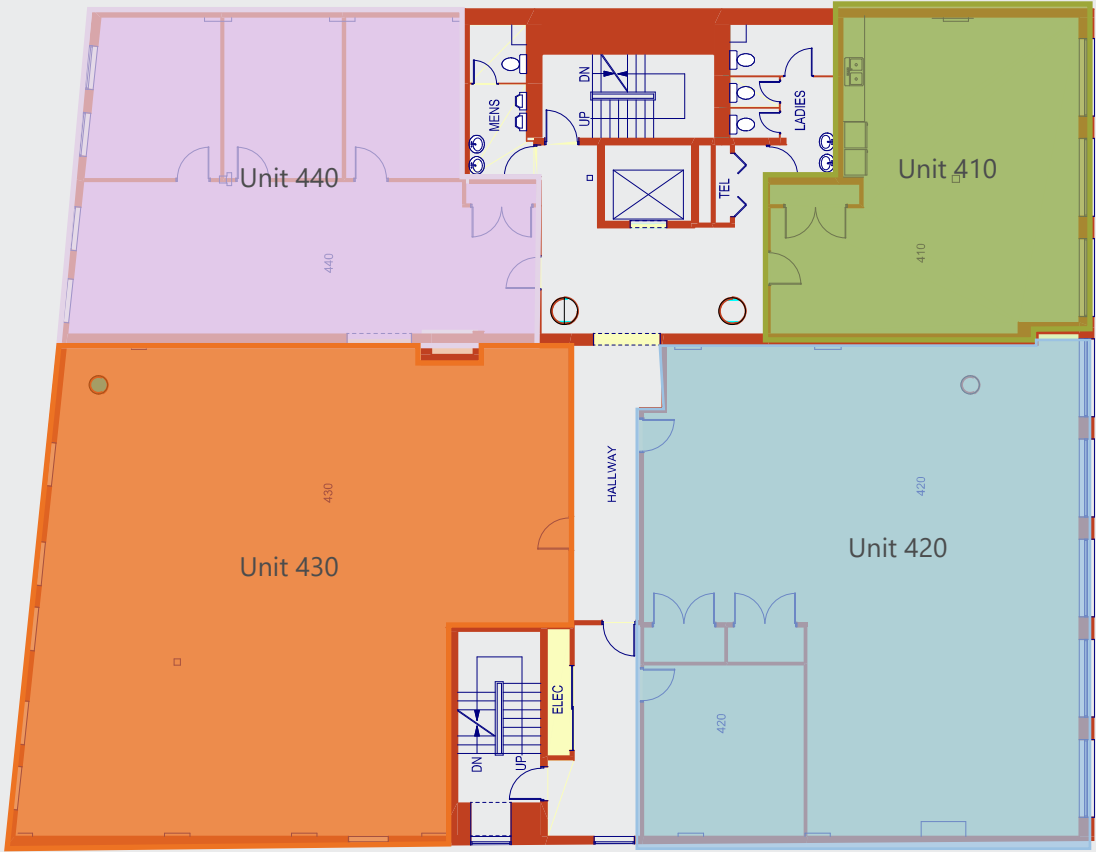
Each unit is thoughtfully designed with large windows, allowing for an abundant flow of natural light, creating a bright and uplifting atmosphere.



Enjoy the convenience of being in close proximity to several of Vancouver's most popular cafes, eateries, specialized boutiques and retailers, service providers, and public amenity spaces. Immerse yourself in the vibrant and diverse atmosphere of the surrounding area.



FLOOR PLANS & SALIENT FACTS



| UNIT: | SIZE: ¹ | BASIC RENT: | ADDITIONAL RENT: | ZONING: | AVAILABILITY |
|-------|-----------------------|----------------------|---------------------|------------------------------|----------------------|
| 410 | 1,011.60 SF (Approx.) | Please contact agent | \$16.00 (2024 est.) | HA-2 (Gastown Historic Area) | Please contact agent |
| 420 | 2,496.00 SF (Approx.) | Please contact agent | \$16.00 (2024 est.) | | Please contact agent |
| 430 | 2,746.80 SF (Approx.) | Please contact agent | \$16.00 (2024 est.) | | Please contact agent |
| 440 | 1,550.20 SF (Approx.) | Please contact agent | \$16.00 (2024 est.) | | Please contact agent |

¹All sizes are approximate and subject to verification
 *Floor plans may not be 100% accurate and are subject to verification.

IN THE HEART OF HISTORIC GASTOWN.



Downtown Vancouver

Waterfront Station

Stadium Chinatown Station

Harbour Air Seaplane Terminal

Sea bus to North Vancouver
15-min to Lonsdale Quay

IMMEDIATE AREA

10 MINUTE WALK

Chinatown

Railtown

Downtown Vancouver
10 minute walk

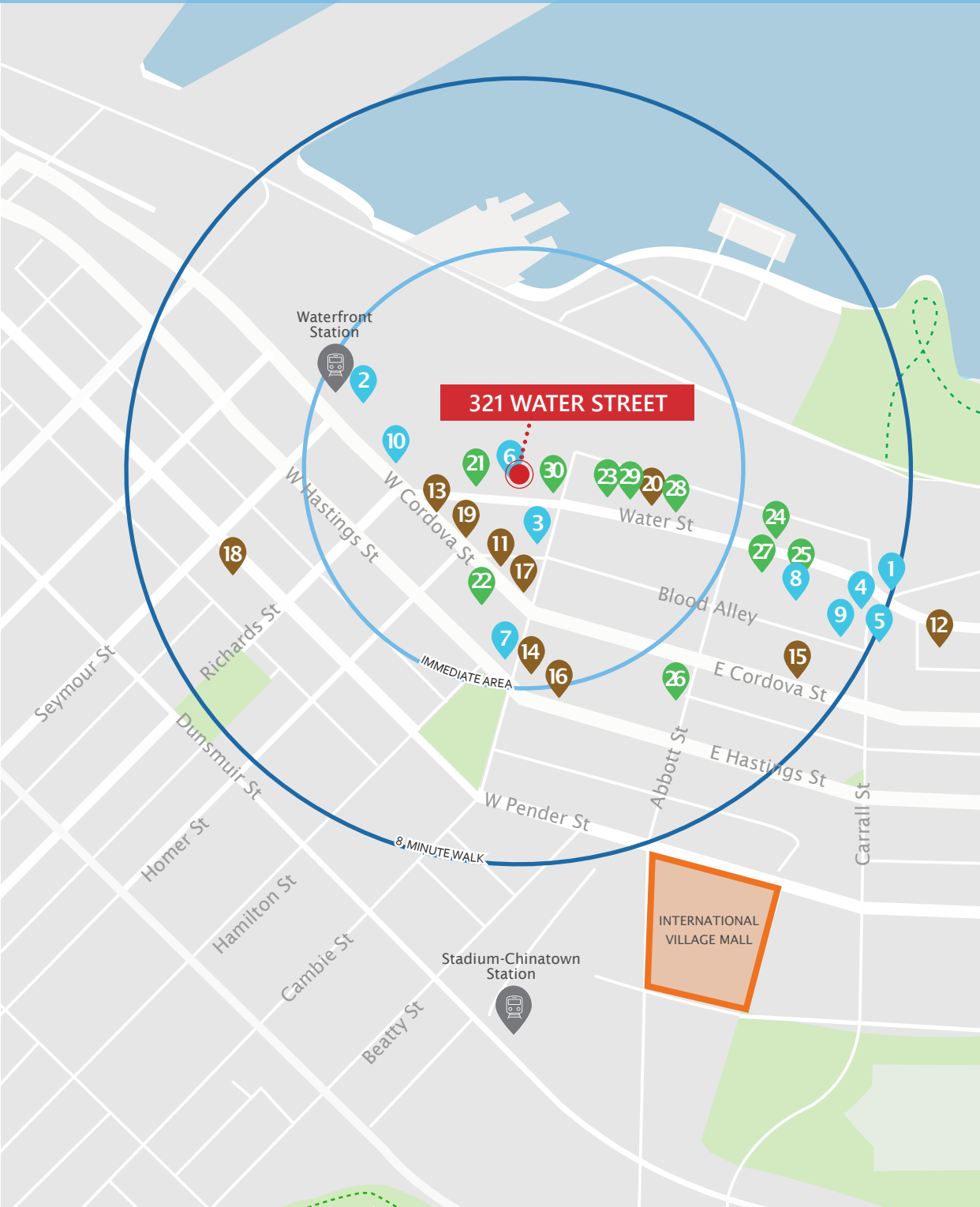


Accessible Transit
7 minute walk to Waterfront Station



New St. Paul's Hospital Development





321 WATER STREET

RESTAURANTS + BARS

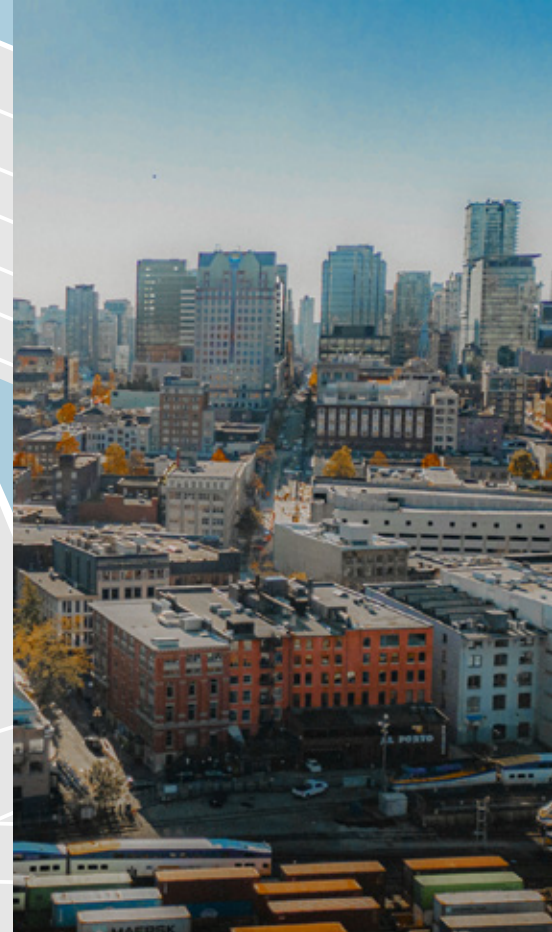
- 1. LOCAL Gastown
- 2. Rogue Kitchen & Wetbar
- 3. Water Street Café
- 4. Twisted Fork Bistro
- 5. The Diamond
- 6. Al Porto Ristorante
- 7. Nuba in Gastown
- 8. Meet in Gastown
- 9. L'Abattoir
- 10. Steamworks Brewpub

COFFEE + CASUAL FARE

- 11. Timbertrain Coffee Roasters
- 12. Milano Espresso Lounge
- 13. Buro The Espresso Bar
- 14. Meat & Bread
- 15. Tacofino Taco Bar
- 16. Purebread
- 17. Revolver
- 18. Cartems Donuts
- 19. Brioche Urban Eatery
- 20. Café Kitsuné

SHOPPING

- 21. Herschel Supply Co.
- 22. Frank and Oak
- 23. Kit and Ace
- 24. John Fluevog Shoes
- 25. COS
- 26. Hey Jude
- 27. Inform Interiors
- 28. Oak + Fort
- 29. Maison Kitsuné
- 30. The Latest Scoop



CONTACT US FOR MORE INFORMATION

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