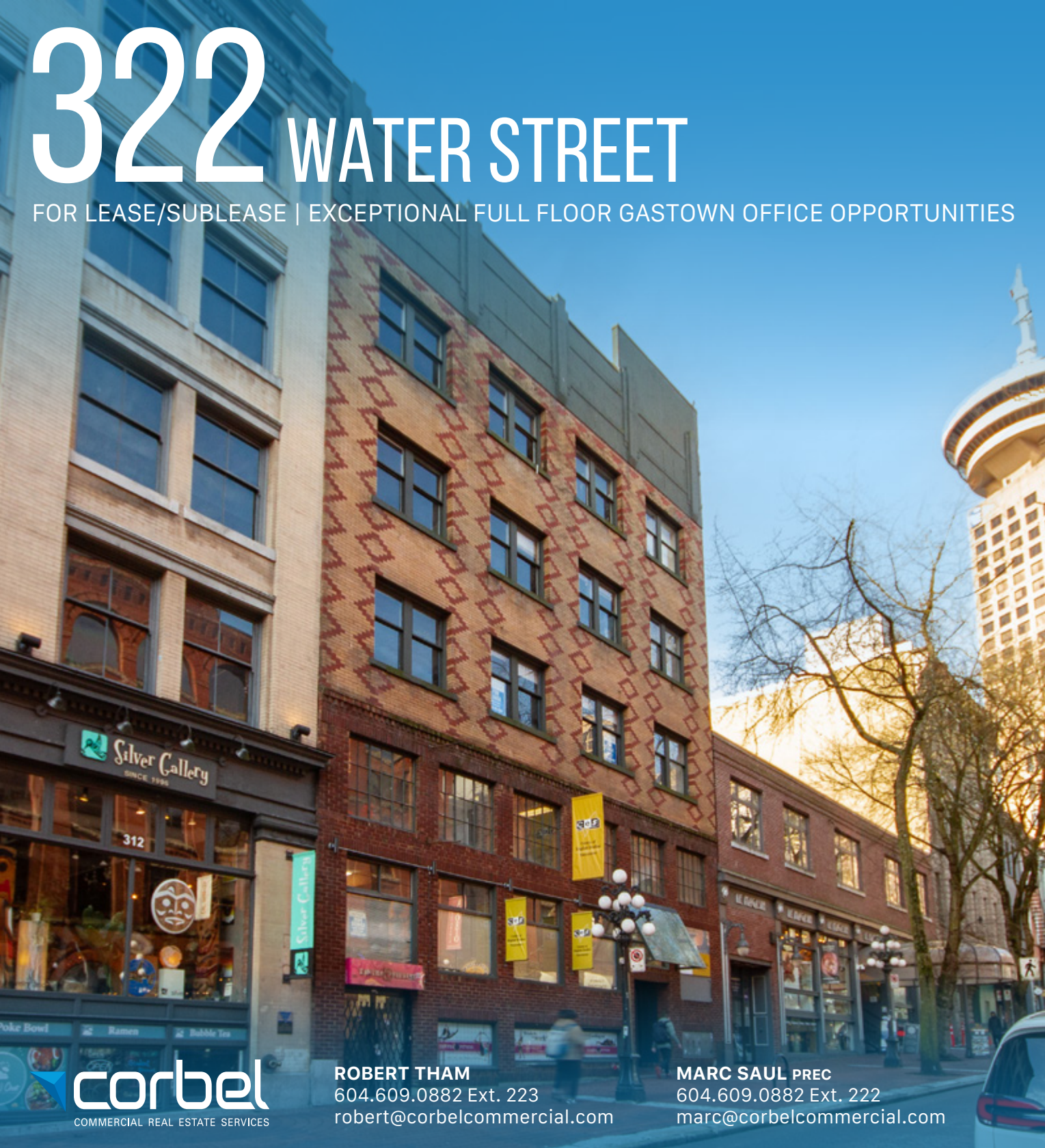


322 WATER STREET

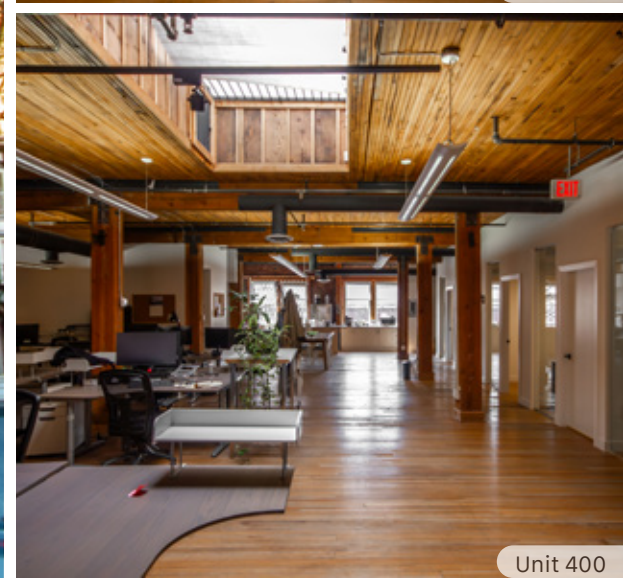
FOR LEASE/SUBLEASE | EXCEPTIONAL FULL FLOOR GASTOWN OFFICE OPPORTUNITIES



Unit 200



Unit 300



Unit 400



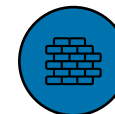
THE LOCATION

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, Di Beppe, Twisted Fork Bistro, and LOCAL Gastown. 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.

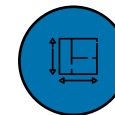
THE FEATURES



Prominent full floor office premises located across from Gastown's iconic steam clock



Character units with hardwood flooring and exposed brick and beams throughout



Bright and spacious floor plans with a mix of open space, private offices, and boardrooms

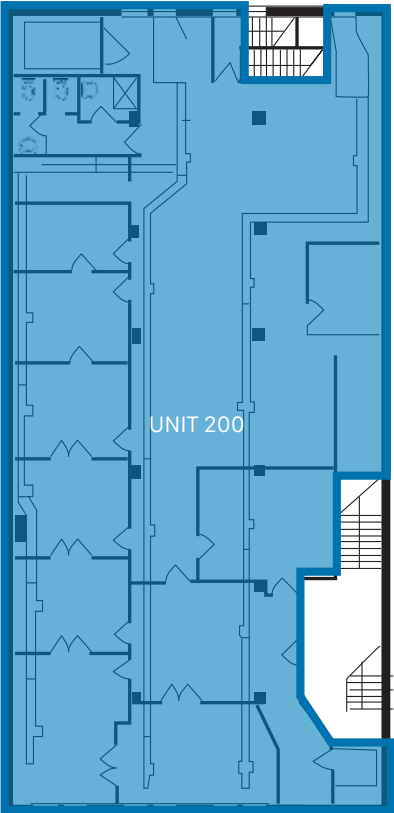


Fully distributed HVAC and passenger elevator access



Private washrooms in each unit with shower



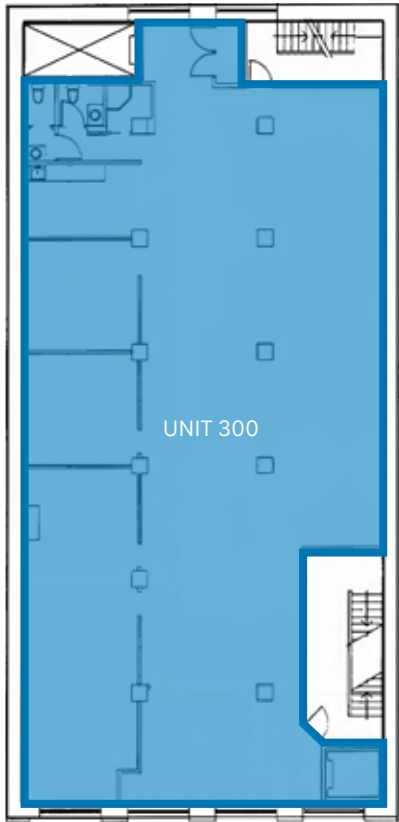


HIGHLIGHTS

- Mix of open, private offices, and conference rooms
- Private washrooms with shower

SIZE: ¹	GROSS RENT: ²	AVAILABILITY
4,750 SF (Approx.)	Please contact agent	Immediately

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

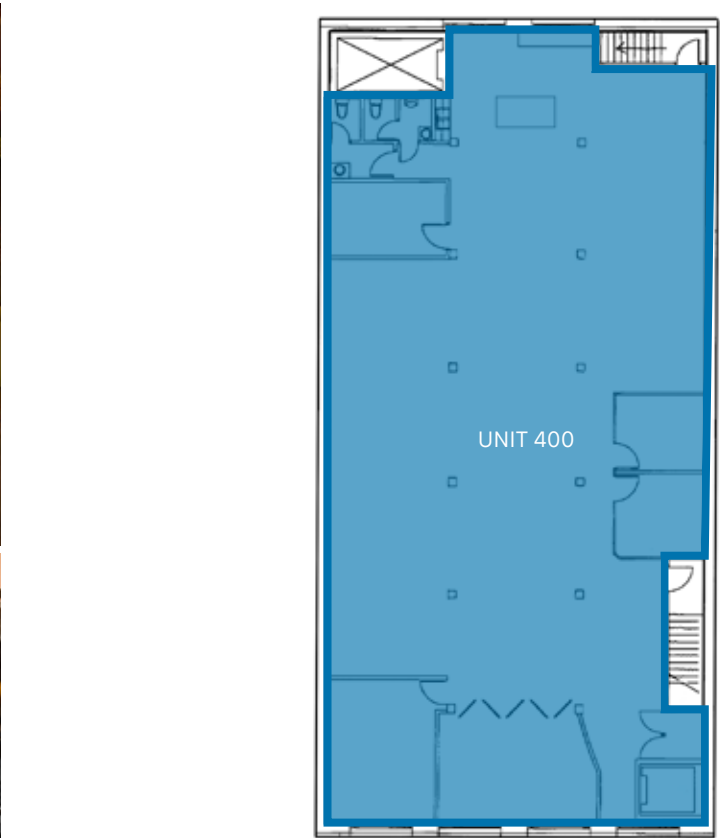
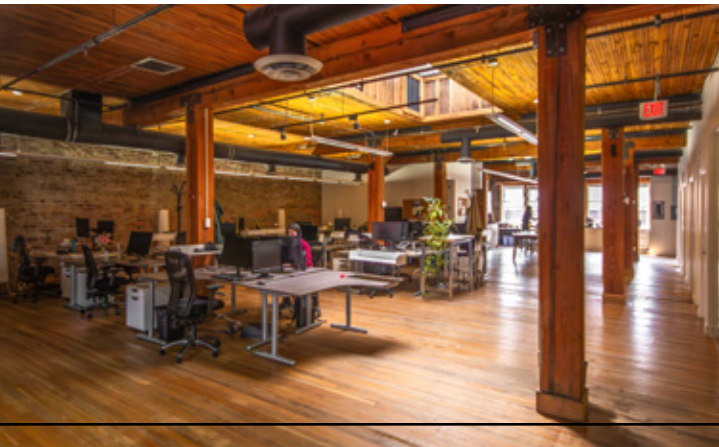


HIGHLIGHTS

- Mix of open, private offices, and conference rooms
- Kitchenette
- Private washrooms with shower

SIZE: ¹	GROSS RENT: ²	AVAILABILITY
4,750 SF (Approx.)	Please contact agent	Immediately

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

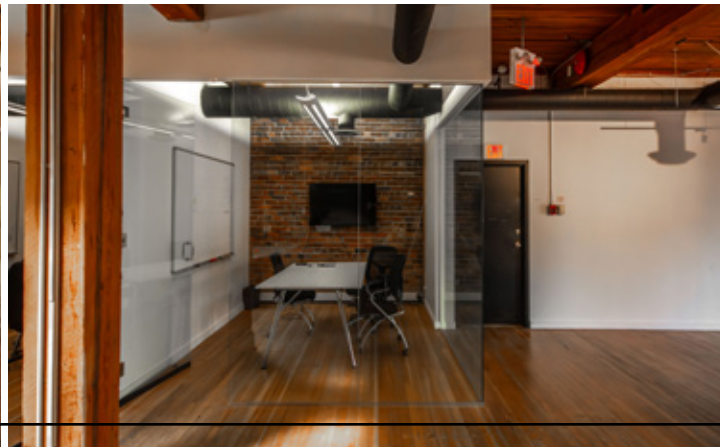


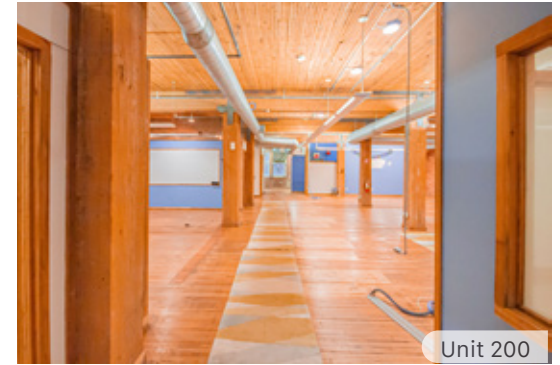
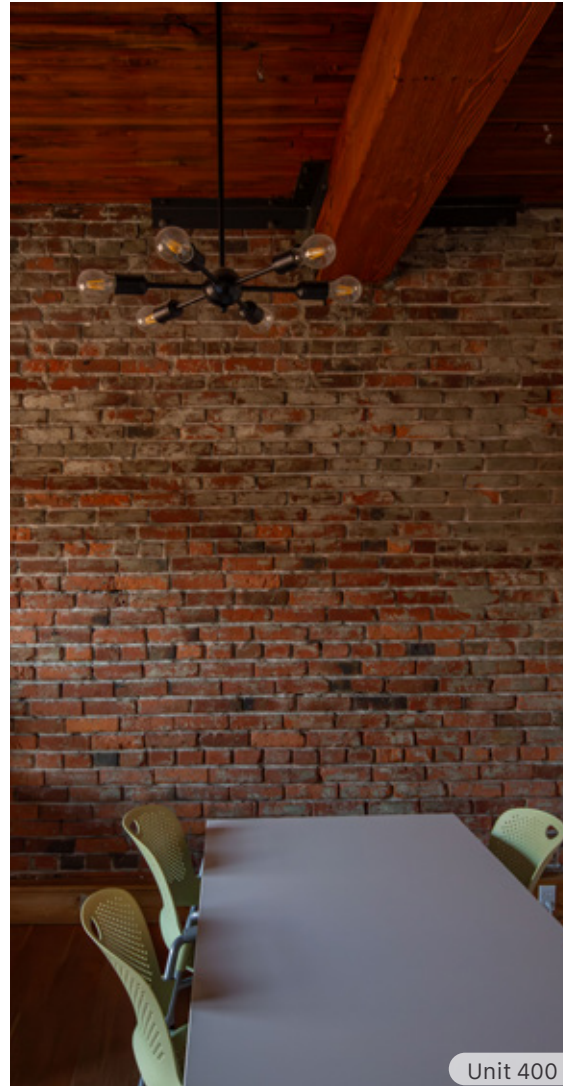
HIGHLIGHTS

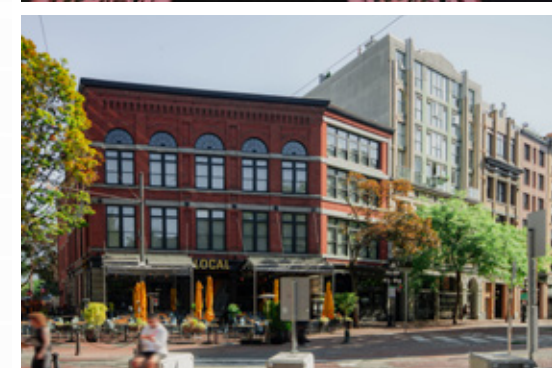
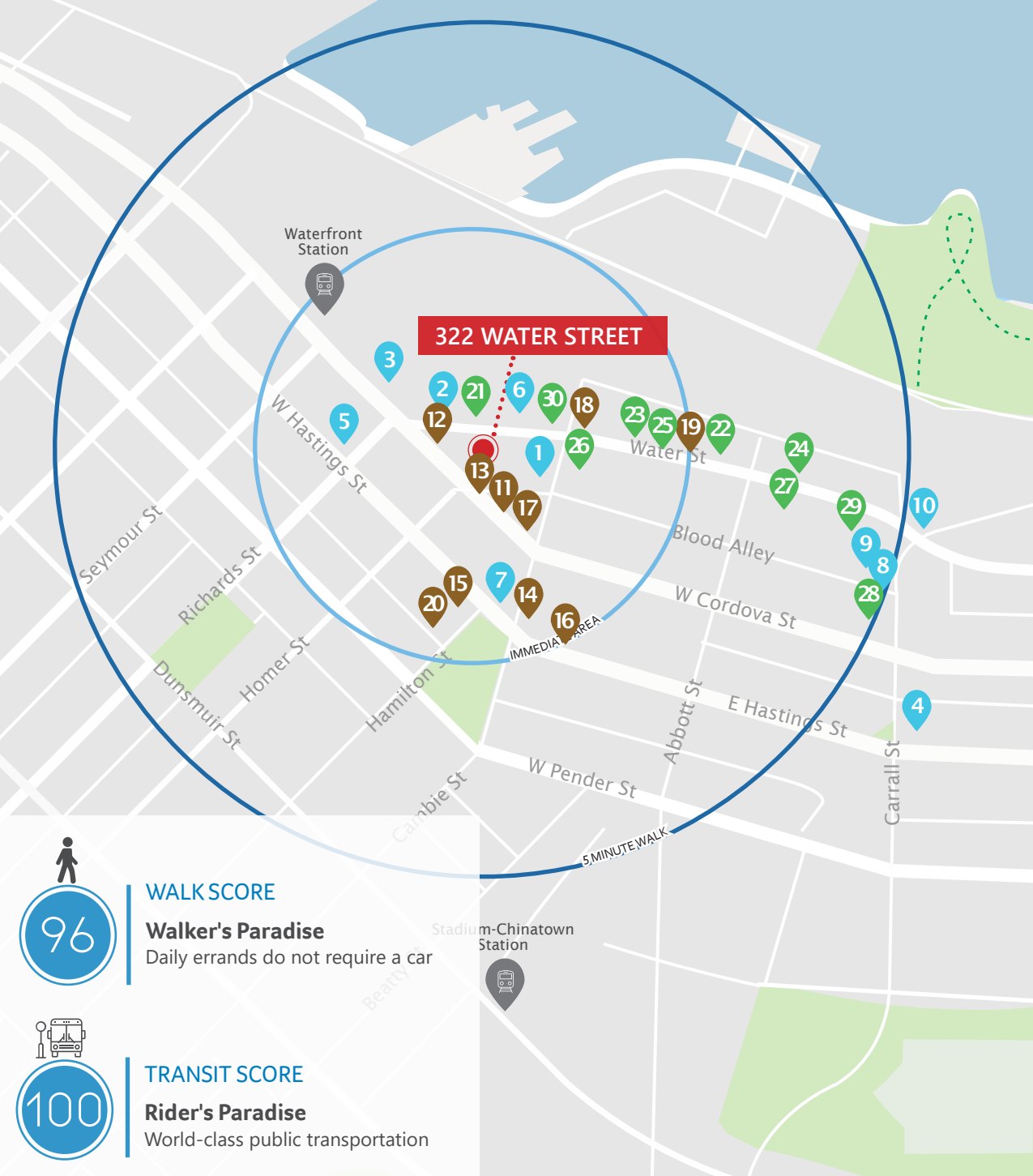
- Mix of open, private offices, and conference rooms
- Kitchenette
- Private washrooms

SIZE: ¹	GROSS RENT: ²	AVAILABILITY:	LEASE TERM EXPIRY:
4,750 SF (Approx.)	Please contact agent	Immediately	Jan 31st, 2029

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RESTAURANTS

1. Water St. Café
2. Guu with Otokomae
3. Steamworks Brewpub
4. PIDGiN Restaurant
5. Top Of Vancouver Revolving Restaurant
6. Ai Porto Ristorante
7. Nuba in Gastown
8. The Greek Gastown
9. L'Abattoir
10. LOCAL Gastown

COFFEE + CASUAL FARE

11. Timbertrain Coffee Roasters
12. Monaco Cafe
13. Buro The Espresso Bar
14. Meat & Bread
15. Nemesis Coffee
16. Purebread
17. Revolver
18. Lee's Donuts
19. Café Kitsuné
20. Saunter Coffee

SERVICES & CULTURE

21. Herschel Supply Co.
22. Oak + Fort
23. Kit and Ace
24. John Fluevog Shoes
25. Maison Kitsuné
26. MAKE
27. Inform Interiors
28. Le Labo
29. Roden Gray
30. The Latest Scoop

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