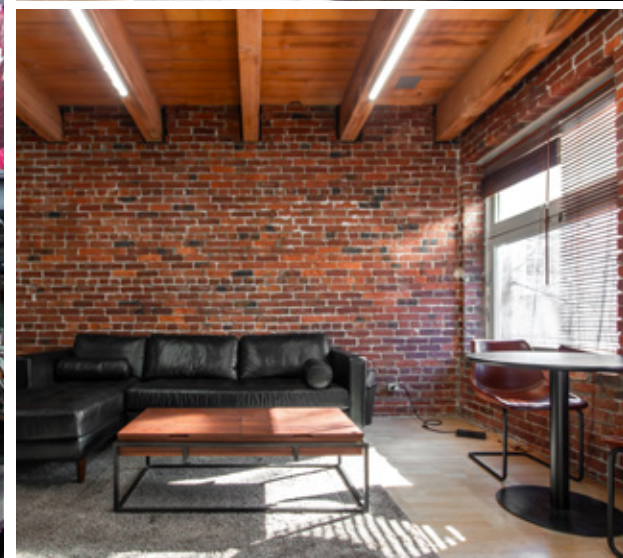


73 WATER STREET

For Lease | Character Gastown Office Opportunity | Attractive Gross Lease Rate!



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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



Bright and airy character office unit with exposed brick and beams throughout



Mix of open and enclosed office spaces



Just minutes to Waterfront Station with several private parkades nearby

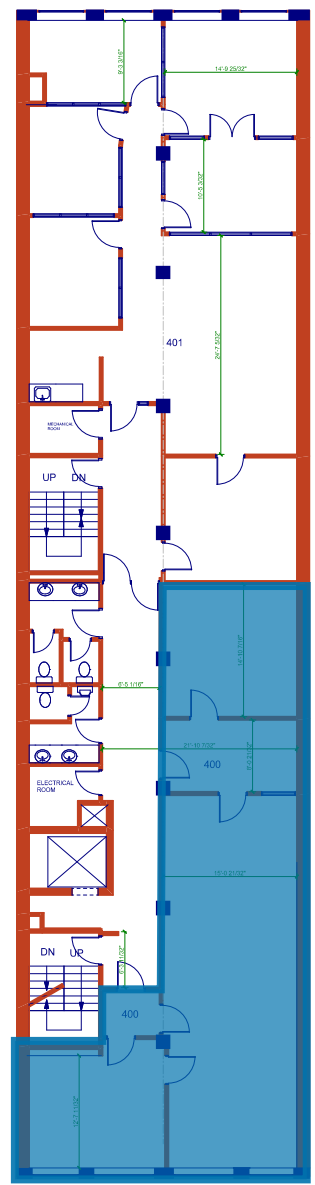


Located in a high foot and vehicle traffic area, surrounded by numerous boutique retailers, popular cafés, and lounges



**1,874 SF of Inspiring Brick & Beam
Workspace in Gastown.**

UNIT 400



Water Street

Size¹:	1,874 SF (Approx.)
Zoning:	HA-2 (Historic Gastown Area)
Gross Rent:	\$4,685.00/month + GST
Availability:	May 1, 2025



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



GETTING AROUND

WALKER'S PARADISE



Daily errands do not require a car

97

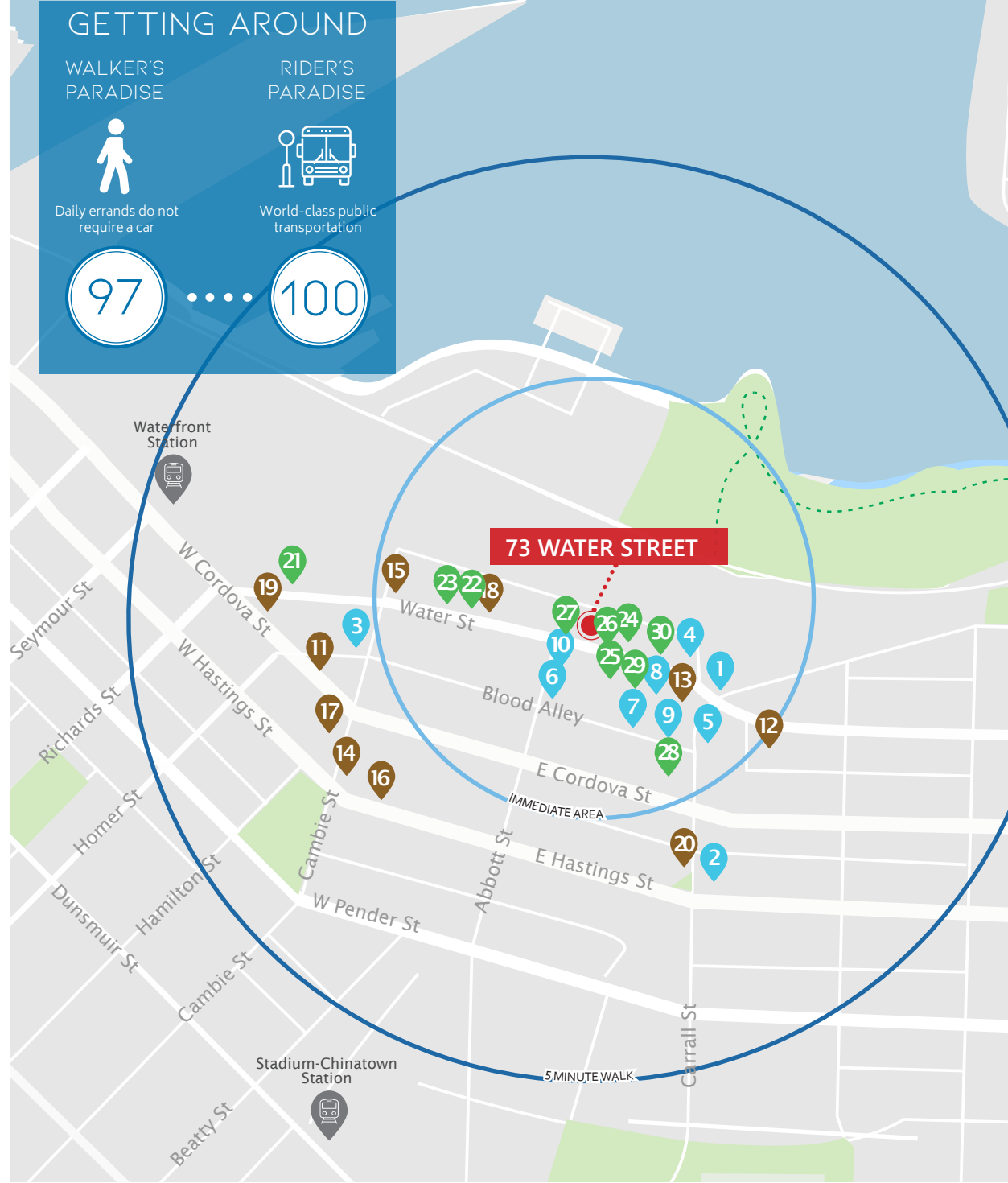


RIDER'S PARADISE



World-class public transportation

100



DINING + COCKTAILS

1. LOCAL Gastown
2. PiDiGiN Restaurant
3. Water St. Café
4. Monarca
5. The Diamond
6. The Old Spaghetti Factory
7. MeeT in Gastown
8. The Greek Gastown
9. L'Abattoir
10. Clough Cocktail Club

COFFEE + CASUAL FARE

11. Timbertrain Coffee Roasters
12. Milano Espresso Lounge
13. Buro The Espresso Bar
14. Meat & Bread
15. Lee's Donut
16. Purebread
17. Revolver
18. Café Kitsuné
19. Monaco Cafe
20. Nelson the Seagull

SHOPPING

21. Herschel Supply Co.
22. Maison Kitsuné
23. Kit and Ace
24. John Fluevog Shoes
25. COS
26. Gravity Pope
27. Inform Interiors
28. Le Labo
29. Roden Gray
30. Filson

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