

342 Water Street

Vancouver, BC



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ALLIED CBRE

Property Highlights - Full Building Opportunity

342 Water Street offers a unique opportunity to consolidate a full building of approximately 18,500 sq.ft. Located in the heart of Gastown, this building sits in one of Vancouver’s most desirable and animated heritage neighbourhoods, full of brick and beam buildings with great historic charm, and an abundance of renowned restaurants and retailers. Located steps from Waterfront Station, 342 Water Street is in the centre of all public transit lines.

Building Highlights

- Steps away from Waterfront Station
- 5 storey building with efficient, 3,874 SF floor plates
- Brick and Beam Character
- Fully Sprinklered and HVAC
- Renovated lobby to be completed by Q2 2023
- Elevator upgrade and new HVAC system to be completed by Q2 2023
- Professionally managed by ALLIED

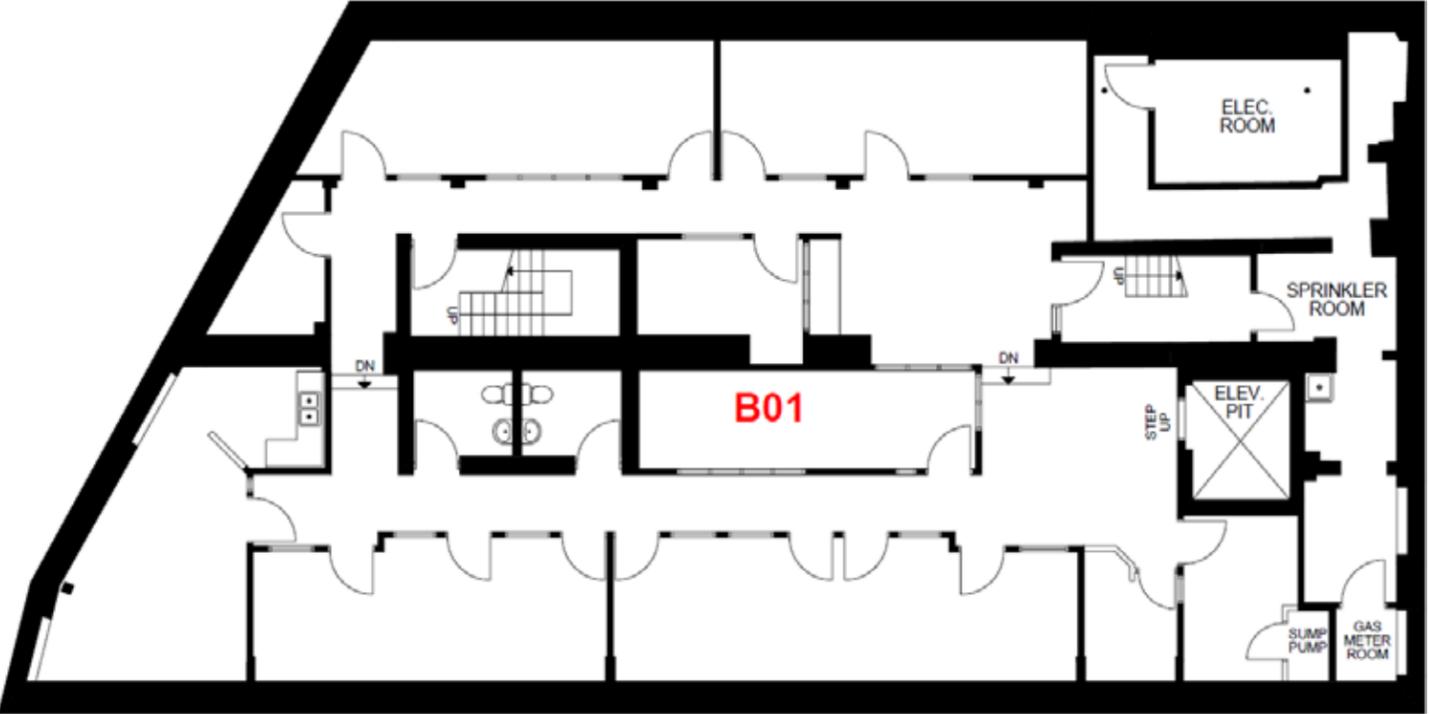
Availability	Q2 2023
District	Gastown
School Space	Lower Level: 3,049 SF
Office Space	2nd Floor: 3,873 SF 3rd Floor: 3,874 SF 4th Floor: 3,827 SF 5th Floor: 3,827 SF Total Office Area: 15,401 SF
Rent	Contact Listing Agents
Additional Rent	\$22.07 PSF (2022 estimate)



Floor Plan

Lower Level - School Space

3,049 SF



- Like new improvements throughout
- Five (5) classrooms, two (2) offices, storage, kitchen and reception area
- Currently zoned for school use
- Fully sprinklered and HVAC

Floor Plan

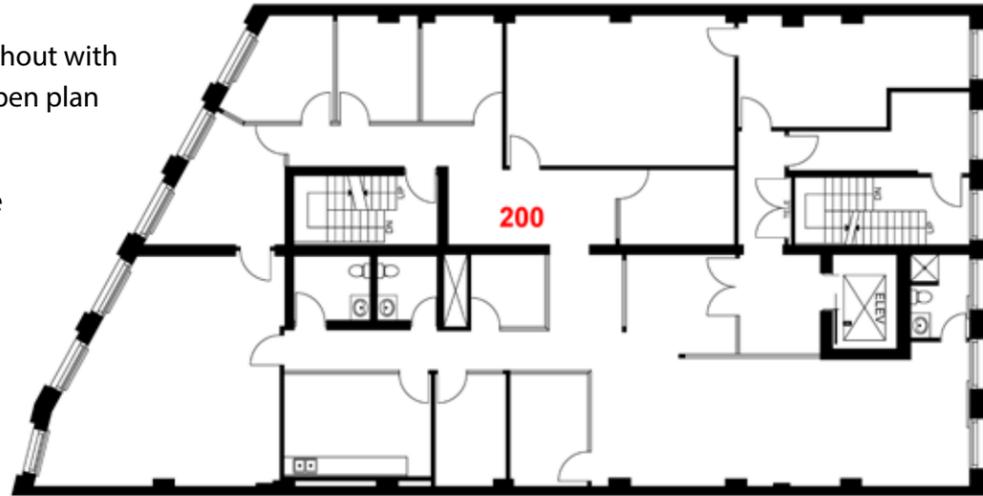
2nd Floor

3,873 SF

- Like new improvements throughout with 7 offices, meeting rooms and open plan
- Fully sprinklered and HVAC
- Brick and beam character space



*Virtual Tour



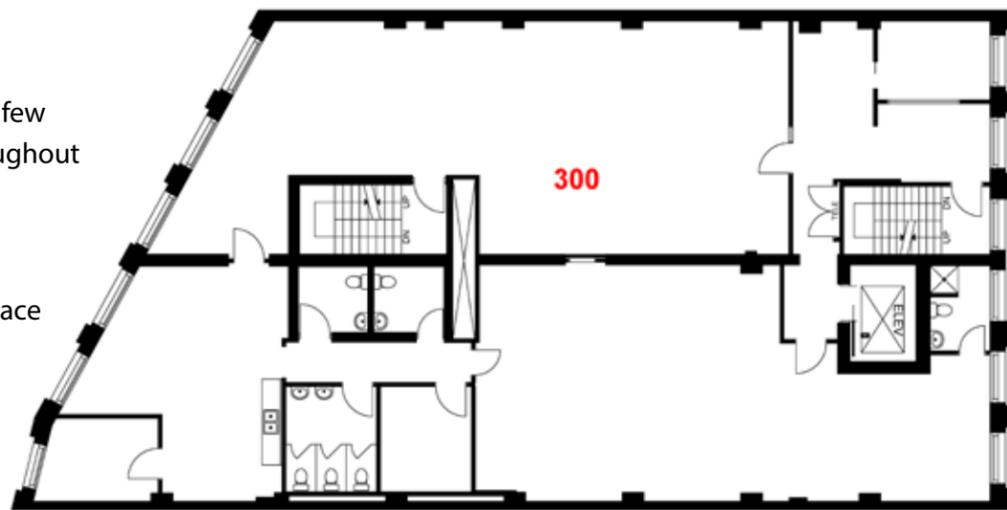
3rd Floor

3,874 SF

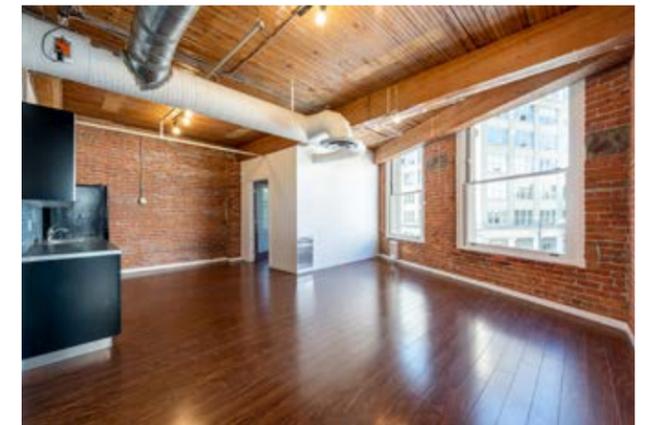
- Two large open areas with a few meeting rooms/offices throughout
- Large kitchen
- Fully sprinklered and HVAC
- Brick and beam character space



*Virtual Tour



Property Photography

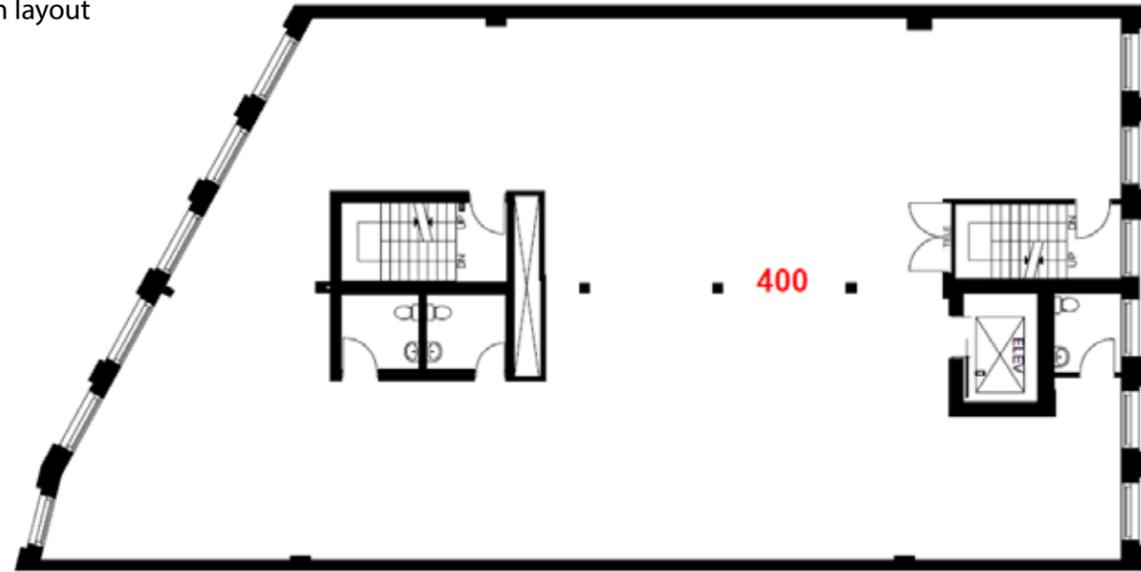


Floor Plan

4th Floor

3,827 SF

- Entirely open plan layout



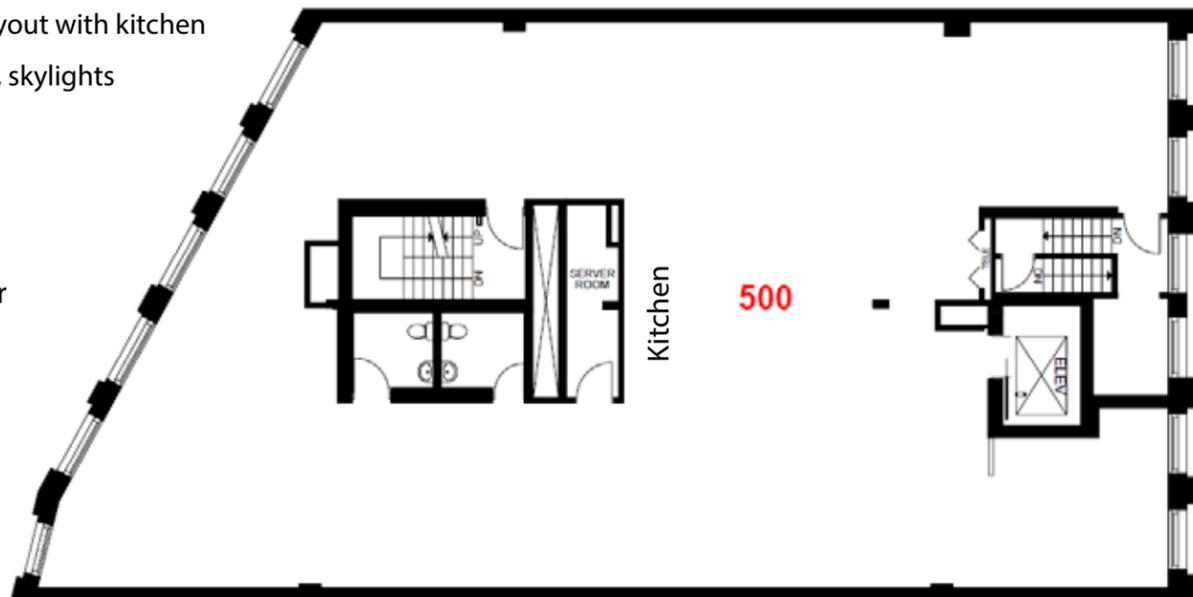
5th Floor

3,827 SF

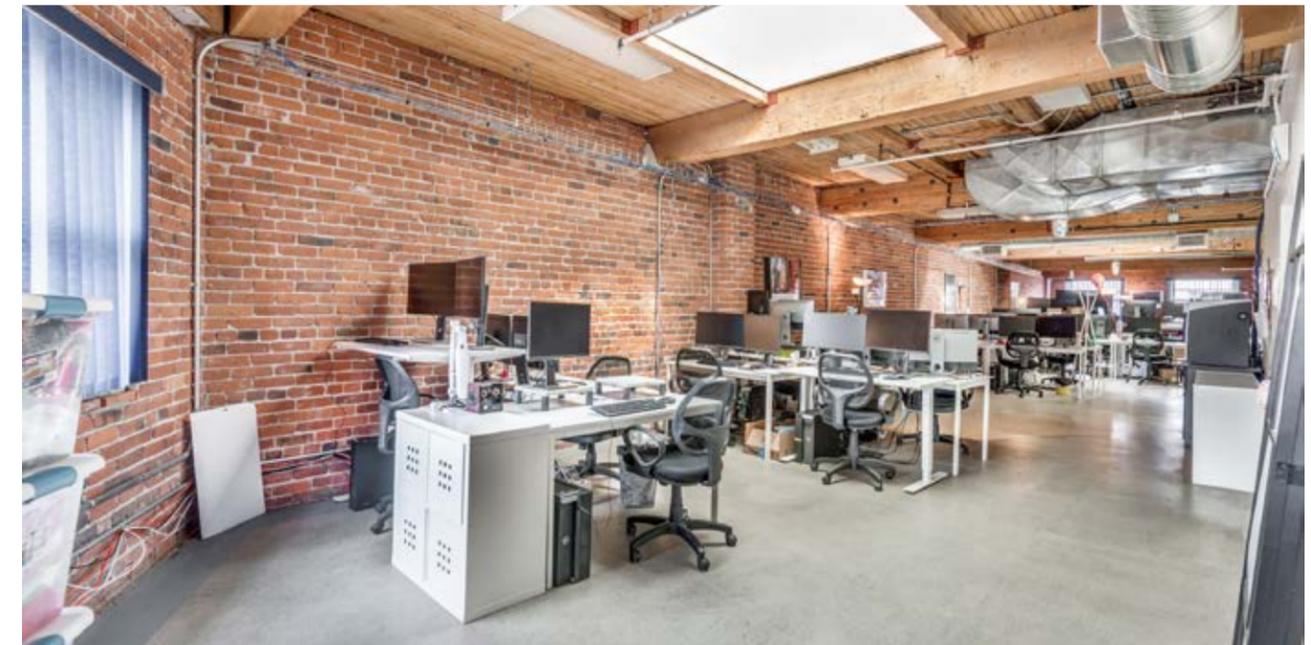
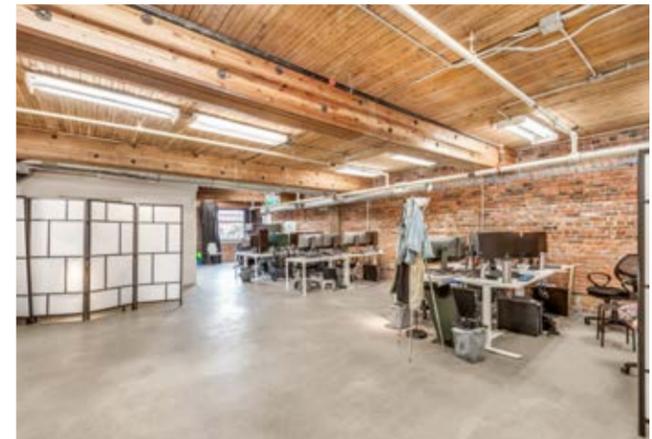
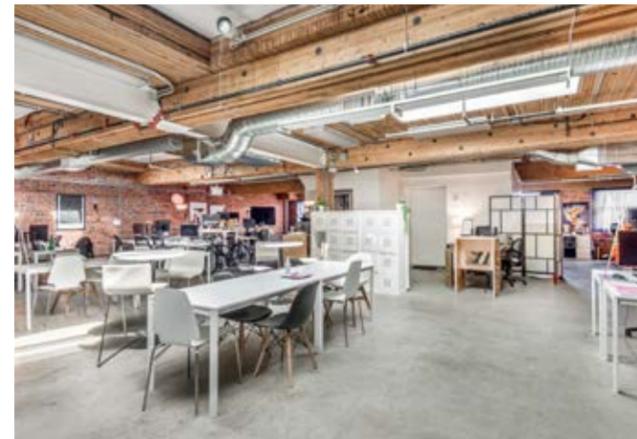
- Open plan layout with kitchen
- High ceilings, skylights throughout



*Virtual Tour



Property Photography



Location Map & Amenities



342 Water Street

RESTAURANT & CAFES

- | | |
|-------------------------------|------------------------------------|
| 1. Alibi Room | 15. The Flying Pig - Gastown |
| 2. Rodey's Oyster House | 16. JJ Bean |
| 3. Milano Espresso Lounge | 17. Purebread |
| 4. The Diamond | 18. Nuba Gastown |
| 5. Local Gastown | 19. Revolver Coffee |
| 6. L'Abbatoir | 20. Timbertrain Coffee Roaster |
| 7. Bauhaus | 21. Starbucks |
| 8. Tacofino Gastown | 22. Steamworks |
| 9. Nelson the Seagull | 23. Catch 122 Cafe Bistro |
| 10. Pidgin | 24. The Pint Public House |
| 11. MeeT Gastown | 25. The Dirty Apron Cooking School |
| 12. The Old Spaghetti Factory | 26. Chambar |
| 13. The Lamplighter | |
| 14. La Casita - Gastown | |

ENTERTAINMENT

1. Imperial Vancouver
2. Cineplex Odeon
3. Rogers Arena
4. BC Place
5. Queen Elizabeth Theatre

RETAIL & SERVICES

1. London Drugs
2. Nesters Market
3. International Village Mall
4. T&T Supermarket
5. Costco Wholesale
6. BC Liquor Store
7. Vancouver Public Library
8. CF Pacific Centre

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