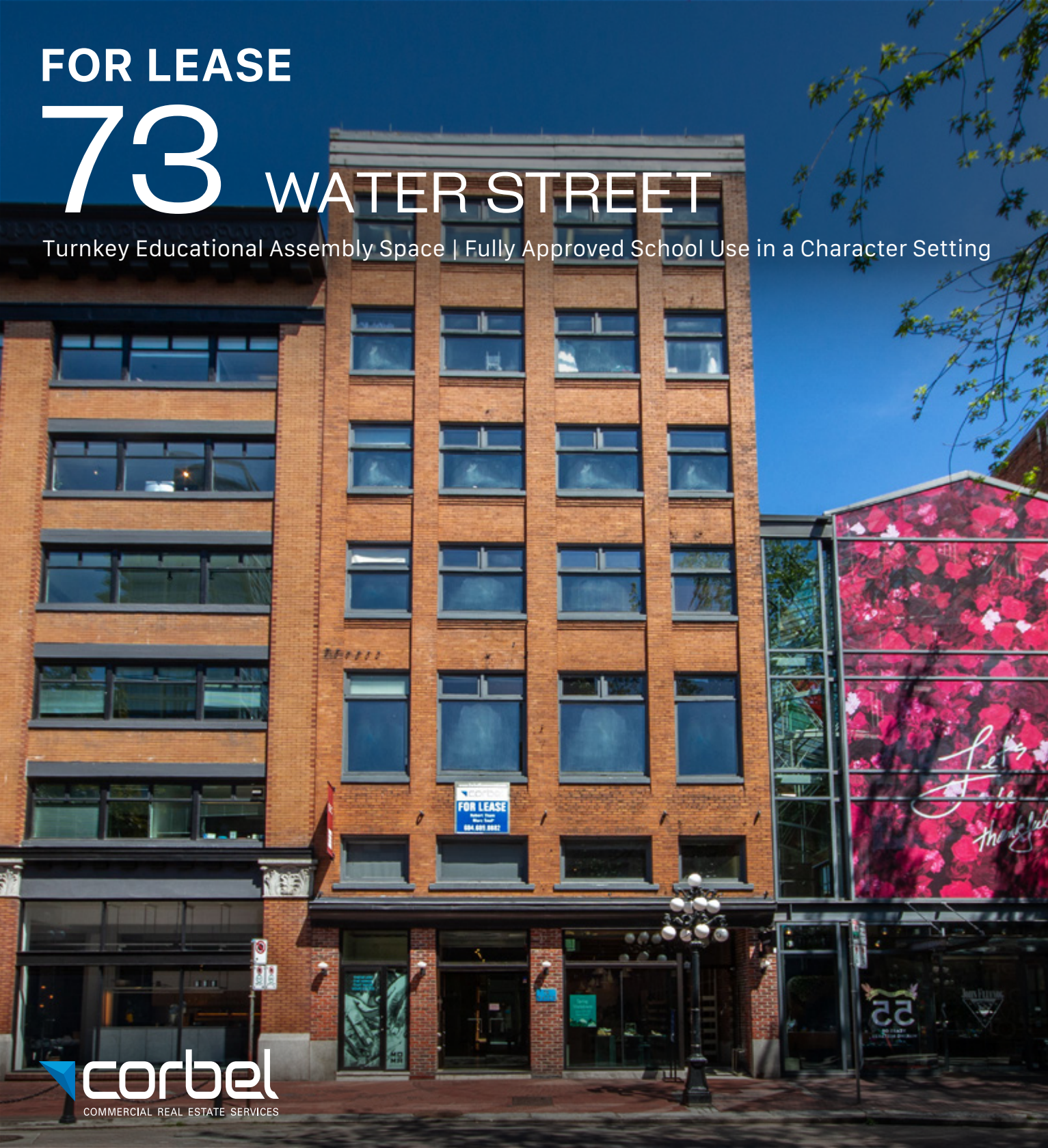


FOR LEASE

73 WATER STREET

Turnkey Educational Assembly Space | Fully Approved School Use in a Character Setting





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



Fully approved for educational assembly use, suitable for private schools, academies, and training institutions



Functional layout adaptable to classrooms, administrative offices, and student gathering areas



Compliant with applicable life-safety and occupancy requirements



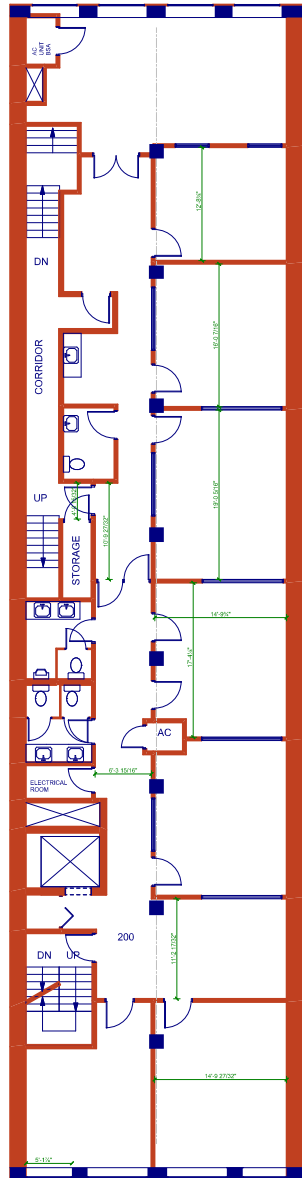
Supports a wide range of academic and institutional programming



Turnkey opportunity minimizing approval risk and expediting occupancy



**Inspiring Brick & Beam
Workspace in Gastown.**



Water Street

Size¹: 3,990.20 SF (Approx.)

Zoning: HA-2 (Historic Gastown Area)

Gross Rent: Please contact agent

Availability: Sept 1, 2026



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

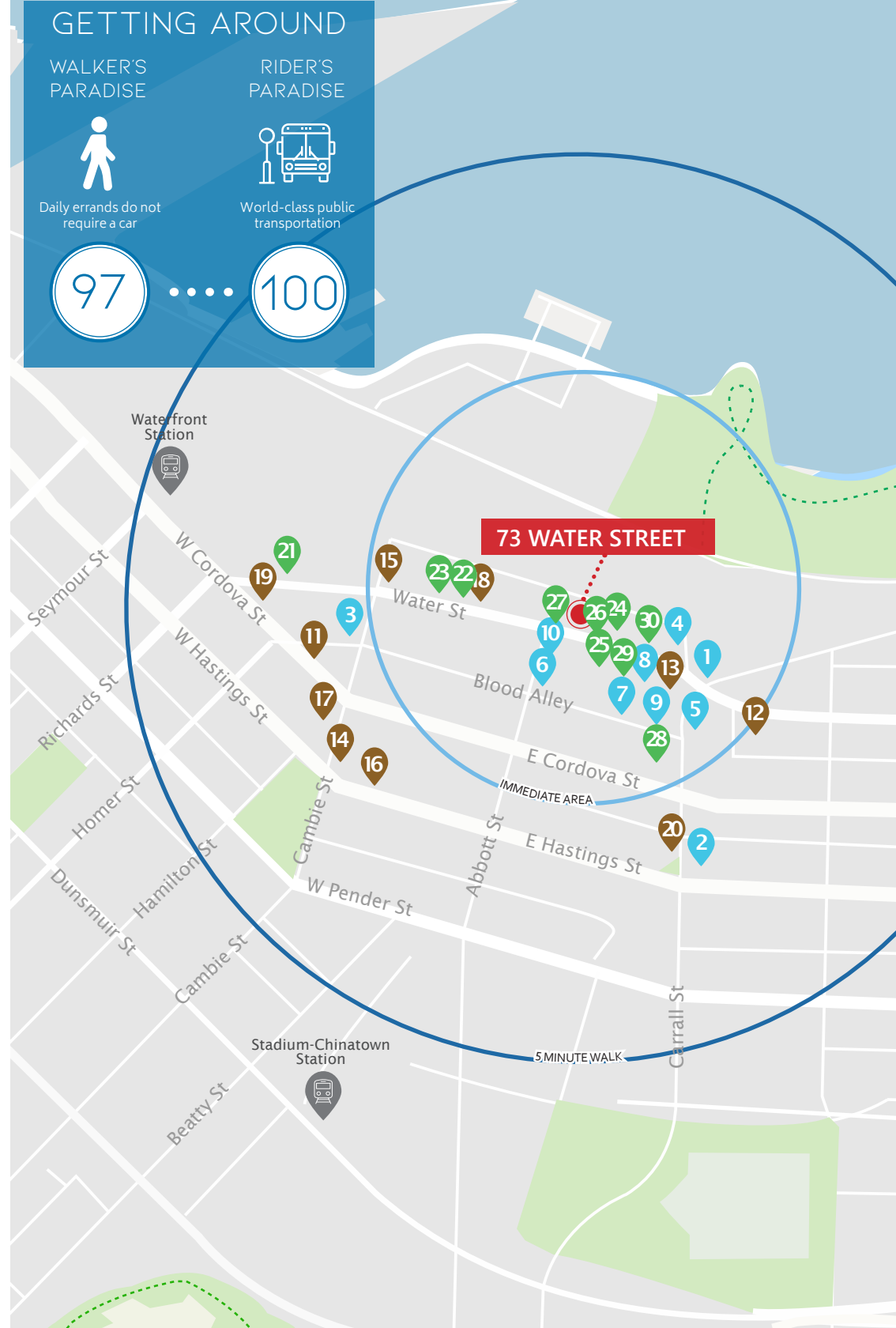
97

RIDER'S
PARADISE



World-class public
transportation

100



around the neighbourhood.

DINING + COCKTAILS

1. LOCAL Gastown
2. PiDiN 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

Contact Us

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