

Le Magasin

For Lease | 328 Water Street | Character Gastown Office Opportunities





The Location

328 Water Street is located in Le Magasin, a stunning, fully-restored character building nestled in the heart of historic Gastown. 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 district houses a thriving fashion scene, various upscale home décor boutiques, several independent art galleries, and some of the best culinary fare and busiest gastro pubs in Vancouver. Numerous acclaimed restaurants including L'Abattoir, Water St. Café, and Pidgin, as well as a thriving retail market including COS by H&M, Roden Gray, Herschel Supply Co., Oak + Fort and Inform Interiors, have established Gastown as one of the most stylish neighborhoods in the world.



Unique entrances allow building access from both Water Street and West Cordova Street

The Features



Bright and airy office units conveniently located in the heart of Gastown



Large operable windows overlooking Cordova Street providing abundant natural light and fresh air



All units feature in suite air conditioning. Unit 360 & 370 share a single BC Hydro meter, and the electrical panel is situated in unit 370.



Steps from Waterfront Station plus several private parkades nearby



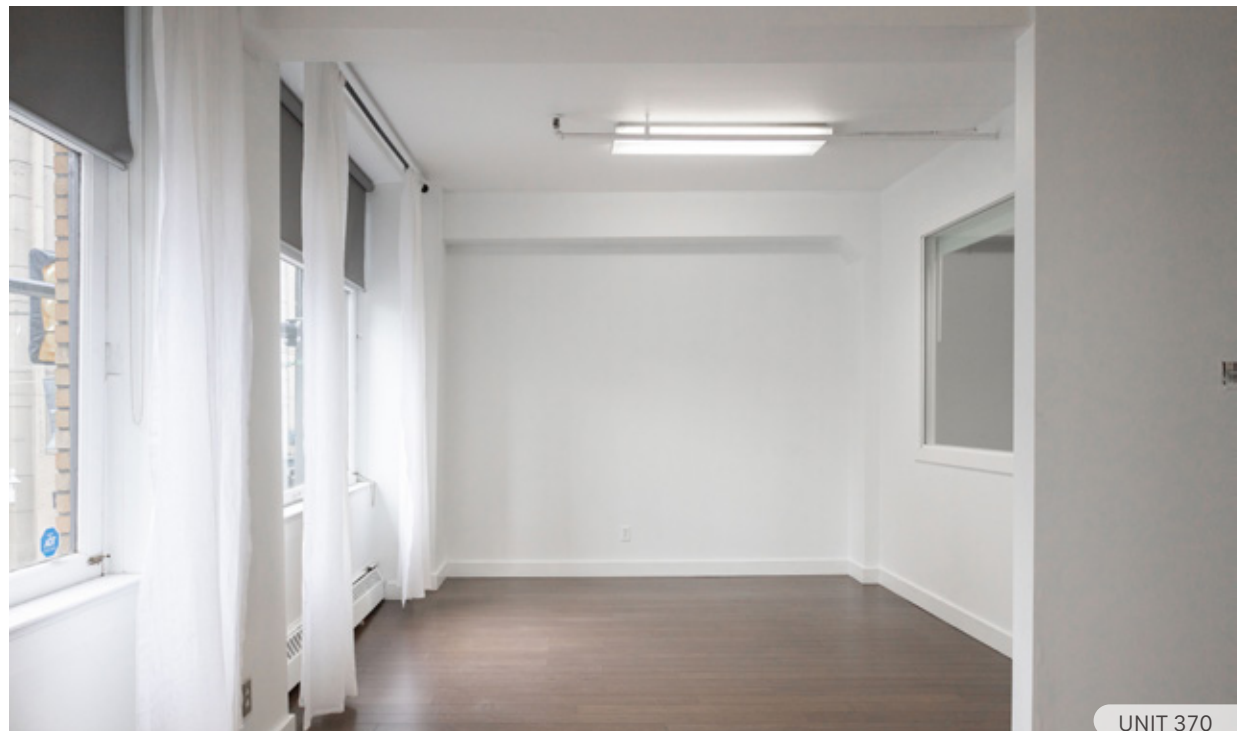
Exceptional location, close to numerous service, amenities, shops, and restaurants



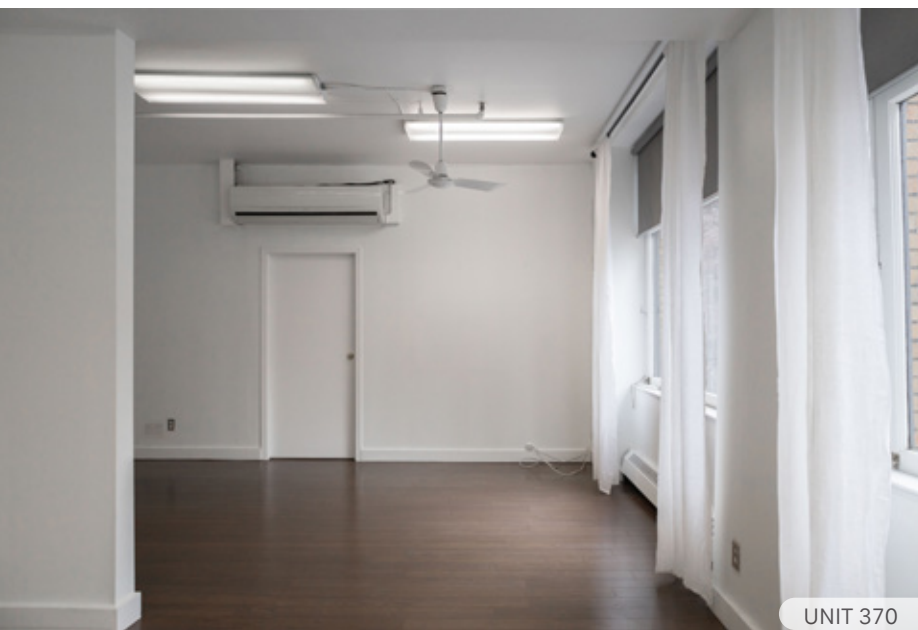
UNIT 360



UNIT 360



UNIT 370



UNIT 370

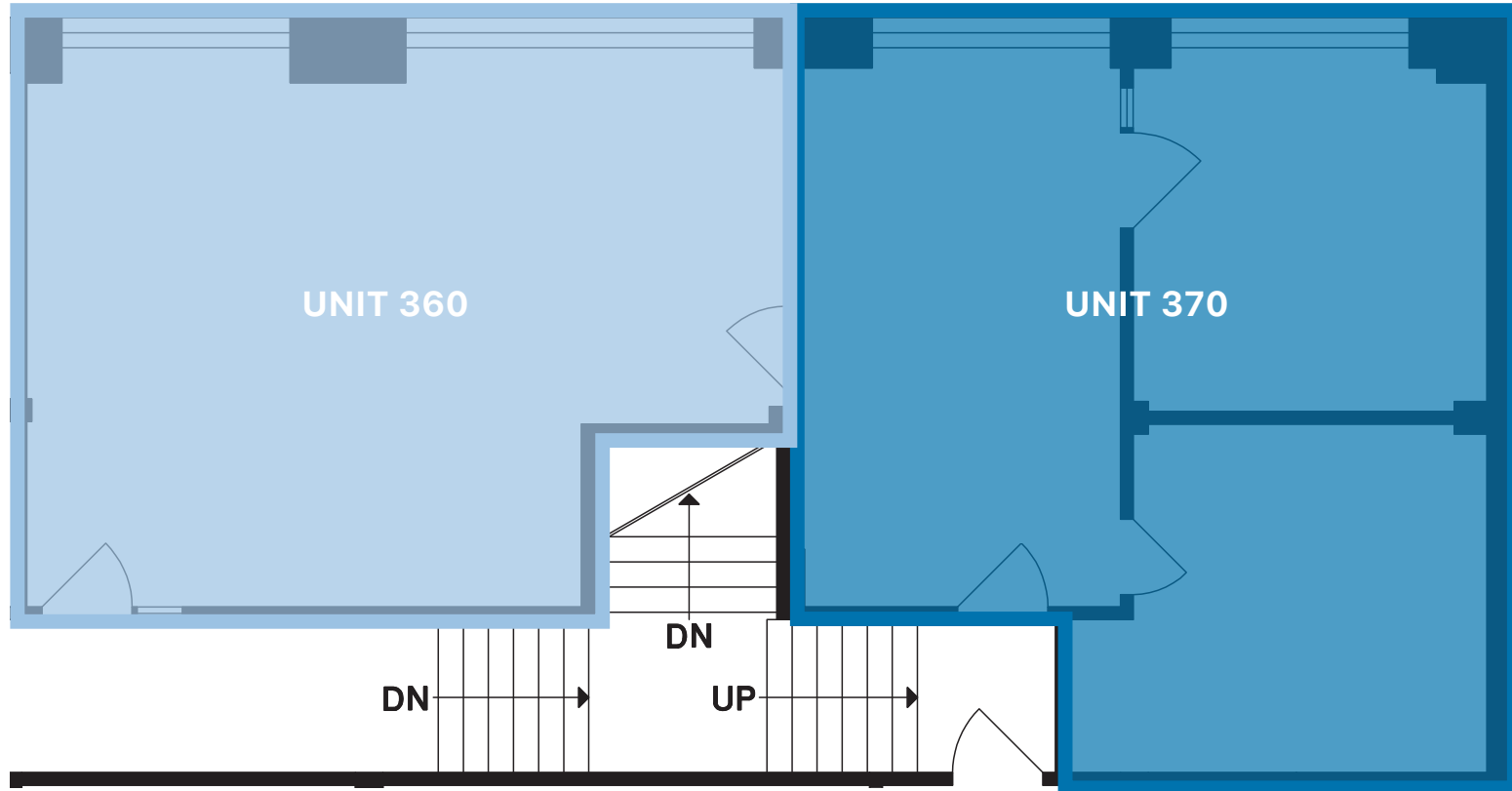


UNIT 370



UNIT 370

Floorplans & Salient Facts

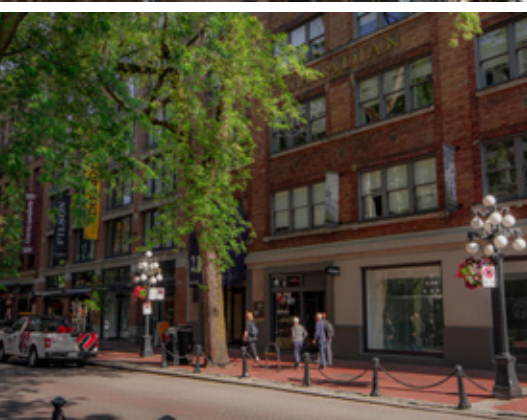


UNIT:	SIZE (Approx.): ¹	BASIC RENT:	ADDITIONAL RENT:	GROSS RENT: ²	AVAILABILITY:
360	573 SF	\$24.00 PSFPA	\$25.63 (2026 est.)	\$2,3670.00/month + GST	September 2026
370	662 SF			\$2,738.00/month + GST	June 2026
360 + 370	1,235 SF			\$5,108.00/month + GST	-

¹All sizes are approximate and subject to verification

²Gross rents currently equate to these amounts plus GST. Leases to be fully triple net.

*Floor plans may not be 100% accurate and are subject to verification.



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Walker's Paradise

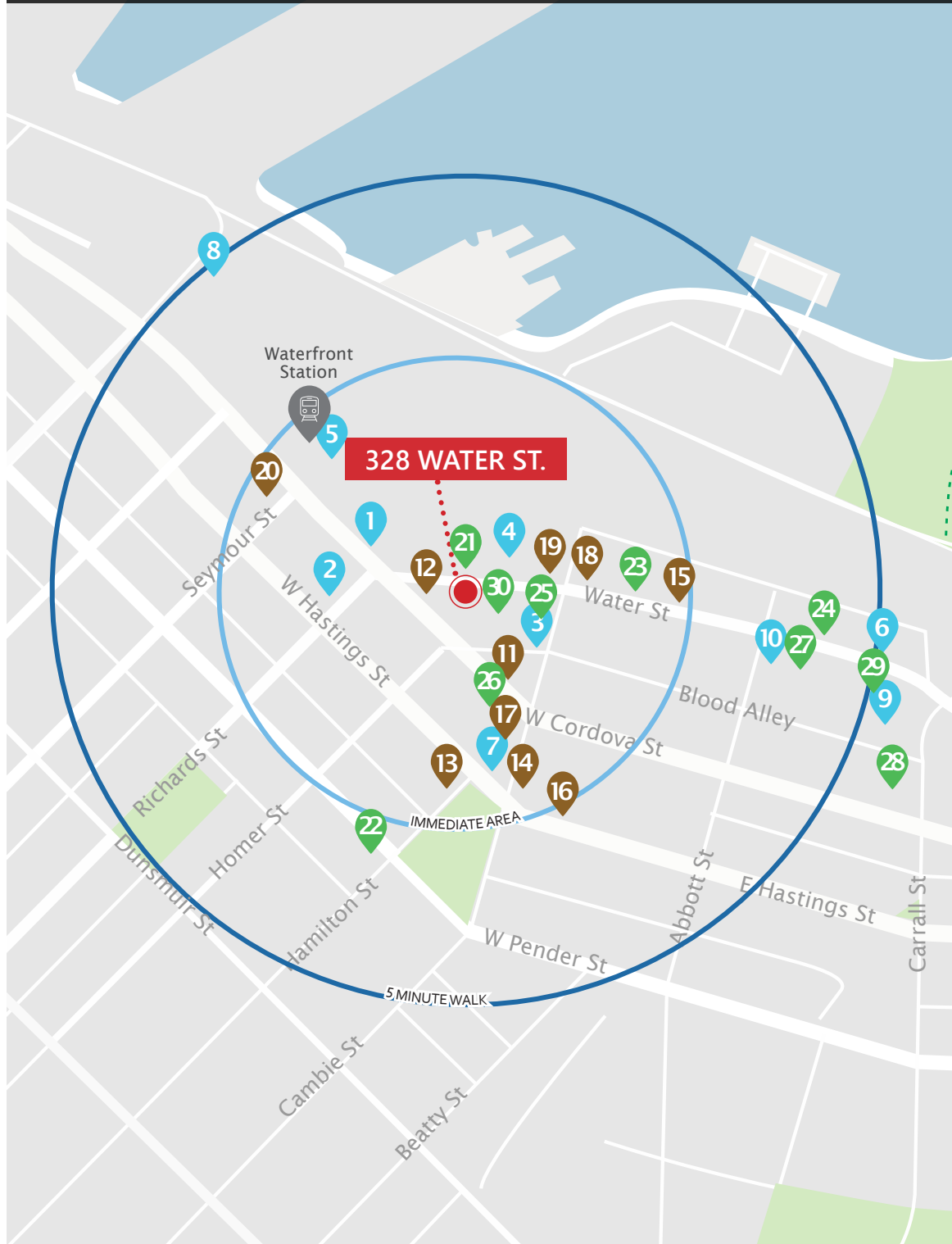
Daily errands do not require a car

Source: walkscore.com

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Rider's Paradise

World-class public transportation



DINING + COCKTAILS

1. Steamworks Brewpub
2. Top of Vancouver Revolving Restaurant
3. Water St. Café
4. Al Porto Ristorante
5. Rogue Kitchen
6. The Old Spaghetti Factory
7. MeeT in Gastown
8. Miku
9. L'Abattoir
10. LOCAL Public Eatery

COFFEE + CASUAL FARE

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

SHOPPING

21. Herschel Supply Co.
22. Versace Home
23. Kit and Ace
24. John Fluevog Shoes
25. Little Mountain
26. Frank And Oak
27. Inform Interiors
28. Le Labo
29. Roden Gray
30. Coastal Peoples Fine Arts Gallery

Contact Us

ROBERT THAM
604.609.0882 Ext. 223
robert@corbelcommercial.com

MARC SAUL PREC
604.609.0882 Ext. 222
marc@corbelcommercial.com

DENVER MENDOZA
604.609.0882 Ext. 221
denver@corbelcommercial.com

NATHAN ARMOUR PREC
604.609.0882 Ext. 226
nathan@corbelcommercial.com