

342 Water Street

Vancouver, BC



FOR FURTHER INFORMATION, PLEASE CONTACT:

NEIL S MCALLISTER
PERSONAL REAL ESTATE CORPORATION
Senior Vice President | Retail
neil.mcallister@lee-associates.com | 604.630.3374

ALLIED

**LEE &
ASSOCIATES**

Restaurant Opportunity

The leasing opportunity is for a full scale restaurant on the main floor within a prime Gastown location which sits in one of Vancouver's most charming heritage buildings at 342 Water Street. The 300 Block of Water Street is considered the strongest in terms of foot traffic, steps from the Cruise Ship Terminal at Canada Place (hosted 331 cruise ships in 2023) and Waterfront Station's Canada Line and Seabus Stations.

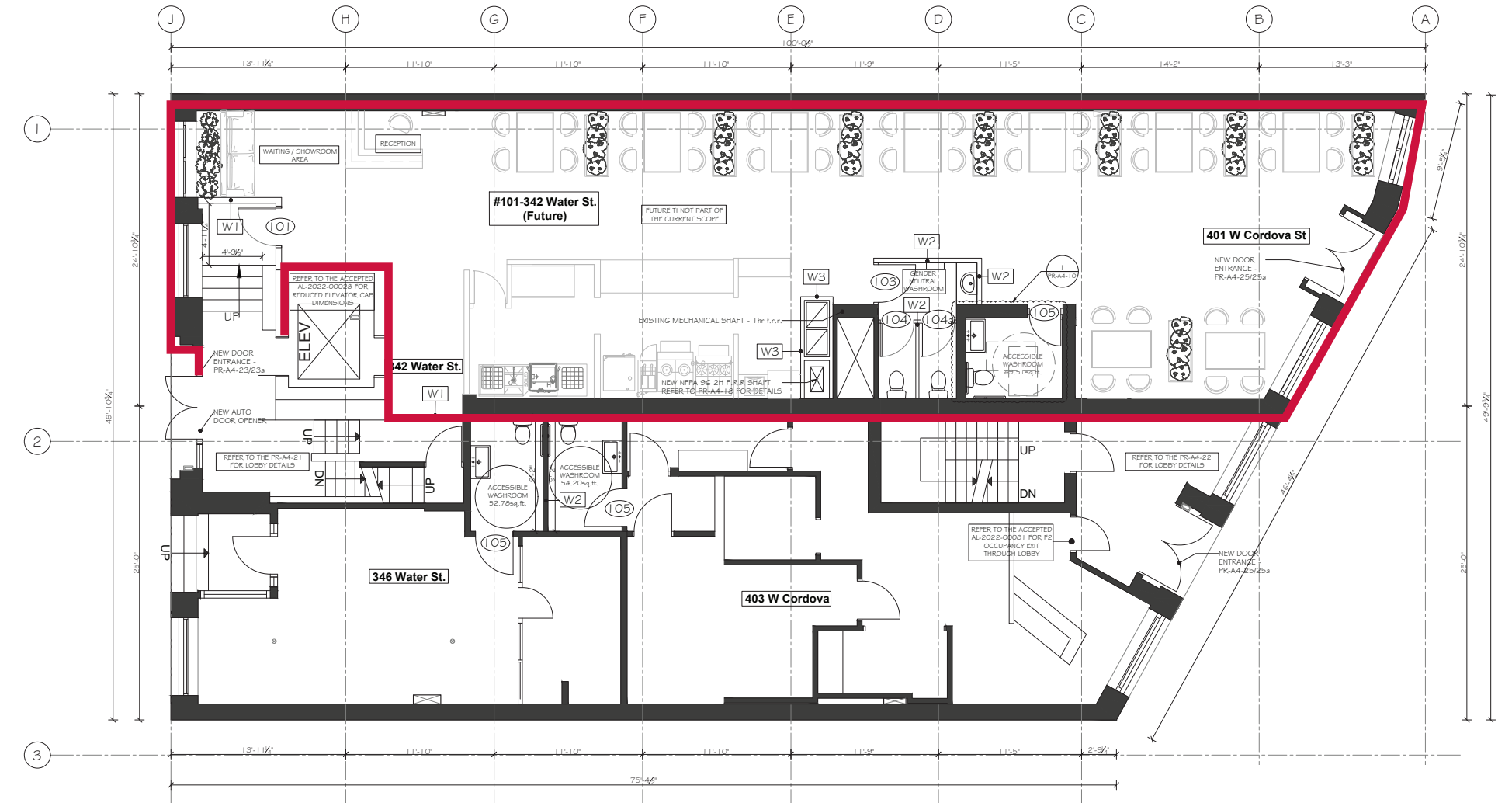
The subject restaurant premises are being restored by qualified trades paying close attention to details aimed at meeting the strict requirements of a restaurant/bar operator. The highlights are as follows:

- Well laid out, trapezoidal in shape
- New full-height entry doors at 342 Water Street and/or 401 West Cordova Street
- Dimensions of approximately 24 feet wide by 84 feet long
- Seismically upgraded
- Brick & beam construction
- New drywall ceilings
- Sprinkler system
- Up to 12-foot ceiling height
- 400 AMP Power
- HVAC/kitchen exhaust fan
- Make up air
- Rough-in plumbing for hot water, sanitary and above grade grease interceptor
- Full-height wood doors
- All common area upgraded
- Elevator cab upgraded

Suite No.	101 - 342 Water Street (accessibility also at 401 W. Cordova Street)
Size	1,897 sq. ft.
Zoning	HA-2 Heritage Designation
Net Rent	Contact listing agent
Additional Rent	\$18.95 per sq. ft. (2023)
Availability	Q4 2023 or Q1 2024



Proposed Ground Floor Plan



Property Highlights



Built in 1900, this historic five-storey building at 342 Water Street is undergoing a comprehensive restoration with anticipated completion in Q4 2023 or Q1 2024.

Great care has been taken to ensure its status as a showpiece in the Gastown District known for its architectural character, is successfully restored. The building features post and beam frame construction with exterior walls of decorative stone and interior walls of masonry brick.



Location Map & Amenities



RESTAURANTS

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

SHOPPING AND SERVICES

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

PARKING LOCATIONS

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





LEE & ASSOCIATES VANCOUVER
Suite 800 - 475 West Georgia Street
Vancouver, BC V6B 4M9
leevancouver.com | 604.684.7117

NEIL S MCALLISTER
PERSONAL REAL ESTATE CORPORATION
Senior Vice President | Retail
neil.mcallister@lee-associates.com | 604.630.3374