



ONE FIFTY FIVE
WATER / STREET

VANCOUVER, BC



STEP INTO /
THE FUTURE

RICH HISTORY/ BOLD FUTURE

155 Water Street is the office for the future. Anchored by two historic Gastown facades with a new state-of-the-art building that rises seven storeys above Vancouver's oldest neighbourhood. This unique mixed-use office / retail development is poised to be one of the city's most coveted commercial buildings. Collaborative open concept offices and modern layouts will appeal to creatives and tech firms alike, while the heritage features, central location, stunning rooftop terrace and uninterrupted water and mountain views will truly make 155 Water Street an iconic address for years to come.



OFFICE SPACE /
WORTH BRAGGING ABOUT

Take your company to the next level with a contemporary office in the first new building to be developed in historic Gastown in 40 years.



THE PLACE /
FOR OPPORTUNITY

Let the North Shore Mountains and waterfront views provide the backdrop for your future in this highly sought-after location brimming with amenities, conveniences, and most of all, opportunities.



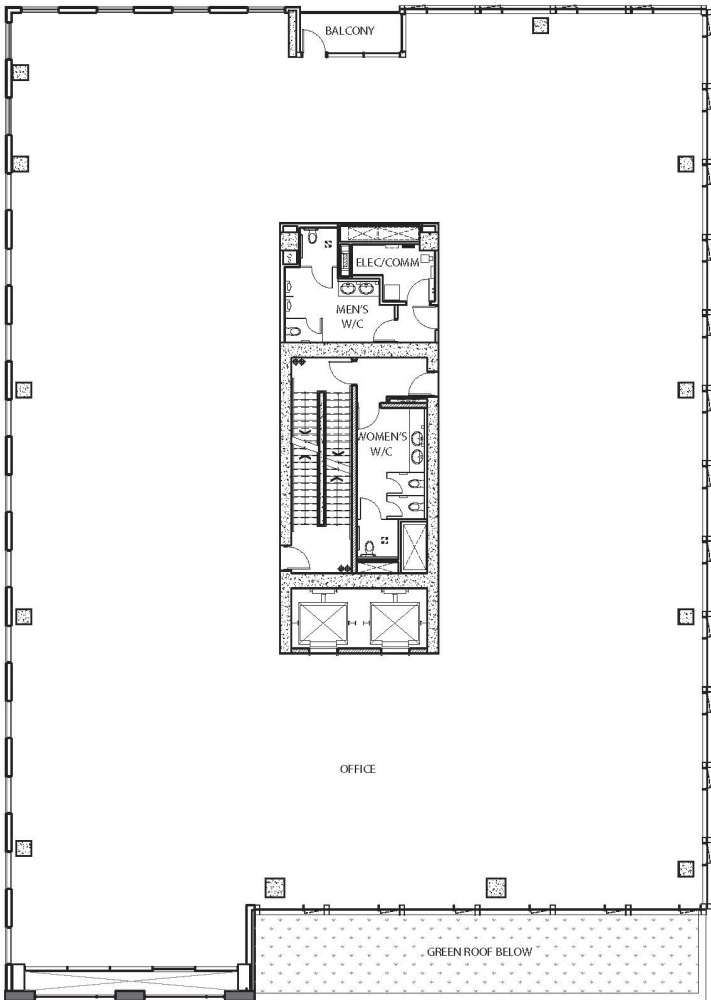


AN ICON/ REBORN

The new mixed-use development rises seven storeys above Gastown's bustling Water Street; a symbol for cutting edge modernity layered over Vancouver's architectural history. The new glass and concrete building retains the historic character of its original early 20th century facades, with thoughtful elements such as exposed brick, open ceilings, and unique character details that blend historical architecture with modern office space design.



TYPICAL FLOOR PLAN/ 12,677 SQ.FT.



- Targeting LEED® Gold certification
- Seven floors
- 74,458 sq. ft. total office space
- Roof top deck, bicycle storage, exclusive gym
- Underground parking garage with 45 dedicated parking spaces
- Three ground floor retail units

RENTABLE AREA* /

CRU 159:	1,305 SQ.FT.
CRU 157:	1,163 SQ.FT.
CRU 153:	5,304 SQ.FT.

Total Retail: 7,772 SQ.FT.

2nd Floor:	13,513 SQ.FT.
3rd Floor:	12,677 SQ.FT.
4th Floor:	12,677 SQ.FT.
5th Floor:	12,677 SQ.FT.
6th Floor:	12,677 SQ.FT.
7th Floor:	10,237 SQ.FT.

Total Office: 74,458 SQ.FT.

*All areas are approx.

Built in 1912, the Harper Warehouse building at 151 Water Street was used as a warehouse for wholesale fruit companies.



Built in 1906, the B.C. Plate Glass & Importing Co. building at 157 Water Street stored glass for a few years before becoming a wholesale fruit and produce warehouse.

OLD TOWN CHARM / CUTTING EDGE DESIGN

Gastown seamlessly blends its classical history with a sophisticated future. As Vancouver's original downtown core, Gastown's brick buildings, cobblestone streets and vintage lamp posts showcase its rich history and create a beautiful backdrop for the neighbourhood's next phase of commercial development. Today, Gastown's Victorian architecture is home to a curated selection of independent boutiques, one-of-a-kind galleries and some of the best culinary fare in town.

RESTAURANT/CAFÉ/BAR / MAP



TRENDING TABLES / TOP RATED RESTAURANTS

- The Flying Pig
- Coquille
- Water St. Café
- L'Abattoir
- Jules Bistro
- Nicli Antica Pizzeria
- Nuba Restaurant
- Sardine Can
- Tuc Craft Kitchen
- Wildebeest
- Pidgin
- Bao Down
- Catch 122
- The Diamond

CAFFEINATE / COFFEE SHOPS & CAFÉS

- Trees Organic Coffee
- Buro
- Milan Espresso Lounge
- The Coffee Bar
- Revolver
- Nemesis Coffee
- Timbertrain
- East Van Coffee Roasters
- Prado
- The Birds & The Beets
- Purebread
- Matchstick



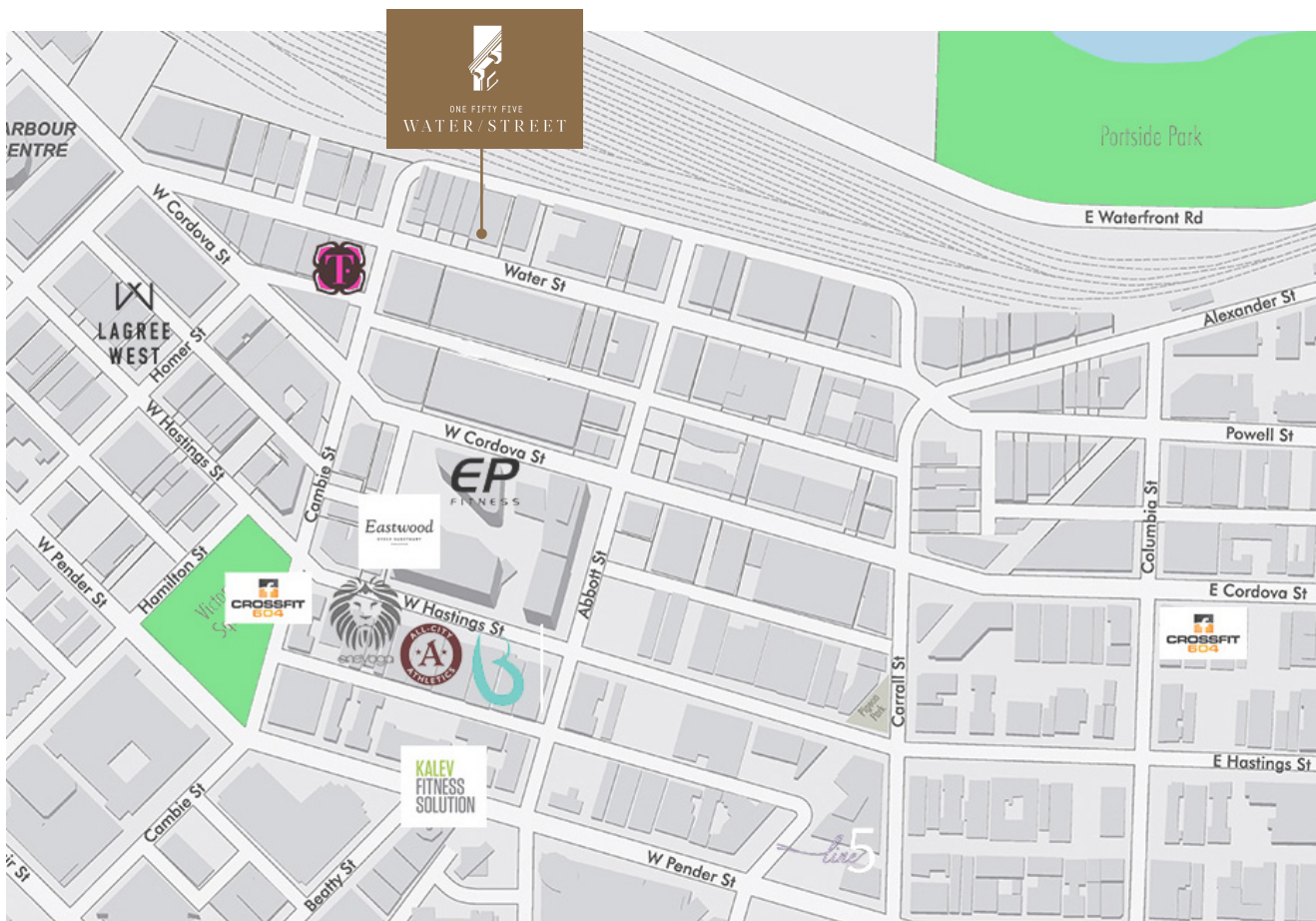




HIT THE GYM / FITNESS STUDIOS

- EP Fitness
- Tantra Fitness
- One Yoga for the People
- Kalev Fitness Solution
- Lagree West
- Barre Fitness
- All-City Athletics
- Eastwood Cycle Sanctuary

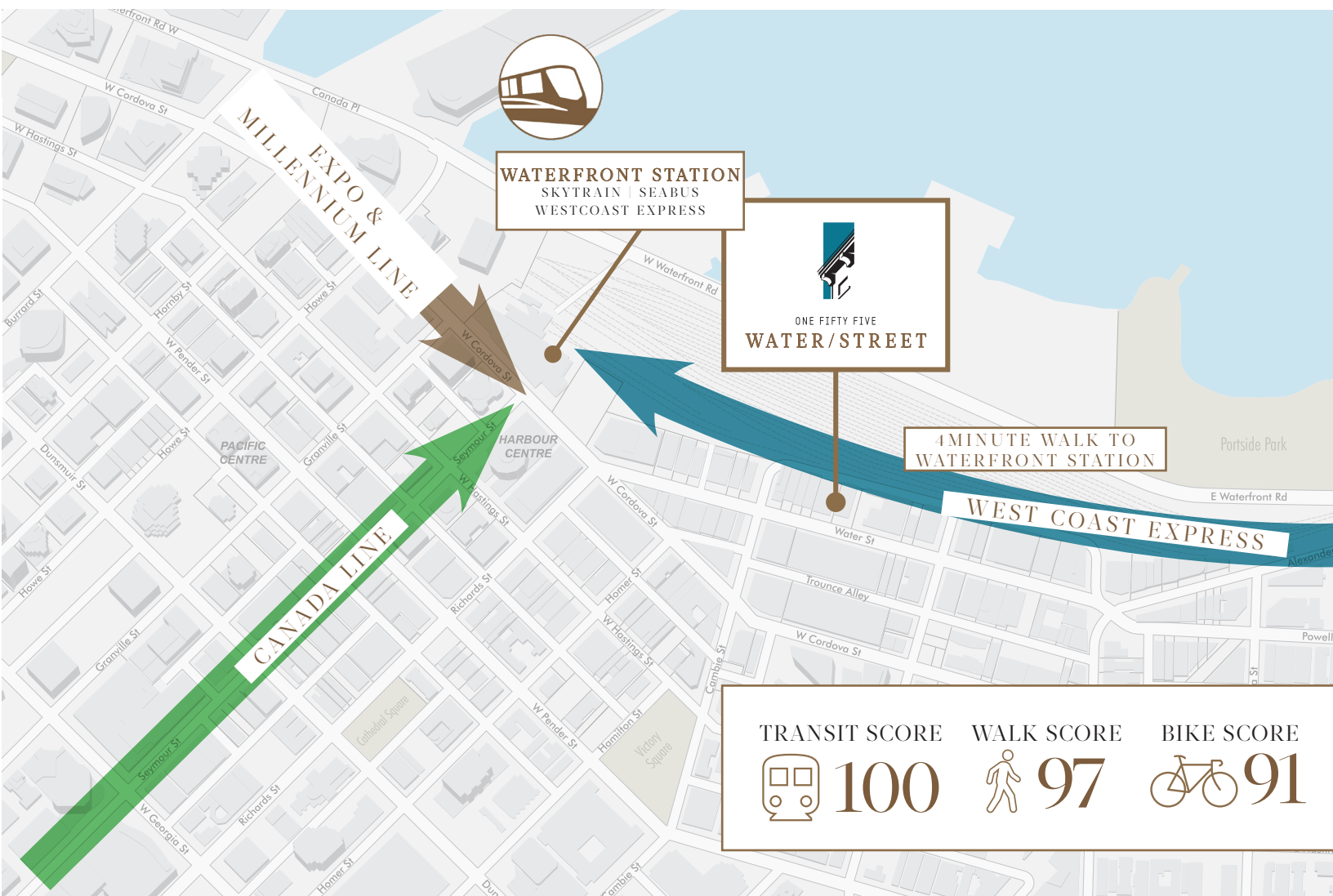
FITNESS AMENITIES/ MAP





CENTRAL LOCATION/ HIGH CONNECTIVITY

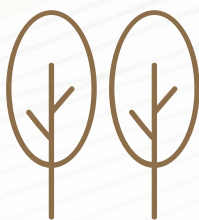
155 Water Street is located in the heart of Gastown along the primary artery of this vibrant commercial neighbourhood. The building is just three blocks from Waterfront Station, the terminus point for three rapid transit SkyTrain lines, the West Coast Express commuter train, regional bus lines, and the SeaBus ferry which runs from the North Shore every 15 minutes.



Most walkable large city in Canada



Second best biking city in Canada



10-minute drive to Stanley Park



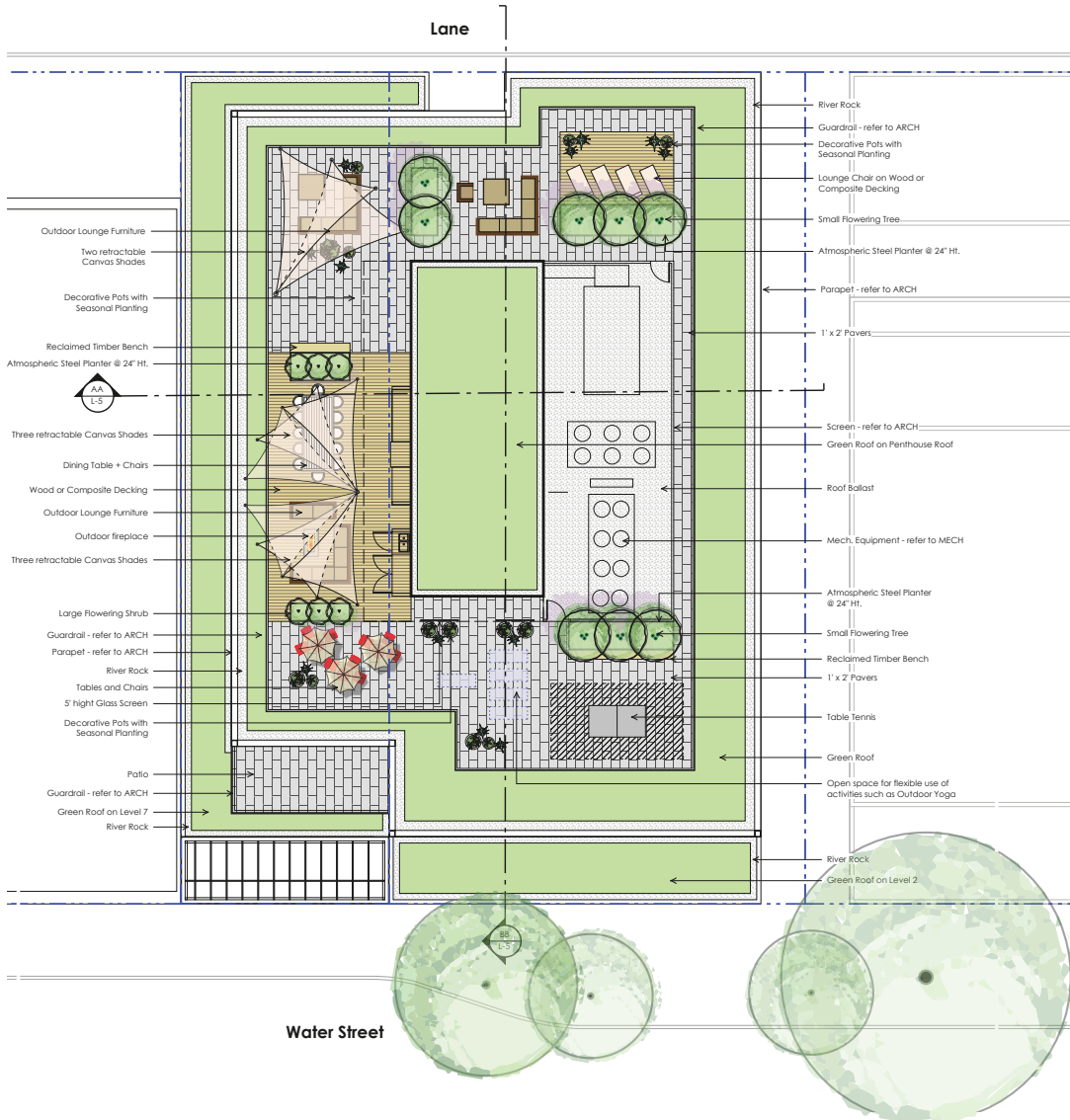
Easy access to drive east out of downtown

ROOFTOP LOUNGE/ DAZZLING VIEWS

155 Water Street capitalizes on its exceptional location with a rooftop lounge that offers stunning views of downtown Vancouver, the bustling Vancouver Harbour and the majestic North Shore mountains. This serene outdoor oasis offers a unique respite from the urban landscape below, while providing the perfect space for tenants and guests to relax, mingle, or host after-work events.

A ROOF /
WITH A VIEW

- 3,800 SF
- Contemporary outdoor lounge furniture
- Dining tables and chairs
- Decorative pots with seasonal planting
- Outdoor fireplace, with fire pit
- Ping pong table



STRENGTHEN YOUR FUTURE / IN GASTOWN

Contact the leasing team for more information:

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