$2.00 PSFPA
TENANT'S BROKER FEE

FOR LEASE

The Hudson House.

321 WATER STREET | EXCEPTIONAL GASTOWN OFFICE OPPORTUNITY

corbel
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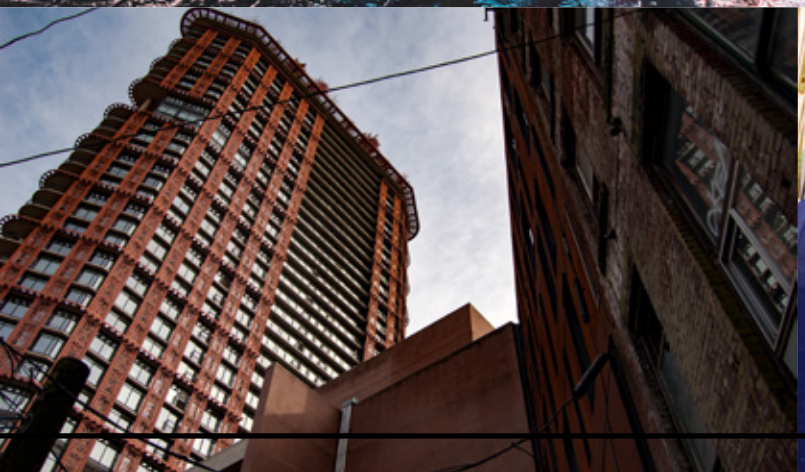
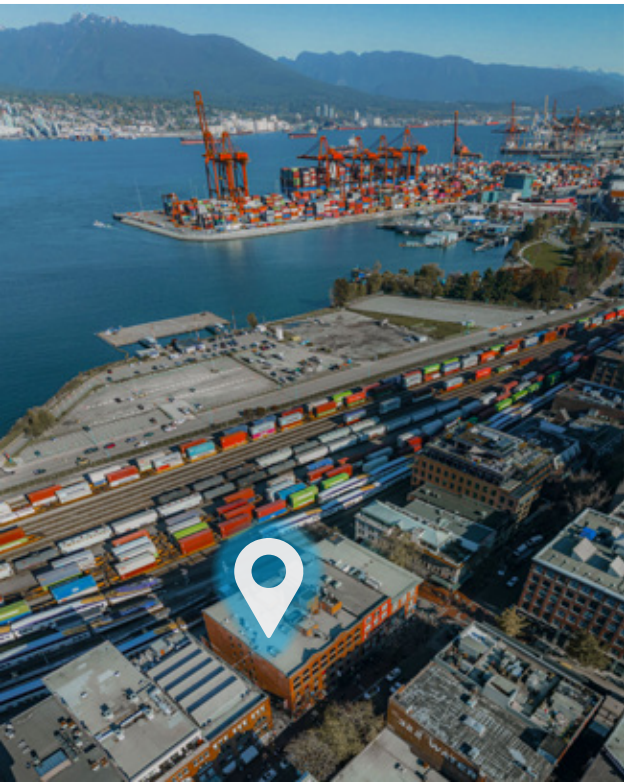
The Location

Gastown is an internationally renowned heritage zone and is 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, retail stores, and is home to numerous design studios, technology and software companies, and leading architectural firms.

The Hudson House located at 321 Water Street is steps from Maison Kitsuné, Pourhouse Restaurant, Water Street Café, among many other boutiques and notable eateries. The area is served by several transit routes such as the SeaBus terminal, Waterfront SkyTrain Station, and the West Coast Express, all just a block west, with several public parkades within a minute's walk.





The Building

The **Hudson House** situated at 321 Water Street stands as a testament to Vancouver's rich architectural history. Built in 1894 by the esteemed Hudson House Company, this remarkable structure showcases the Romanesque Revival Style, featuring exquisite round-arched windows, elegant brick facades, and intricate stone trim.

The Hudson House is one of the first adaptive character rehabilitation projects in Gastown and has been fully restored with modern building systems which enhance the character and charm of the building. The Hudson House has provided inspiring workspaces for some of Vancouver's most talented companies and for many more years to come.

Step into the newly designed and renovated office lobby, where you are greeted with modern amenities such as a new intercom and key fob access system.

Journey through the building with ease using the newly upgraded passenger elevator boasting a beautifully renovated interior.

Within The Hudson House you will discover a vibrant community of renowned establishments like Hudson House Trading Company, Al Porto Ristorante, and Trees Organic Café. Just steps away from the property, you can explore a plethora of specialized boutiques, retailers, and notable eateries including Mason Kitsune, Pourhouse Restaurant, and Water Street Café.

Exceptional and convenient location just steps from the Waterfront SkyTrain Station, SeaBus Terminal, Westcoast Express Terminal, several major transit lines and a number of secured public parkades ensuring hassle-free parking options.

Major tech companies in Gastown include Global Relay Communications, and Microsoft's new 75,000 SF corporate offices at 155 Water Street.

The Features

Exceptional character office opportunity.

Recently renovated common areas and washrooms - beautifully combining modern finishes and enhancing the building's character and charm.

Experience the creative ambiance of the exposed repointed original red brick and wooden beams, providing a truly inspiring work environment.

Unit 320 offers inspiring urban city views, overlooking vibrant Water Street, unit 340 offers breathtaking views of the North Shore Mountains and Vancouver Harbour.

Renovated kitchenette

Thoughtfully designed with large windows, allowing for an abundant flow of natural light, creating a bright and uplifting atmosphere.

Convenience of being in close proximity to several of Vancouver's most popular cafes, eateries, specialized boutiques and retailers, service providers, and public amenity spaces. Immerse yourself in the vibrant and diverse atmosphere of the surrounding area.

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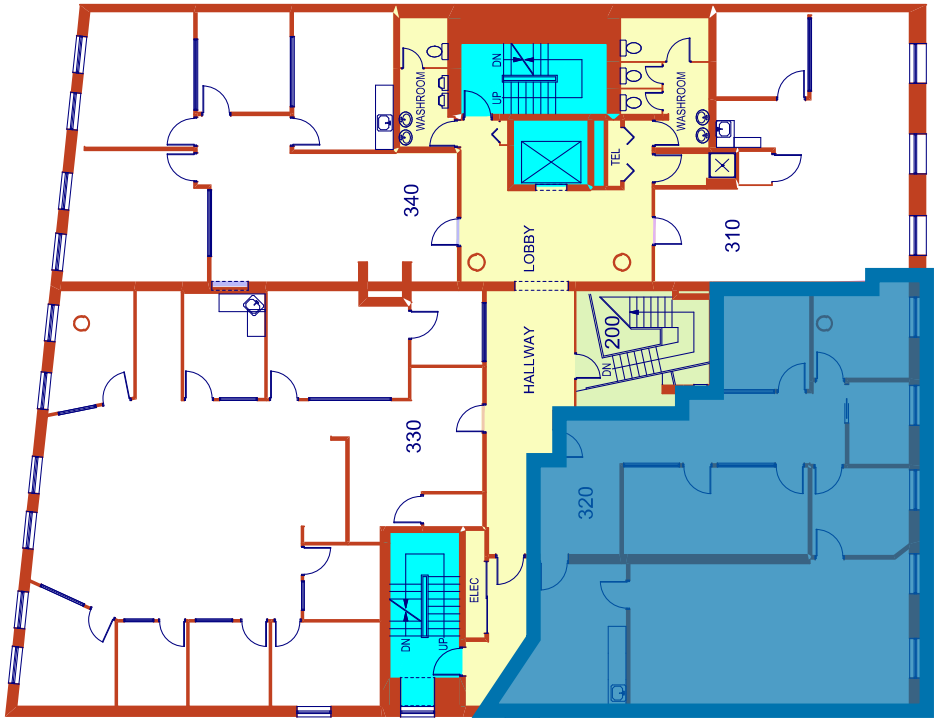
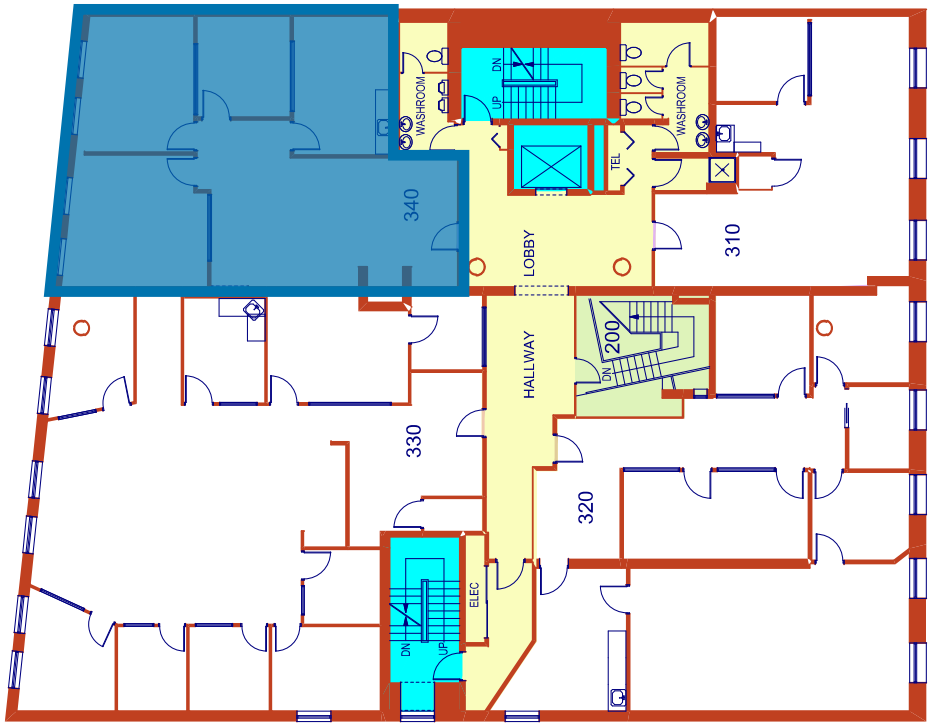
Unit 320



UNIT	SIZE[1]	BASIC RENT	ADDITIONAL RENT	AVAILABILITY
320	2,241 SF (Approx.)	Please contact agent	$16.00 (2026 est.)	Immediately

[1]All sizes are approximate and subject to verification.
*Floor plan may not be 100% accurate and is subject to verification.
**Images have been virtually staged for illustrative purposes only. Furnishings, fixtures, and finishes shown may not reflect the property's actual condition or inclusions.

Unit 340



UNIT	SIZE[1]	BASIC RENT	ADDITIONAL RENT	AVAILABILITY
340	1,554 SF (Approx.)	Please contact agent	$16.00 (2026 est.)	March 1, 2027

[1]All sizes are approximate and subject to verification.
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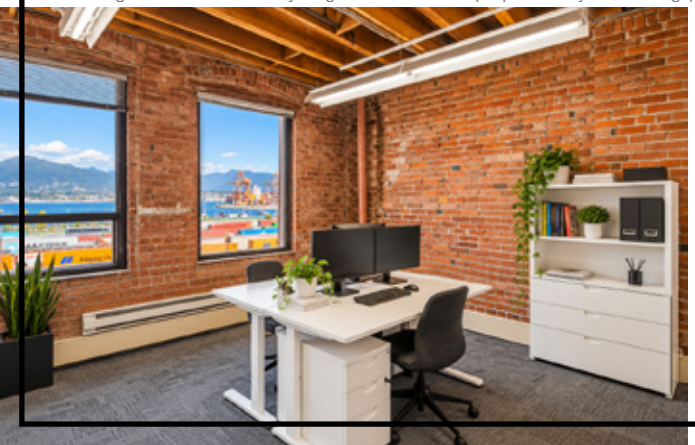
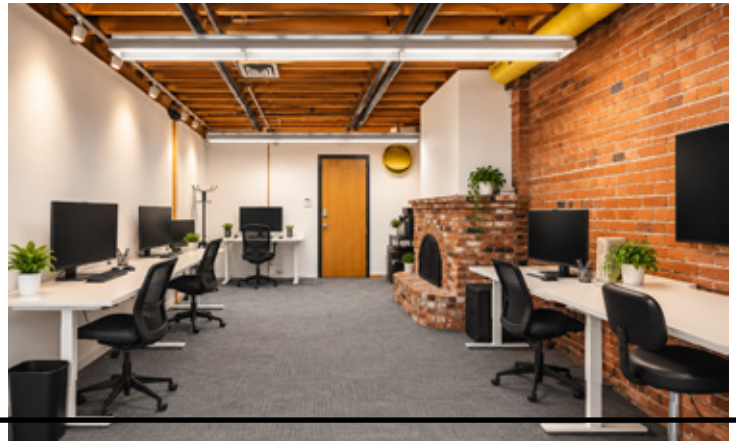




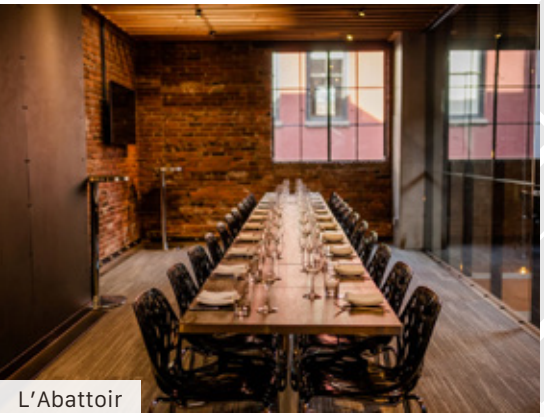
In the Heart of Historic Gastown.

Downtown Vancouver
10 minute walk

Accessible Transit
7 minute walk to Waterfront Station

Meat & Bread

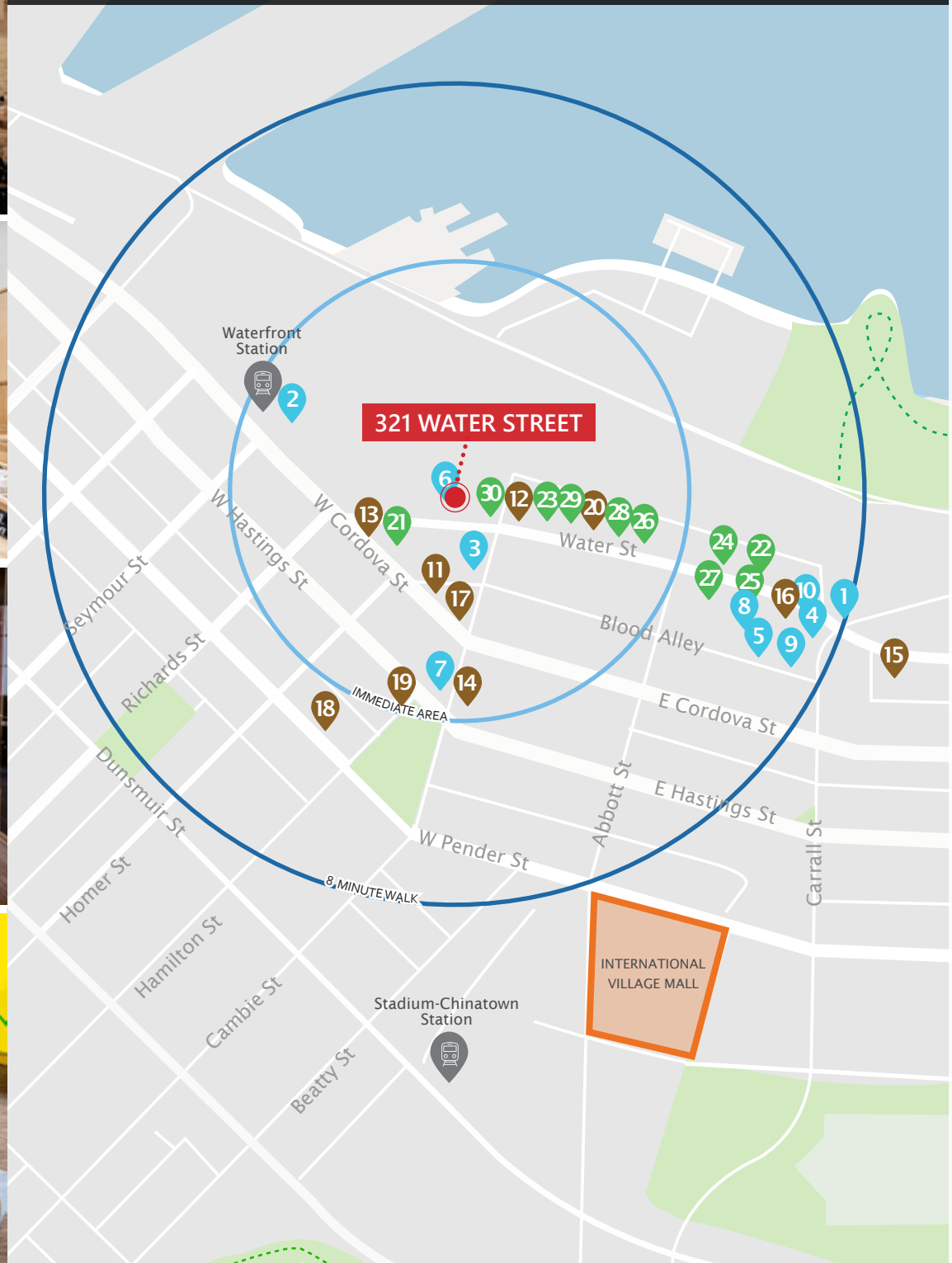
Maison Kitsuné


L'Abattoir

Lee's Donut

97 **Walker's Paradise**
Daily errands do not require a car

100 **Rider's Paradise**
World-class public transportation



around the neighbourhood.

RESTAURANTS + BARS

1. LOCAL Gastown
2. Rogue Kitchen & Wetbar
3. Water Street Café
4. Twisted Fork Bistro
5. Is That French
6. Al Porto Ristorante
7. Nuba in Gastown
8. MeeT in Gastown
9. L'Abattoir
10. Oku Izakaya Bar

COFFEE + CASUAL FARE

11. Timbertrain Coffee Roasters
12. Lee's Donuts
13. Monaco Cafe
14. Meat & Bread
15. Milano Espresso Lounge
16. Chocolats Favoris
17. Revolver
18. Saunter Coffee
19. Nemesis Coffee
20. Café Kitsuné

SHOPPING

21. One of a Few
22. DRMERS CLUB
23. Kit and Ace
24. John Fluevog Shoes
25. COS
26. Australian Boot Company
27. Inform Interiors
28. Oak + Fort
29. Maison Kitsuné
30. The Latest Scoop

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