

View Office | For Sublease

Located in the heart of Gastown

#200 - 55 Water Street, Vancouver, BC



Contact

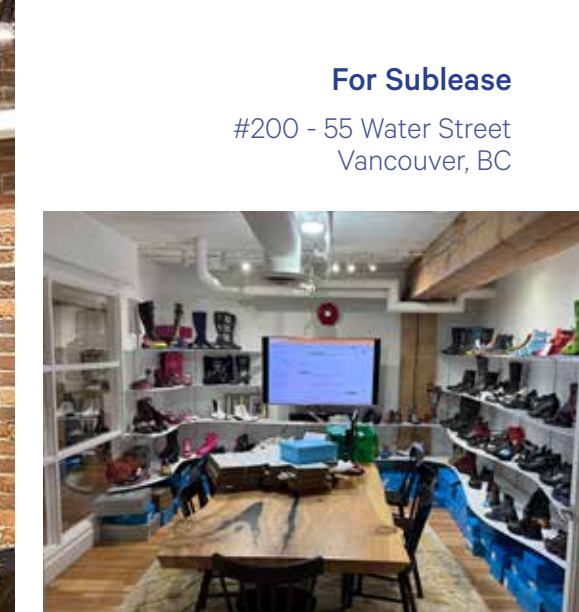
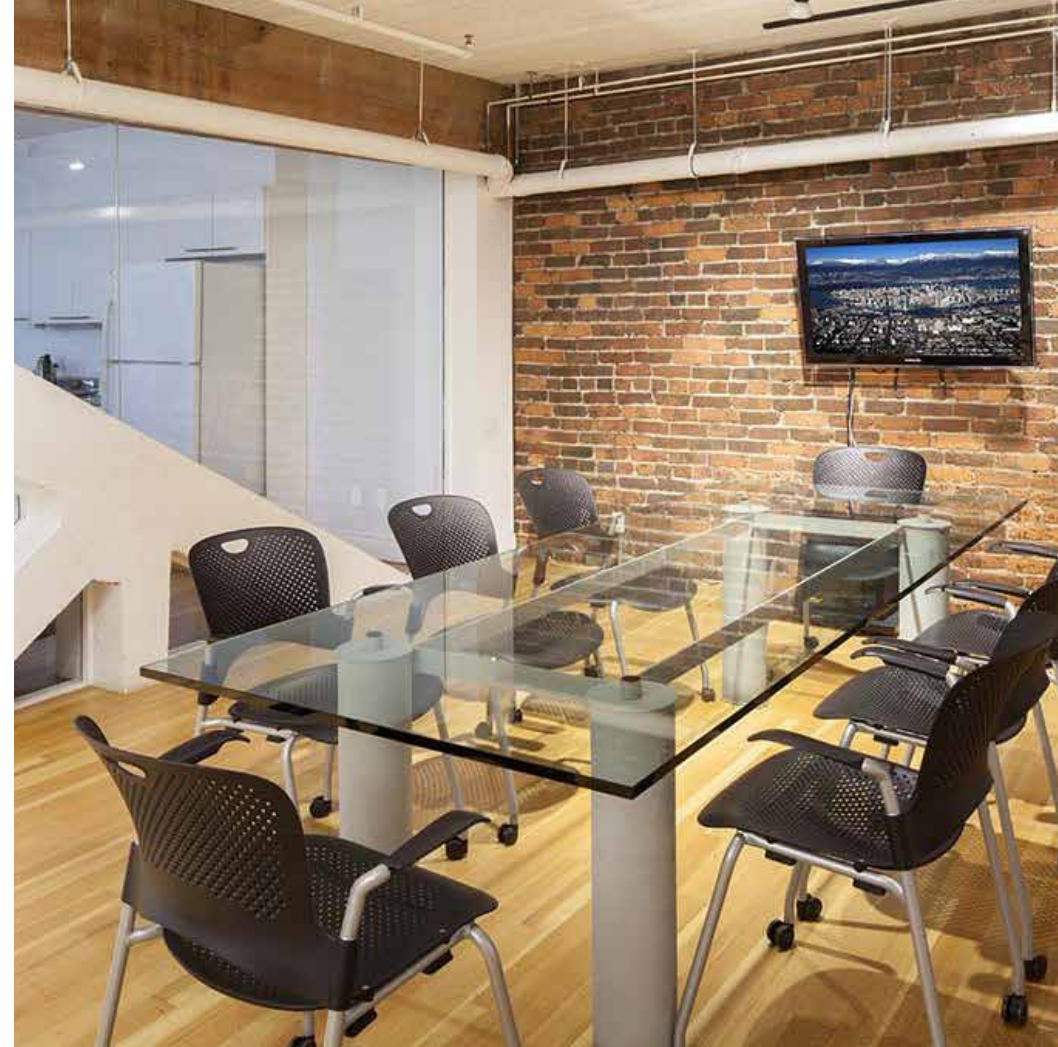
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CBRE



For Sublease

#200 - 55 Water Street
Vancouver, BC

Property Details

Available Area

Suite 200 - 2,726 rentable SF

Net Rent

Contact Listing Agents

Additional Rent

\$13.29 PSF (2025 estimate)
plus 6% Basic Rent Management Fee

Availability

30 days notice

Expiry

April 29, 2027

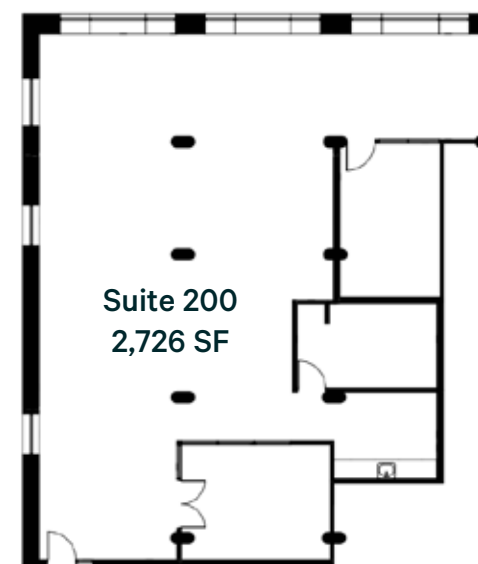
Furniture

Negotiable

Located in the heart of Gastown, one of Vancouver's most iconic and vibrant neighbourhoods, 55 Water Street offers tenants a unique blend of heritage charm and modern convenience. This fully renovated 1912 building, formerly the Malkin & Co. Grocery Warehouse is a standout example of adaptive reuse, featuring exposed brick, timber beams, and large operable windows that flood the space with natural light and offer views of historic Water Street and the North Shore mountains.

Building Amenities

- + Tenant lounge with kitchen
- + Boardroom
- + Fitness centre
- + End of trip facilities
- + Rooftop Deck with two BBQs
- + 24/7 secured access, on-site professional management and monitored CCTV
- + Secure onsite parking and storage



Not to scale

Suite Improvements



Kitchenette



Two boardrooms/
executive offices



Storage area



Unobstructed
water view



HVAC



Exposed brick
and beam



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#200 - 55 Water Street
Vancouver, BC

Located in the heart of Gastown

55 Water Street is ideally situated in the heart of Gastown, one of Vancouver's most historic and dynamic neighbourhoods. This location offers tenants the perfect blend of heritage charm, urban energy, and unmatched connectivity. Waterfront Station is just a 7-minute walk from the building, providing direct access to the SkyTrain Expo Line, Canada Line, SeaBus and West Coast Express. Over 20 bus routes serve the area, including express and night buses, making commuting seamless for employees and clients alike.



164 +
Bars/Cafes



381 +
Restaurants

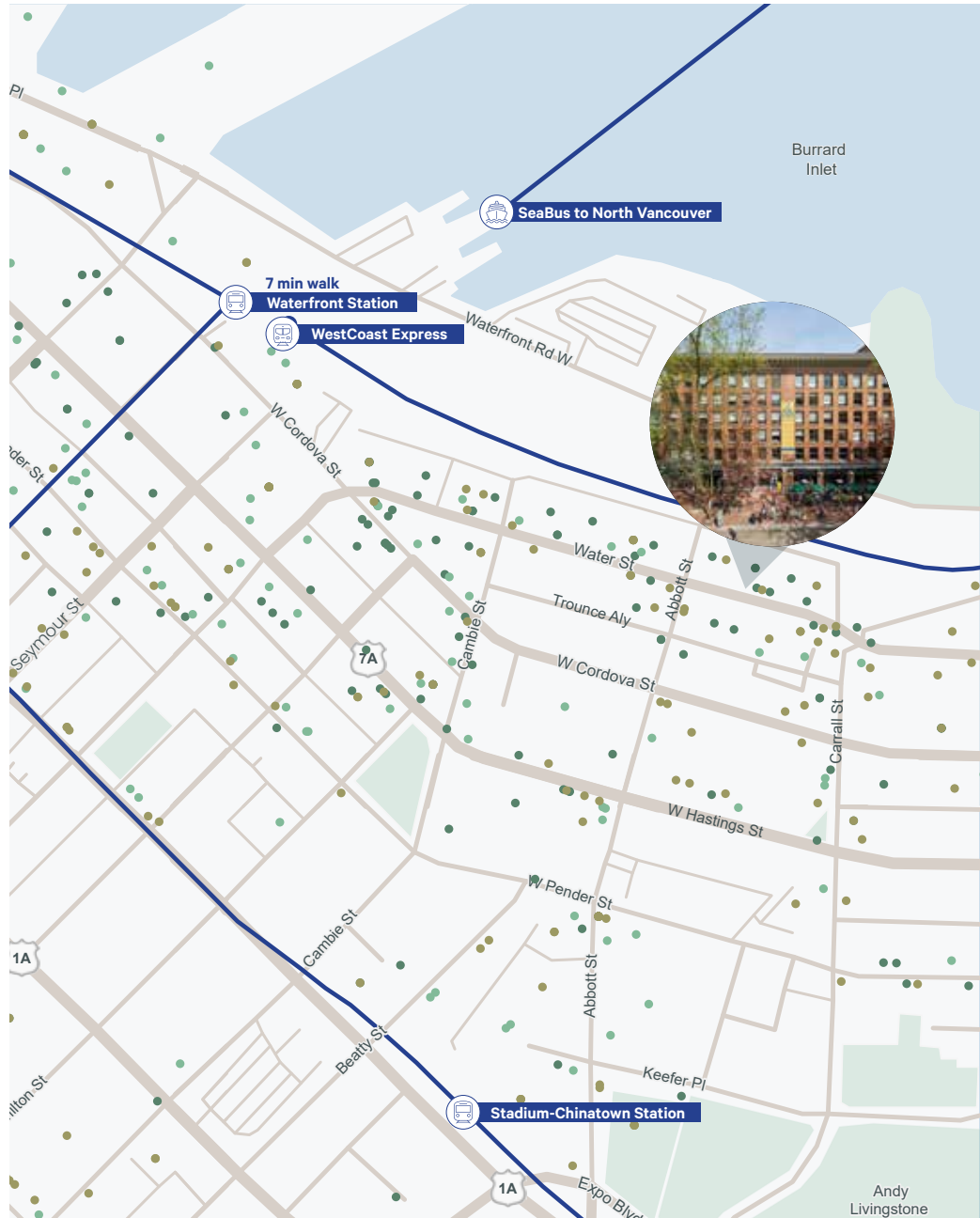


367 +
Retail Stores

 **100**
Transit Score
Rider's Transit

 **97**
Walk Score
Walker's Paradise

 **96**
Bike Score
Biker's Paradise



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