

LOW  
TIDE

CBRE

# 1 ALEXANDER

For Lease

UNITS FROM 2,619 SF TO 20,034 SF



# ONE ALEXANDER STREET

VANCOUVER, BC

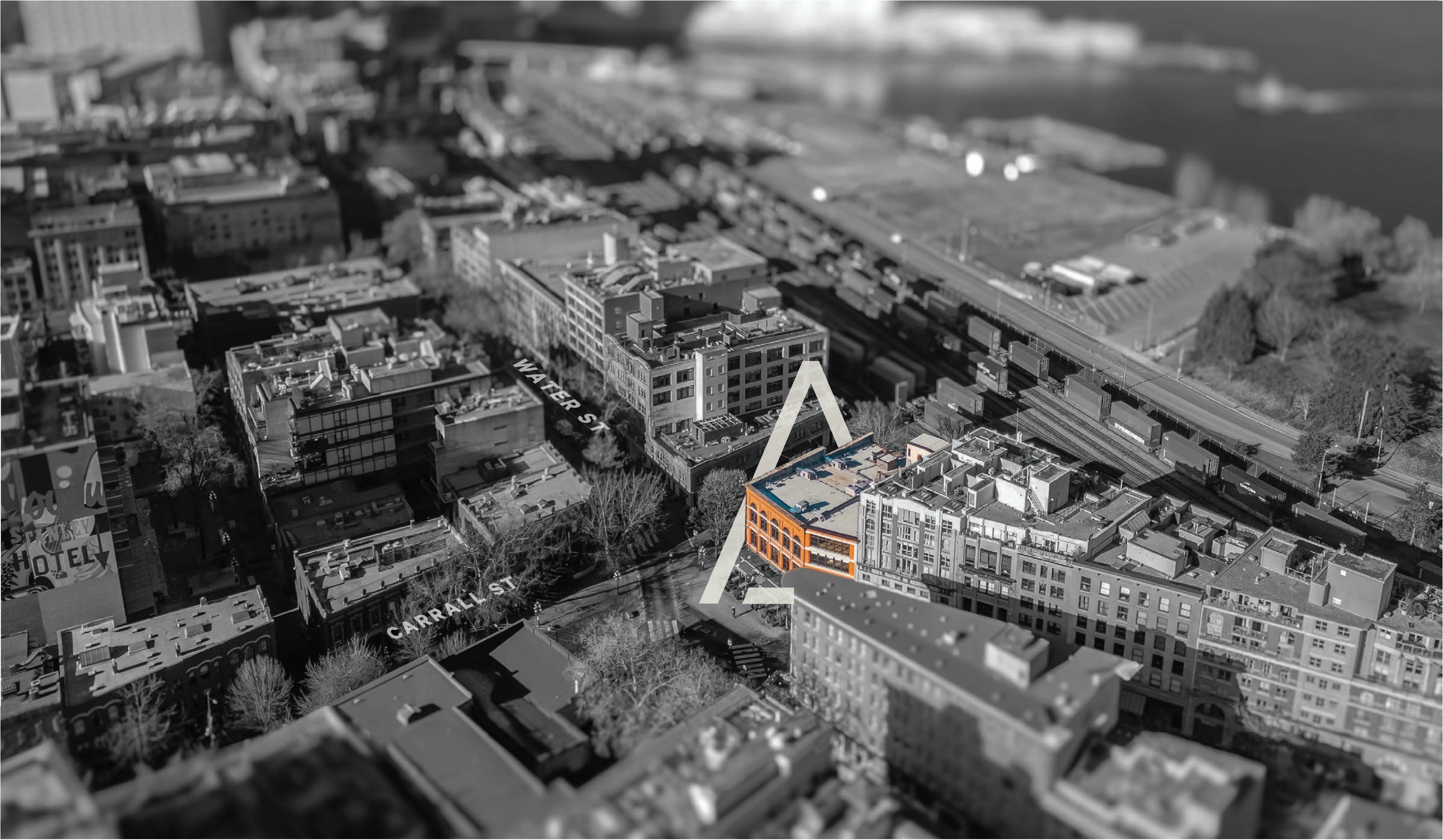
Explore a unique leasing opportunity in Vancouver's charming Gastown neighbourhood and be a part of Vancouver's history.

This brick and beam building, located at 1 Alexander Street, seamlessly blends historical charm with modern, high-tech office spaces. Inside the top floors, you'll find renovated office spaces that maintain the character of the original structure. Meanwhile, the ground and basement levels house a popular resto-bar with the largest patio in the neighborhood—guaranteed to be bustling on sunny days—as well as a live music lounge.

This combination of old-world charm and contemporary functionality fosters a vibrant and inspiring work environment. Strategically situated near Vancouver's financial district and Waterfront Station, 1 Alexander provides convenient access to the downtown core and excellent transit options.









# PURPOSEFULLY LOCATED

This historic brick and wood beam building is one of Gastown’s oldest buildings. Quite literally in the middle of it all, this building sees all the action being right where Alexander, Powell, Carrall, and Water Street converge.

100

TRANSIT  
SCORE



96

WALK  
SCORE



96

BIKE  
SCORE





164+

BAR/CAFE



381+

RESTAURANT



367+

RETAIL STORE





# BUILDING DETAILS

Available Area		<i>*Demising options available</i>
4th Floor	2,619 SF	
3rd Floor	7,979 SF +	
	Mezzanine 1,508 SF	
2nd Floor	7,928 SF	
<b>Total</b>	<b>20,034 SF</b>	

Availability
July 15, 2025

Features
+ Professionally managed by Low Tide Properties
+ Recently renovated to a new warm shell and open plan
+ Tenant inducements available
+ Unobstructed views of the North Shore mountains

Net Rent
Please contact listing agents

Additional Rent
\$18.88 PSF per Annum (2025 est. Excluding Janitorial)

# LOW TIDE

Low Tide Properties is a real estate investment, development and management company with a growing portfolio of income producing properties in Vancouver and Seattle. Our strategy is long-term, born out of a deep love for the neighbourhoods we operate in and the tenants we partner with. We believe places and properties contribute to people reaching their full potential.





# THE CONNECTION

Situated near the financial district, 1 Alexander is the prime location that boasts excellent connectivity and convenience. Just a stone's throw away from the bustling Waterfront Station.

The property's strategic location at the epicenter of the city ensures that the rest of downtown is within a comfortable walking distance. In particular, the financial district is just a short stroll away.





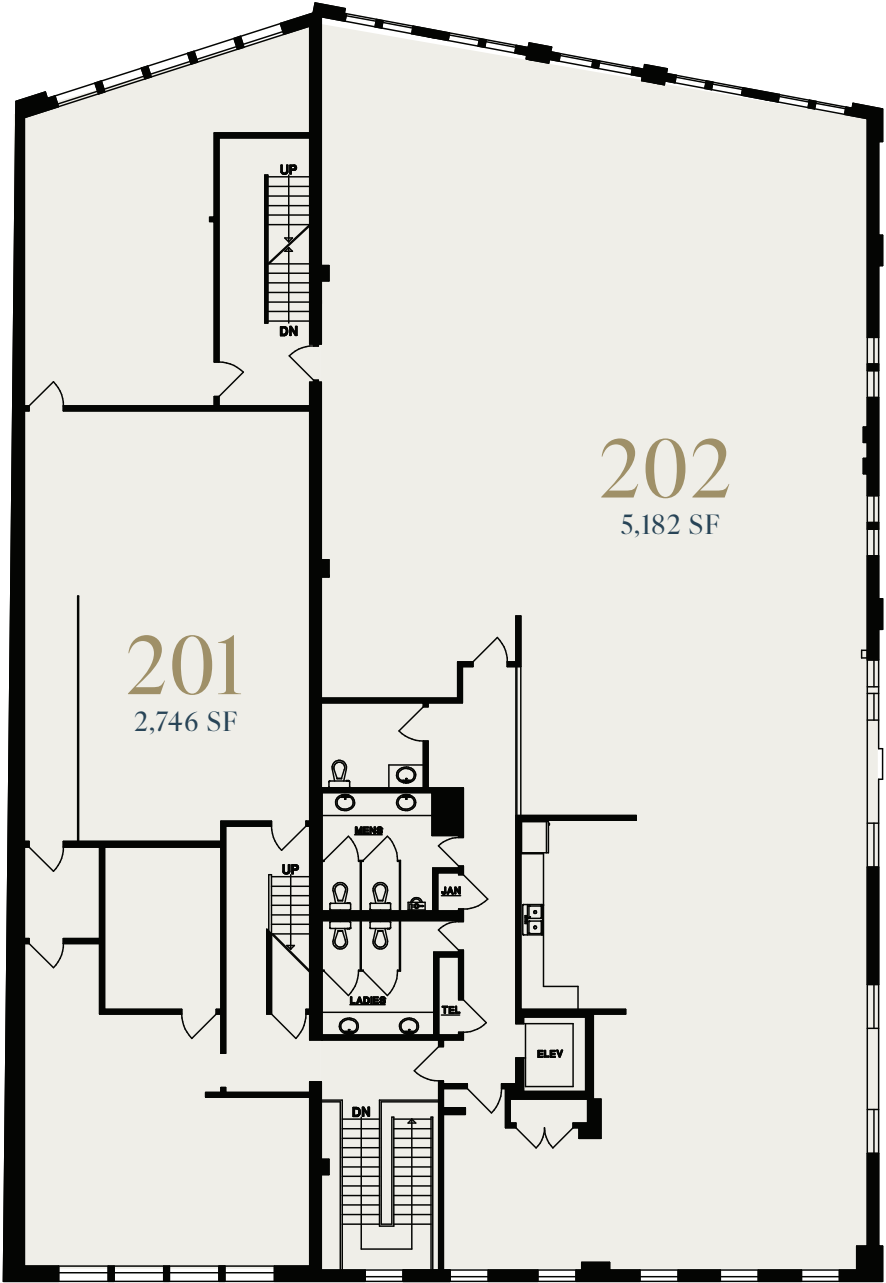


Furniture not included



# SECOND FLOOR

7,928 SF



Floor plan not to scale



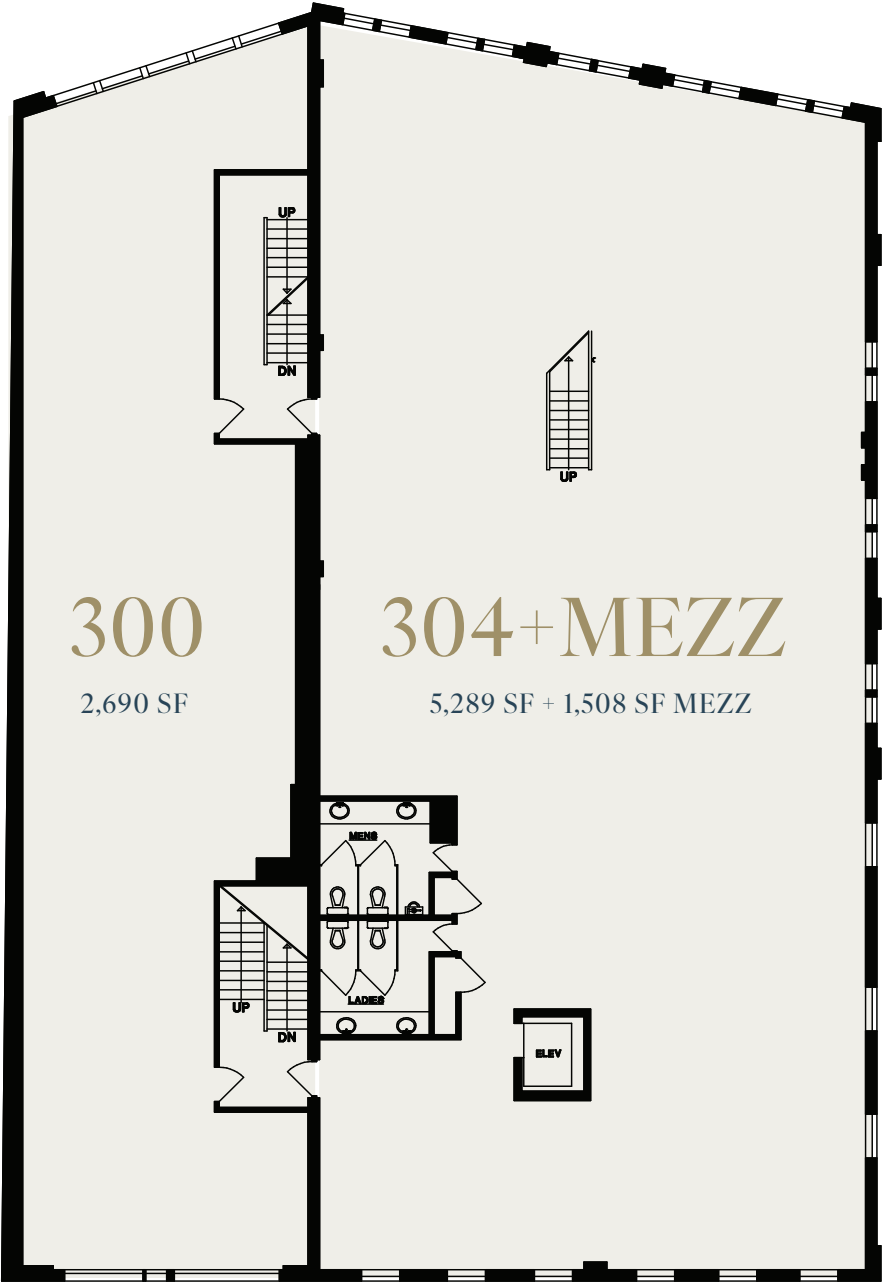


Furniture not included



THIRD FLOOR

9,487 SF



Floor plan not to scale



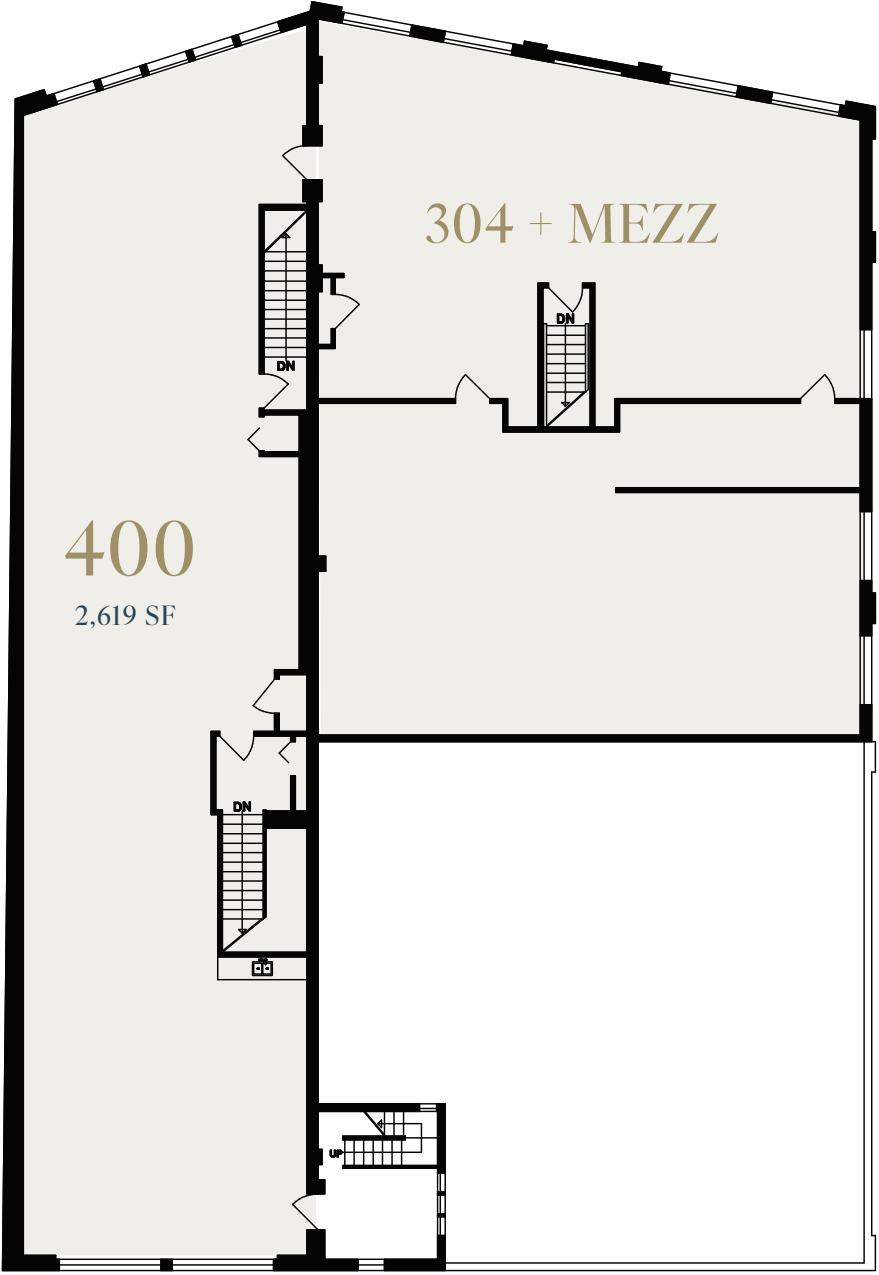


Furniture not included



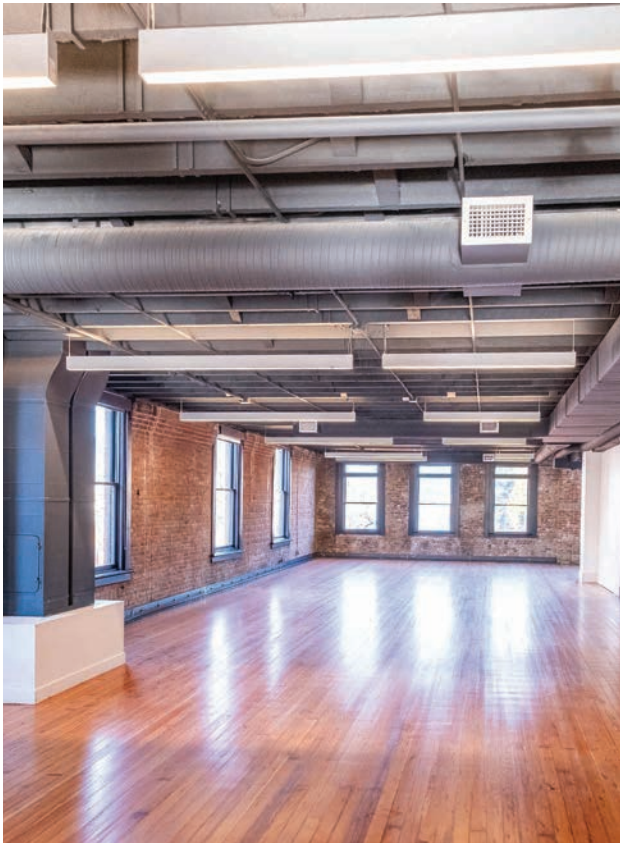
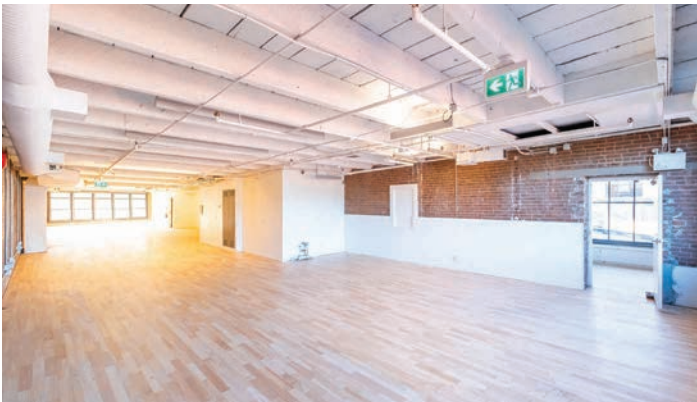
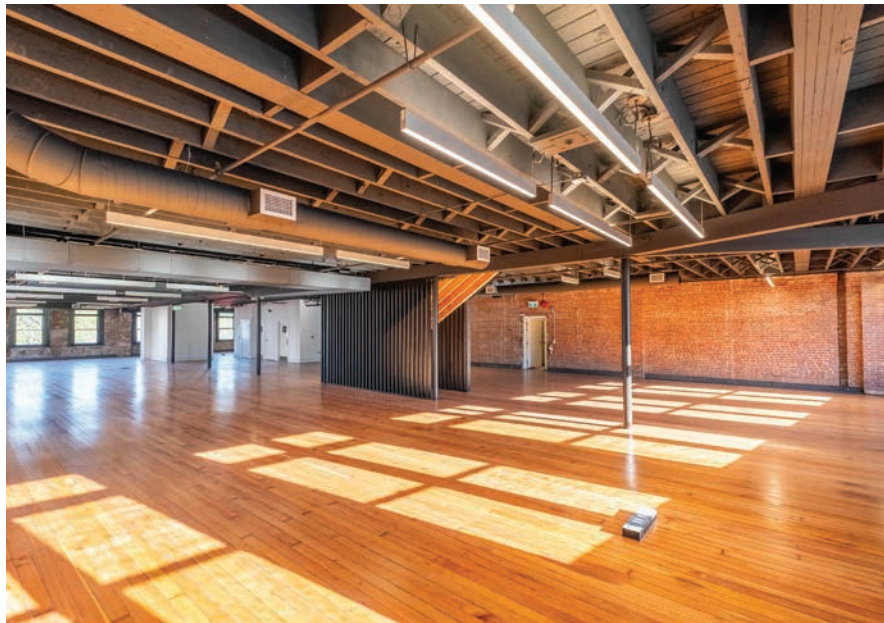
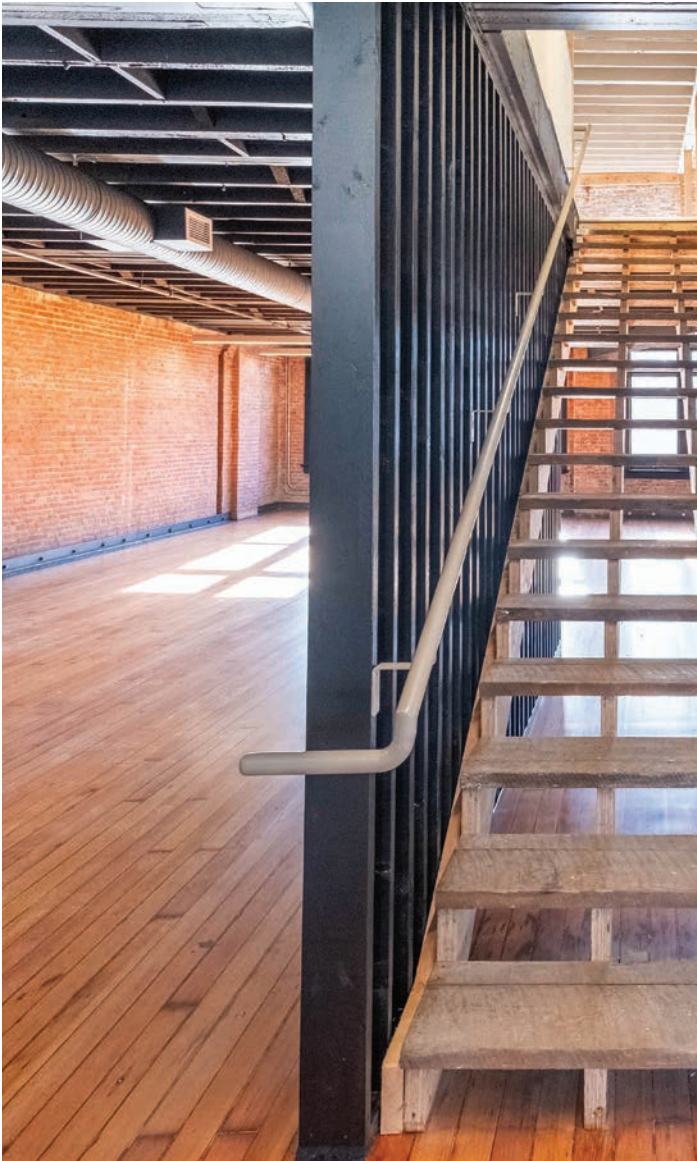
FOURTH FLOOR + MEZZ

2,619 SF



Floor plan not to scale







# 1 ALEXANDER

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