

FOR LEASE

FOR LEASE | 329 RAILWAY

329

 PARADIGM GROUP
Commercial Real Estate Services

329 RAILWAY STREET. VANCOUVER, BC.



PROPERTY DETAILS

Available	Immediately
Asking Base Rent	Contact Agent
Zoning	I-4

BUILDING DESCRIPTION

In Railtown's creative centre, 329 Railway Street blends restored brick-and-beam architecture with upgraded building systems and refreshed common areas.

Tenants enjoy nearby amenities including Railtown Café, Belgard Kitchen, and Ask for Luigi, along with convenient access to the Downtown Core and Gastown. The result is a workspace that supports innovation while remaining rooted in the district's character.



VERY BIKEABLE



WALKER'S PARADISE

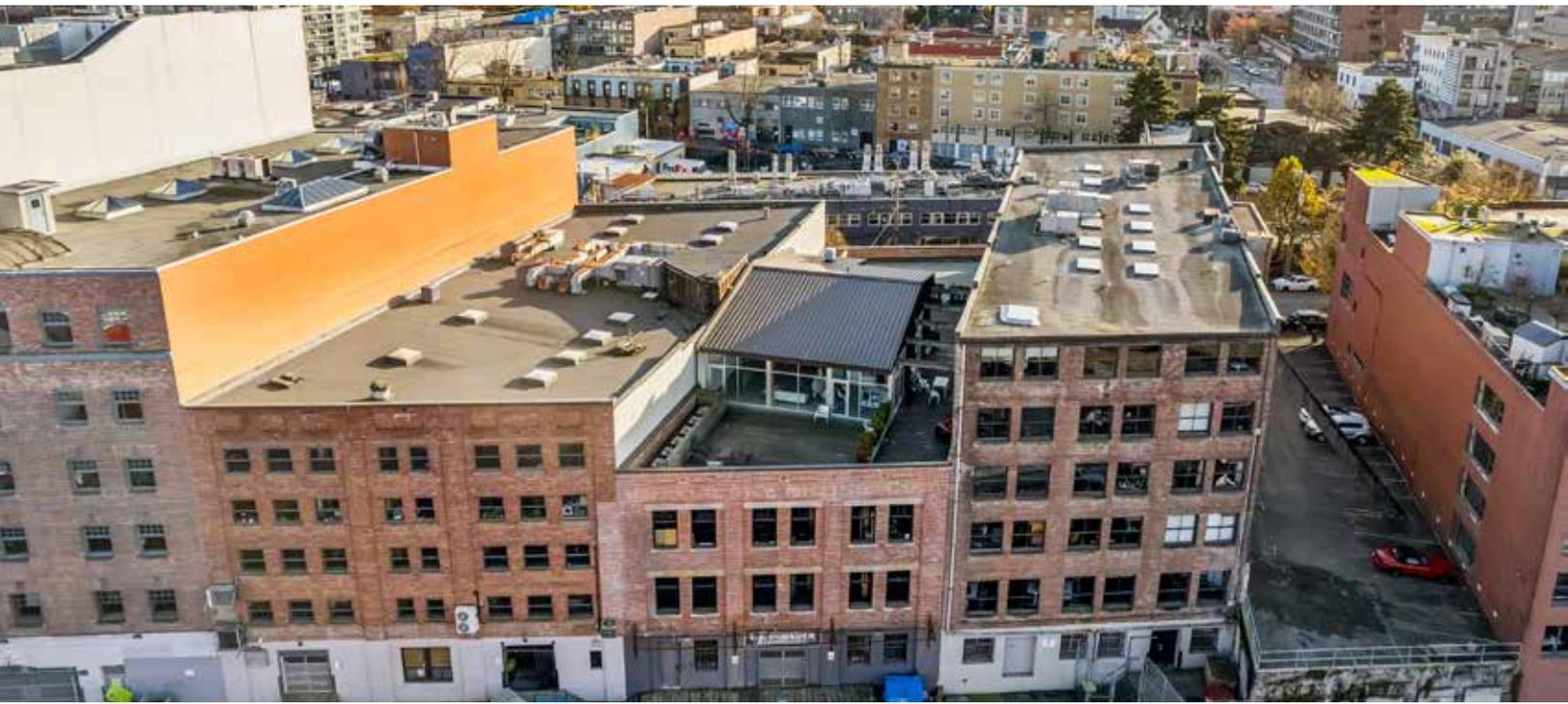


RIDER'S PARADISE

RAILTOWN'S URBAN EDGE

Railtown connects cutting-edge design culture with a distinct industrial-chic vibe. Home to Bocci's sculptural lighting studio, Aritzia's global headquarters, and a cluster of high-end creative, tech, and fashion offices, the neighbourhood buzzes with innovation. Trendy cafés, restaurants, artisanal makers, and boutique studios energize the streets, making Railtown one of Vancouver's most vibrant and design-forward districts.





CURRENT AVAILABILITIES

325
Railway Street 1,947 SF

Unit 404 2,118 SF



UNIT 404

Available	Immediately
Size	2,118 SF
Zoning	I-4
Add. Rent	\$13.52 PSF (2026)
Features	<ul style="list-style-type: none"> • Pet Friendly • Fibre Ready • Freight Elevator with Loading from the Lane

SUITE HIGHLIGHTS



Open Concept with Dedicated Flex Areas



South Facing with Operable Windows



Air Conditioning



Kitchen

This space offers a bright and functional office space in the heart of Railtown. Located in a well-maintained character building, this space is ideal for businesses looking for a flexible layout in one of Vancouver's most established creative neighbourhoods.

The unit features a mix of open-plan workspace and enclosed areas, with original architectural details and modern upgrades throughout.



325 RAILWAY

Available	Immediately
Size	1,947 SF
Zoning	I-4
Add. Rent	\$13.45 PSF (2026)

- Features**
- Pet Friendly
 - Fibre Ready
 - Freight Elevator with Loading from the Lane

SUITE HIGHLIGHTS



Ground Level with Showroom Potential



Exposed Brick & Polished Concrete Floors



Air Conditioning



Conference Room



Security Shutters



Server Room & Storage Space

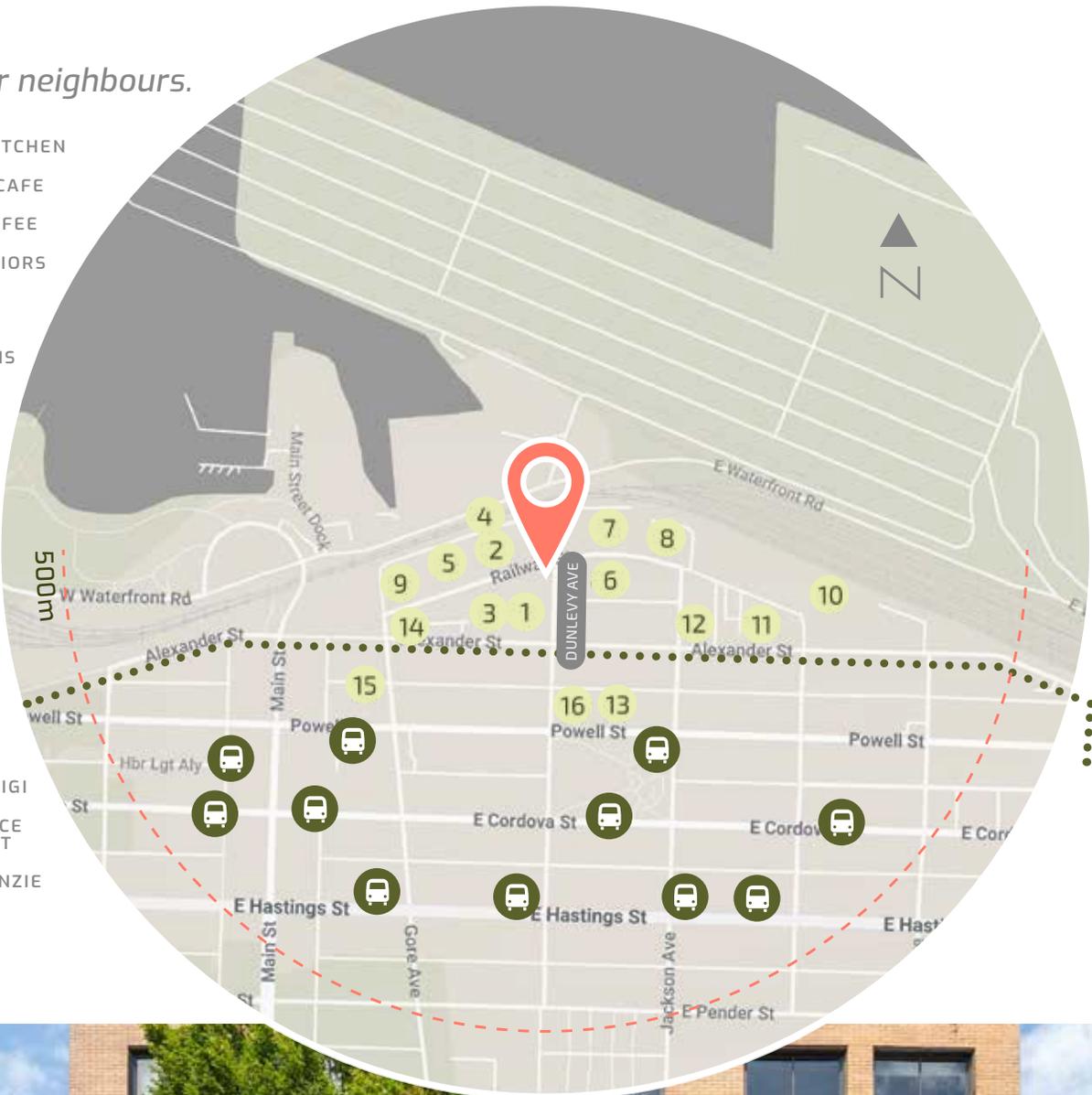
One of the best ground-floor spaces with dedicated and distinct street-front access in trendy Railtown. This space blends classic brick-and-beam character with a modern, efficient layout that highlights its architectural features.

Perfect for Showroom! Café or light/ancillary retail uses may be possible.



Meet your neighbours.

1. BELGARD KITCHEN
2. RAILTOWN CAFE
3. PALLET COFFEE
4. KALU INTERIORS
5. HAVEN
6. SPAWTS IMPRESSIONS
7. PARK + FIFTH
8. BOCCI
9. NATIVE FOOTWEAR
10. ARITZIA HEAD OFFICE
11. DIALOG DESIGN
12. PEAK APPAREL
13. PAYLESS MEATS
14. ASK FOR LUIGI
15. ST LAWRENCE RESTAURANT
16. THE MACKENZIE ROOM



For more information, please contact

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