



**MODERN OFFICE SPACE DELIVERED READY FOR TENANT
CUSTOMIZATION IN THE HEART OF DOWNTOWN ST. JOHN'S.**

331 WATER STREET

+/- 15,000 SF | 2ND FLOOR



**CUSHMAN &
WAKEFIELD**
Atlantic

FOR LEASE

331 WATER STREET

+/- 15,000 SF | 2ND FLOOR

A New Standard for Downtown Office Space

331 Water Street offers a rare opportunity to lease approximately +/-15,000 sf within Downtown St. John's newest purpose-built office buildings. Completed in 2022, the property combines contemporary architecture, premium finishes, and efficient office space in a location that places businesses at the centre of the city's financial and commercial core.

The available floor-plate provides flexibility to accommodate a variety of office configurations, allowing tenants to create an environment that supports their business today while adapting to future growth. Anchored by BMO and complemented by premium common areas, on-site security, and immediate access to downtown amenities, 331 Water Street delivers a professional setting designed for today's workplace..



Downtown Business District

Located in the heart of downtown St. John's, placing employees and clients within walking distance of restaurants, hotels, professional services, and everyday amenities.



Contemporary Office Building

Completed in 2022, offering a modern workplace environment with quality common areas and a professional arrival experience



Flexible Workplace Opportunity

Approximately 15,000 SF of contiguous office space suited to a variety of workplace layouts and organizational requirements.



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ST. JOHN'S OFFICE

351 Water Street, Suite 103A
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Property Highlights

Contemporary Workplace

Downtown St. John's newest office development, providing a professional setting for modern businesses.

Flexible Planning Potential

The available floorplate can accommodate a variety of workplace strategies, supporting both current operations and future growth.

Established Corporate Address

Position your business alongside respected professional tenants within a prominent downtown commercial building.

Connected Urban Location

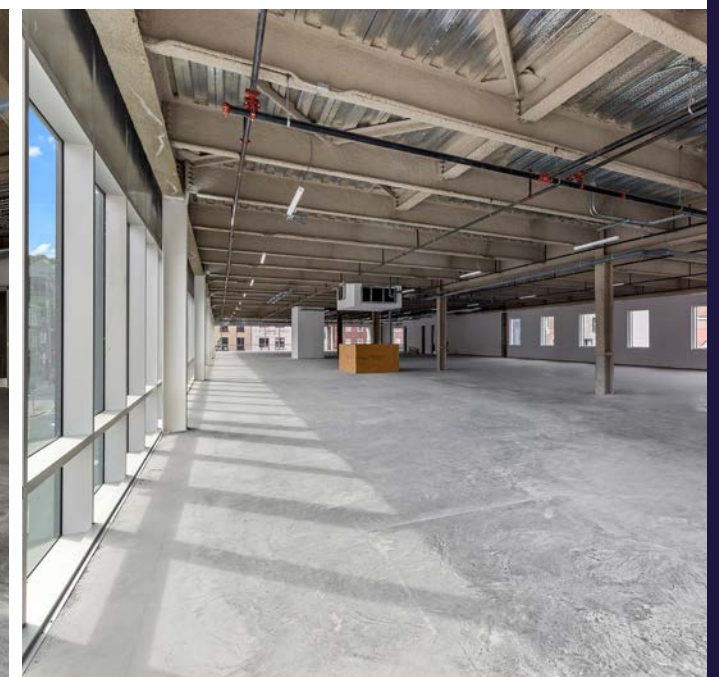
An address that keeps employees close to restaurants, cafés, hotels, financial services, and the waterfront.

Building Signage Opportunity

Prominent building signage offers businesses the opportunity to establish a strong downtown presence alongside recognized corporate and professional tenants.

Building Features

- *Approximately 15,000 sf* of contiguous office space
- *Efficient floor-plate* offering flexibility for a variety of office layouts
- *Modern building systems* within a recently completed commercial development
- *Premium lobby and common areas* with contemporary finishes
- *Secure building access* and professionally managed common spaces
- *Prominent Water Street location* in Downtown St. John's

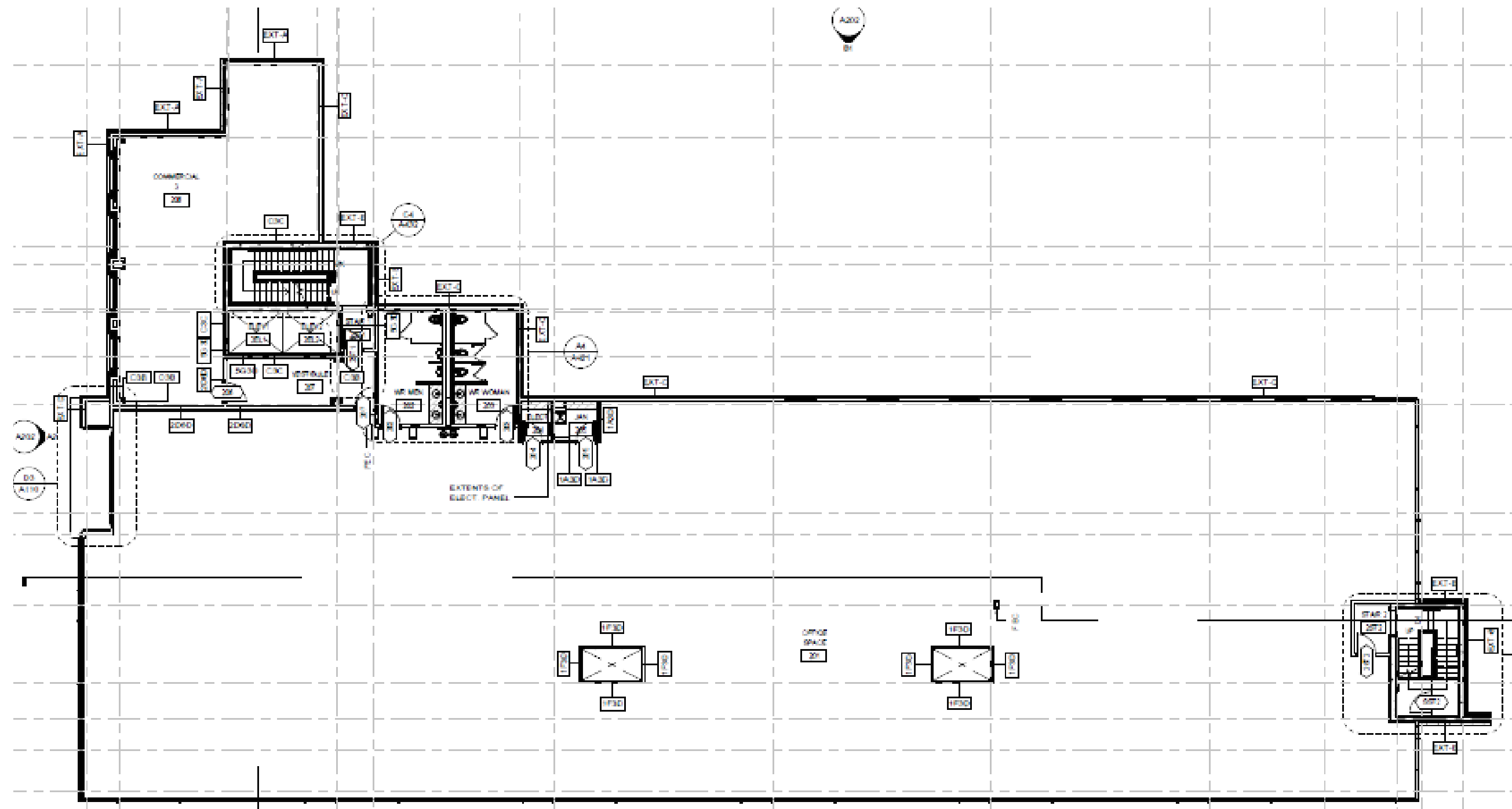


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FLOOR PLAN



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LOCATION MAP



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