

FOR SUBLEASE

# 214 ABBOTT STREET

PRIME GASTOWN RETAIL OPPORTUNITY







## LOCATION

Gastown is an internationally-renowned heritage zone, 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 and retail stores. Gastown has also become home to numerous design studios, technological and software companies, and leading architectural firms. Popular venues in the area include L'Abattoir, Twisted Fork Bistro, and LOCAL Gastown. The location is served by several transit routes and is in close proximity to the SeaBus terminal, Waterfront SkyTrain Station, the West Coast Express and several public parkades.

## FEATURES



Exceptional retail unit located in the heart of historic Gastown, adjacent to the Lamplighter Pub



Beautifully restored heritage building with a character store front



Large retail storefront providing excellent visibility to passersby



Excellent ceiling heights throughout



Previously improved for a barbershop/salon use complete with a handwashing station and in-suite plumbing

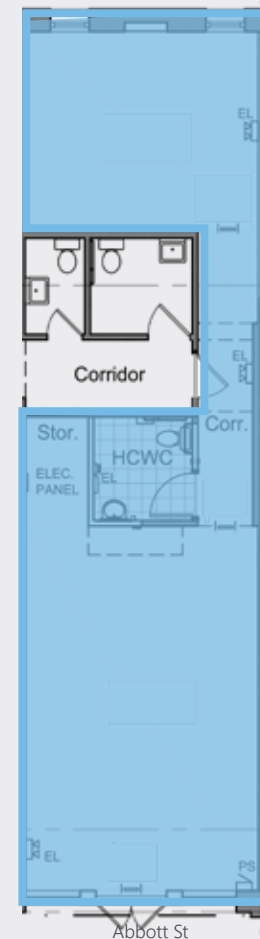


Private washroom (handicap accessible)



Located in a high foot and vehicle traffic area, surrounded by numerous boutique retailers, popular cafés, and lounges

## FLOOR PLAN\*



## SALIENT FACTS

SIZE (Approx.): <sup>1</sup>	BASIC RENT:	ADDITIONAL RENT:	GROSS RENT: <sup>2</sup>	AVAILABILITY:
924 SF	\$50.00 NNN PSFPA	\$22.51 (2024 est.)	\$5,583.27/month + GST	Immediately

<sup>1</sup>All sizes are approximate and subject to verification.

<sup>2</sup>Gross rents currently equate to this amount plus GST. Lease to be fully triple net.

\*Floor plan may not be 100% accurate and is subject to verification. Handicap accessible washroom is to be installed.



## WALK SCORE

### Walker's Paradise

Daily errands do not require a car



## TRANSIT SCORE

### Rider's Paradise

World-class public transportation



## DINING + COCKTAILS

1. LOCAL Gastown
2. The Lamplighter Public House
3. GRETA Bar YVR
4. Is That French
5. Röosh
6. The Old Spaghetti Factory
7. Zoomak Korean Tavern
8. Kozak Ukrainian Restaurant
9. L'Abattoir
10. Robba da Matti

## COFFEE + CASUAL FARE

11. Soft Peaks Ice Cream
12. Milano Espresso Lounge
13. Revolver
14. East Van Roasters
15. MeeT in Gastown
16. Purebread
17. Café Kitsuné
18. Lee's Donuts
19. Prado Cafe
20. Nelson the Seagull

## SHOPPING

21. OAK + FORT
22. Le Labo
23. Kit and Ace
24. John Fluevog Shoes
25. COS
26. Maison Kitsuné
27. Vinyl records
28. Informs Interior
29. NEIGHBOUR
30. RODEN GRAY



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