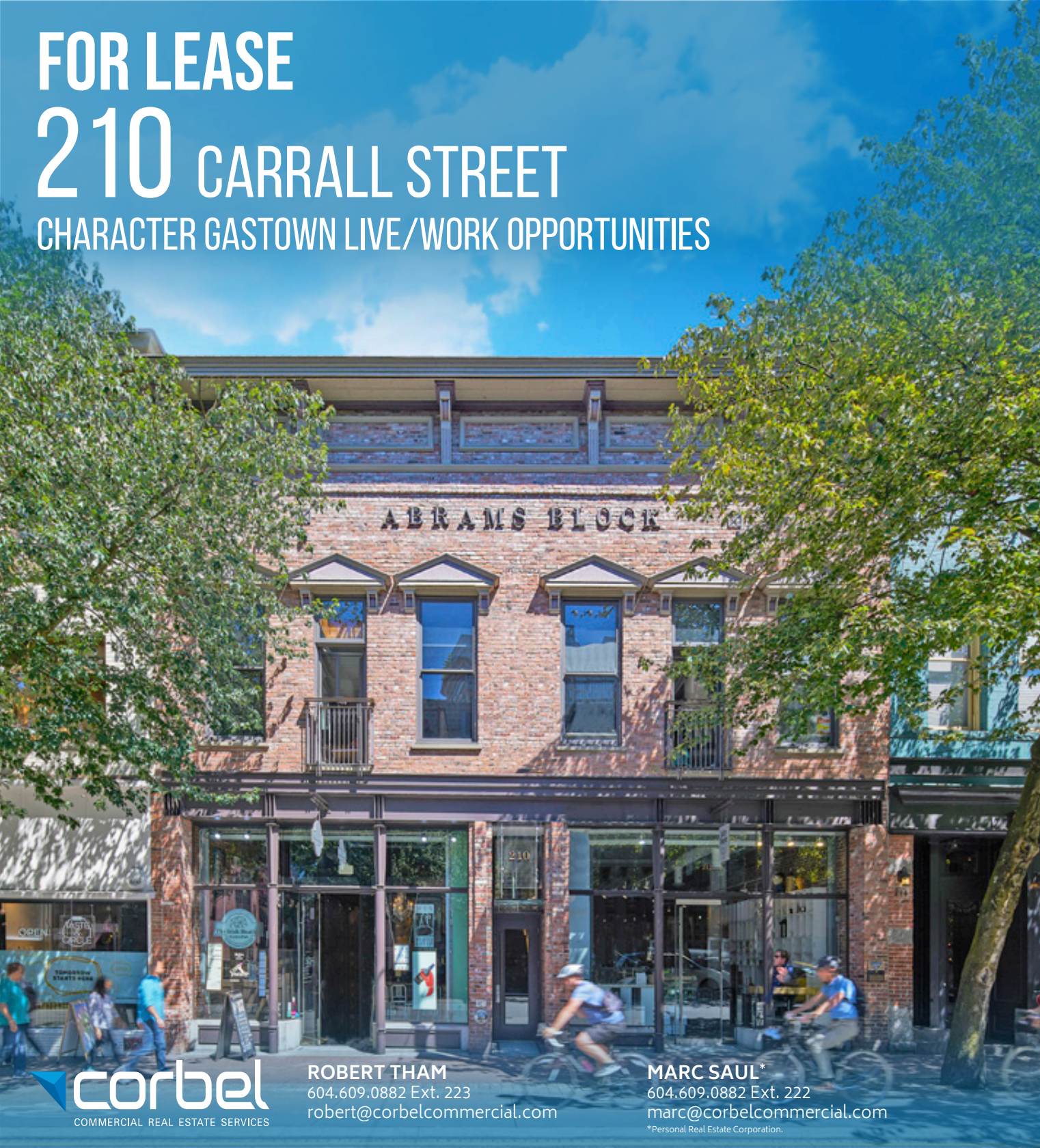


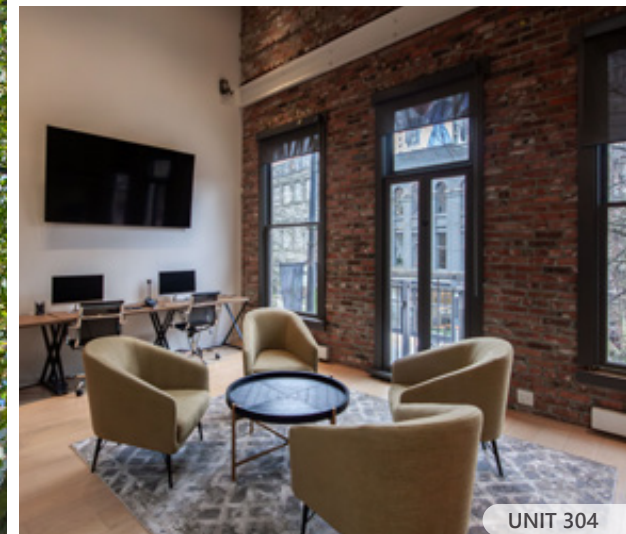
# FOR LEASE

# 210 CARRALL STREET

## CHARACTER GASTOWN LIVE/WORK OPPORTUNITIES



UNIT 304



UNIT 304



UNIT 302



# THE LOCATION

The Abrams Block | 210 Carrall Street is located in historic Gastown, 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. ½ Block to the east of the newly developed Blood Alley Development by Westbank, which features 142 units, atop retail, restaurant and lounge spaces at grade, a public plaza, and Vancouver's newest live music performance venue.

The Abrams Block neighbours some of Vancouver's Michelin-recommended restaurants including L'Abattoir and PIDGIN, among other popular eateries including Tacofino, Di Beppe and Donnellan's Irish Pub, & is served by several transit routes including the SeaBus terminal, Waterfront SkyTrain Station, the West Coast Express, and is just blocks from several public parkades.





# THE FEATURES



Stunning newly renovated character live/work commercial units complete with high end fixtures located in the heart of historic Gastown.



Bright units featuring exceptional ceiling heights and large operable windows.



State-of-the-art design by Merrick Architecture with high quality finishes throughout.

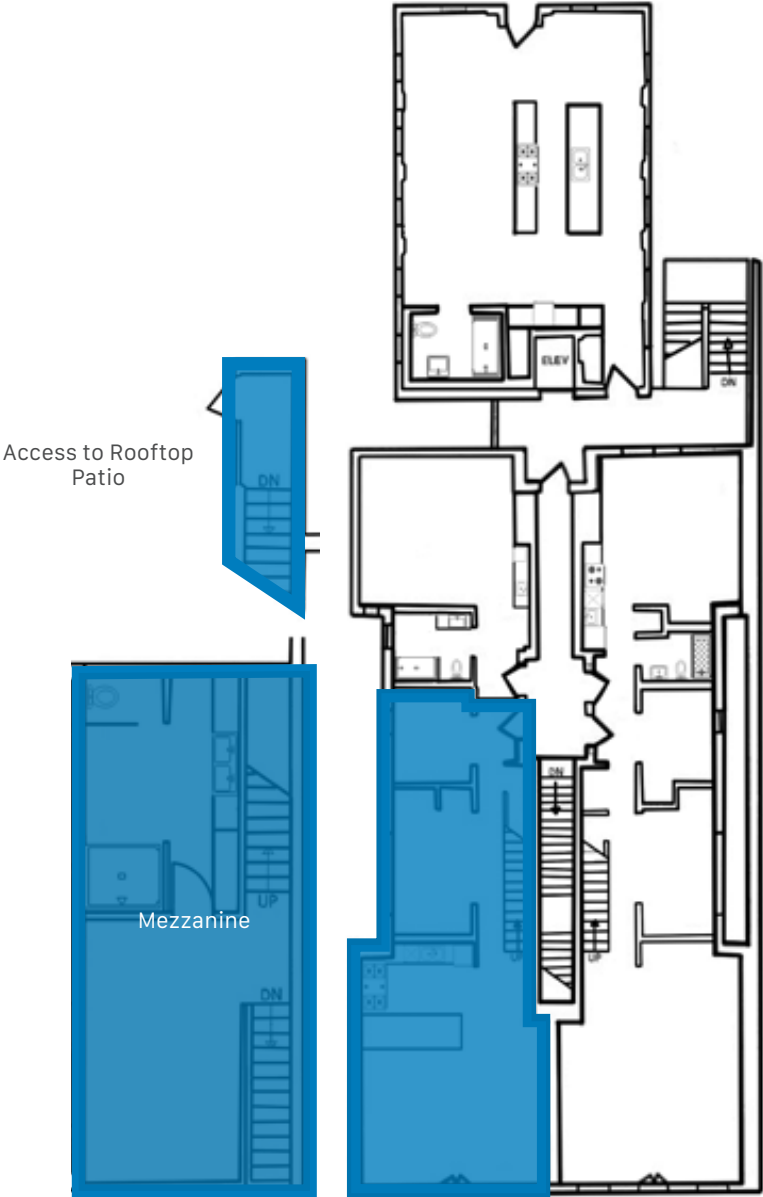


Located in a high foot traffic area, surrounded by numerous boutique retailers, popular cafés, and lounges.



Excellent transit access, just steps away from Waterfront SkyTrain Station and numerous transit lines.



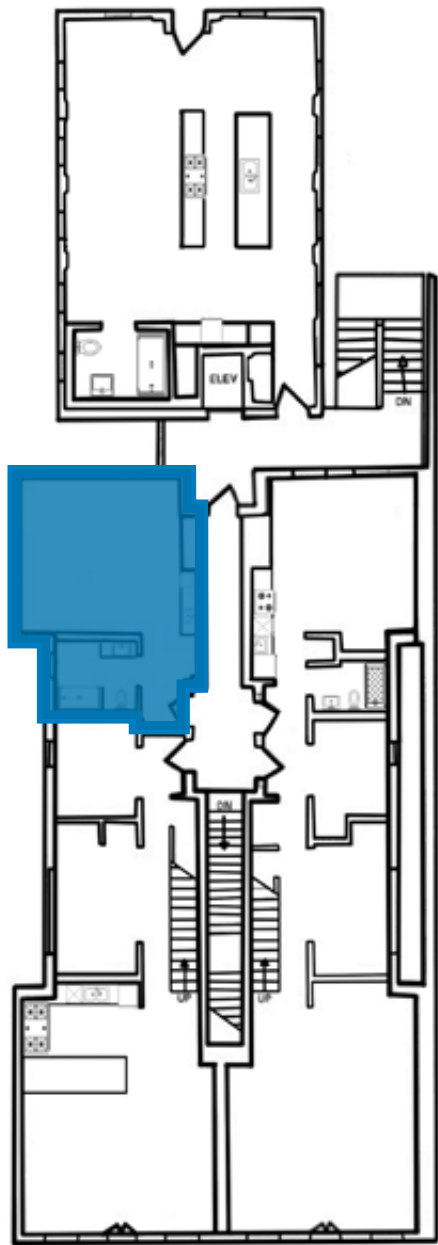


- FULL KITCHENETTE
- CONFERENCE ROOM
- SEMI-PRIVATE ROOFTOP PATIO
- 2 MODERN WASHROOMS WITH 2 SHOWERS AND 1 TUB

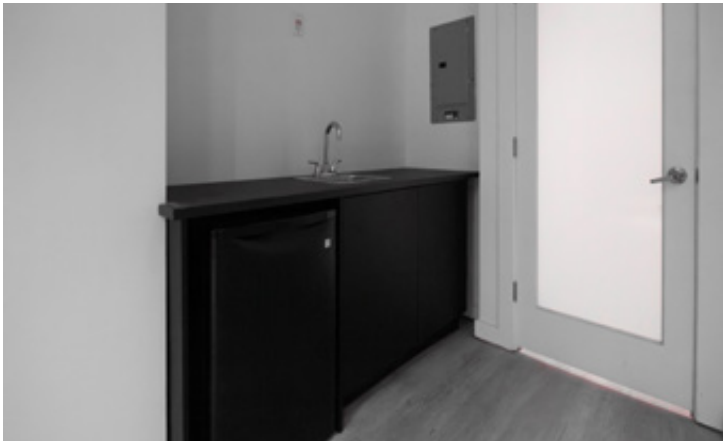


SIZE: <sup>1</sup>	GROSS RENT: <sup>2</sup>	AVAILABILITY
1,549 SF (Approx.)	\$4,905.17/month + GST	Immediately

<sup>1</sup>All sizes are approximate and subject to verification.  
<sup>2</sup>Gross rent currently equates to this amount plus GST. Lease to be fully triple net. Estimated additional rent is \$14.00 (2024).  
\*Floor plan may not be 100% accurate and is subject to verification.



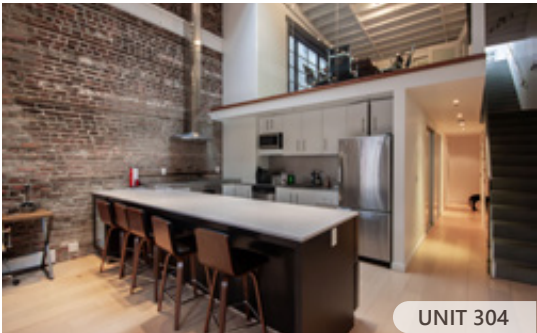
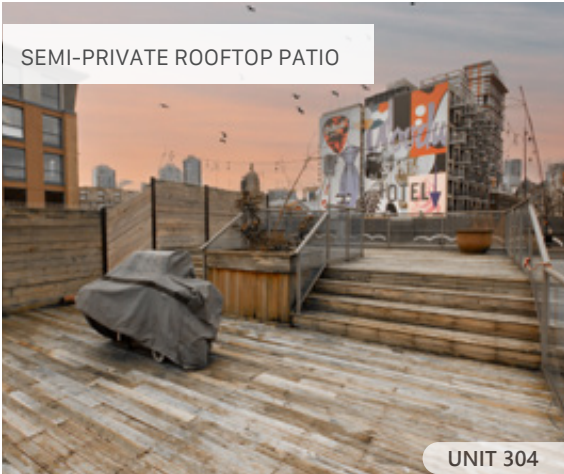
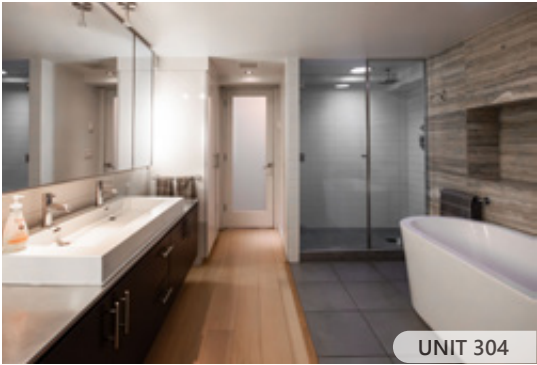
- KITCHENETTE
- WASHER & DRYER
- PRIVATE WASHROOM



SIZE: <sup>1</sup>	GROSS RENT: <sup>2</sup>	AVAILABILITY
415 SF (Approx.)	\$1,750/month + GST	Immediately

<sup>1</sup>All sizes are approximate and subject to verification.  
<sup>2</sup>Gross rent currently equates to this amount plus GST. Lease to be fully triple net. Estimated additional rent is \$14.00 (2024).  
\*Floor plan may not be 100% accurate and is subject to verification.









## WALK SCORE

### Walker's Paradise

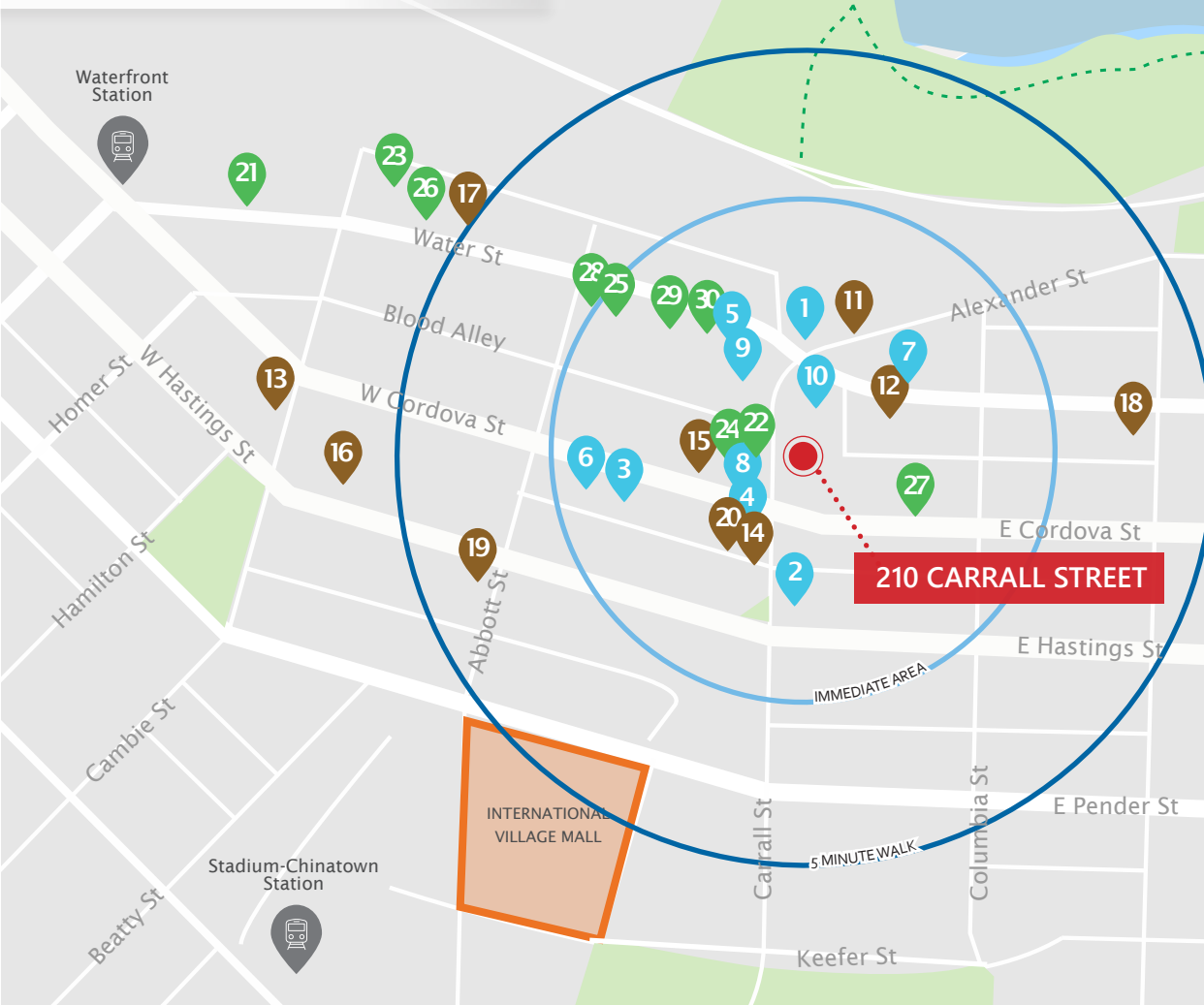
Daily errands do not require a car



## TRANSIT SCORE

### Rider's Paradise

World-class public transportation



## DINING + COCKTAILS

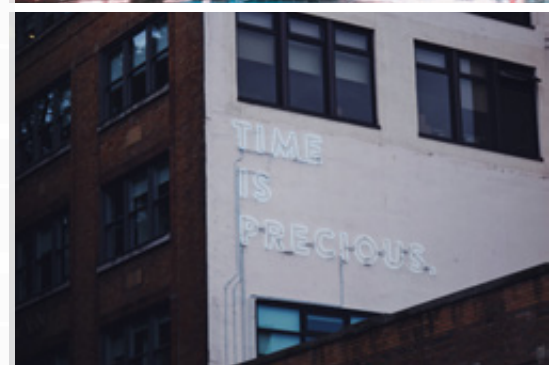
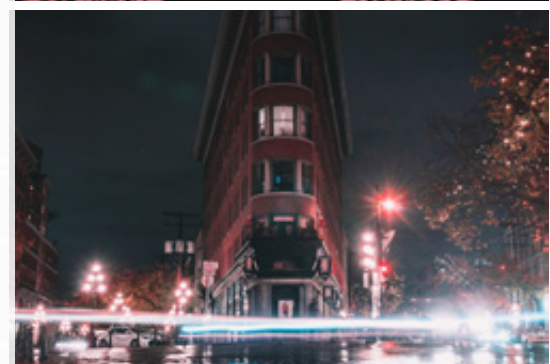
1. LOCAL Gastown
2. PiDiGiN Restaurant
3. GRETA Bar YVR
4. Di Beppe
5. Röosh
6. Sooda Korean BBQ
7. Zoomak Korean Tavern
8. Kozak Ukrainian Restaurant
9. L'Abattoir
10. Robba da Matti

## COFFEE + CASUAL FARE

11. Soft Peaks Ice Cream
12. Milano Espresso Lounge
13. Revolver
14. East Van Roasters
15. Tacofino Taco Bar
16. Purebread
17. Café Kitsuné
18. Cadeaux Bakery
19. Prado Cafe
20. Nelson the Seagull

## SHOPPING

21. Herschel Supply Co.
22. Le Labo
23. Kit and Ace
24. Leah Alexandra Jewelry
25. COS
26. Maison Kitsuné
27. Avelyn Florist & Event Stylist
28. Informs Interior
29. NEIGHBOUR
30. RODEN GRAY



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