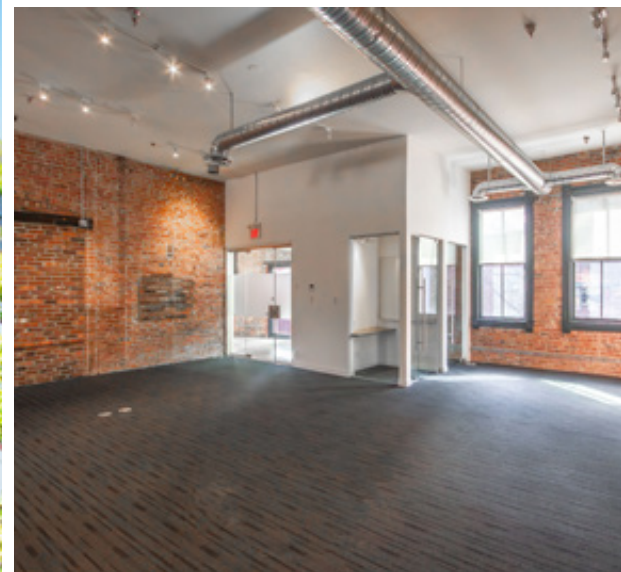


FOR LEASE

209 CARRALL STREET

EXCEPTIONAL GASTOWN OFFICE OPPORTUNITIES

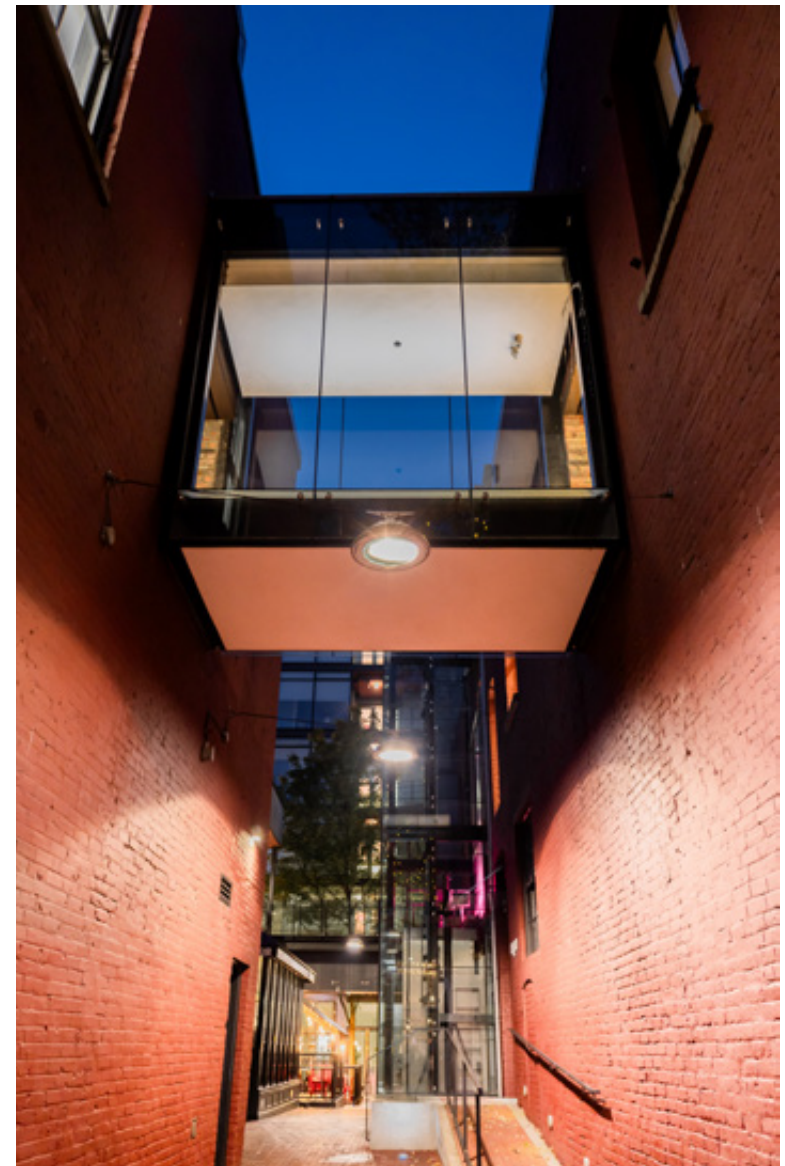
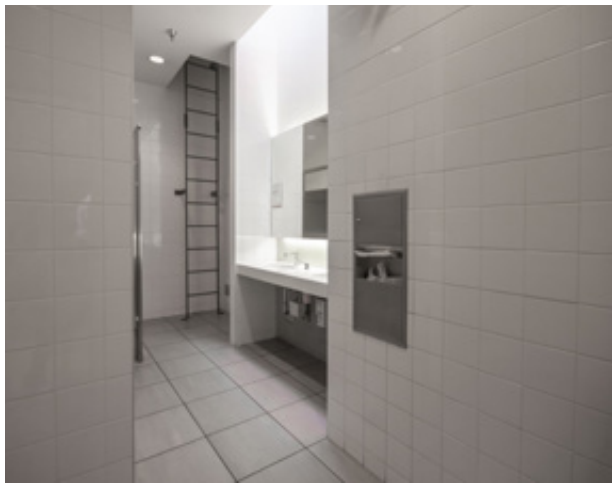




THE LOCATION

The Alhambra Building is located within the iconic Gaoler's Mews development which includes the award winning Garage and Terminus + Grand Developments by Salient Developments. The landmark property is ideally located at the corner of Carrall and Water Streets in the heart of Gastown, a preserved heritage zone adjacent to Vancouver's financial core.

Gastown has become home to numerous design studios, technological and software companies, and leading architectural firms. This opportunity neighbors some of Vancouver's Michelin-recommended restaurants including L'Abattoir and PIDGIN, as well as other eateries and bars such as L'Abattoir, Greta, Twisted Fork, MeeT in Gastown, and Monarca. Additionally, notable retailers within the immediate area include COS, Maison Kitsune, Gravity Pope, Roden Gray & Herschel Supply Co. This is an exceptional and strategic opportunity to lease fully improved, character office space, in a prime location, in one of Gastown's most iconic buildings.



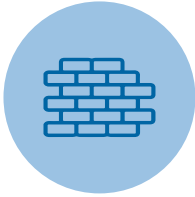
THE AMENITIES

- + Award winning restaurants on the main level
- + End-of-trip facilities
- + Fully renovated modern common area washrooms
- + Access from historic Gaoles Mews - a unique outdoor courtyard from Water, Carrall, and Blood Alley Street
- + Operable heritage style windows and skylights
- + Heritage conservation award winning building from the City of Vancouver in 2011
- + Recipient of an Award of Excellence for commercial renovation and restoration in 2010

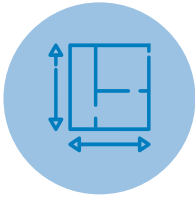
THE FEATURES



Prominent corner office premises at the centre of Maple Tree Square in historic Gastown



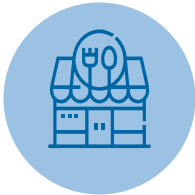
Restored heritage façade with new windows, exposed brick, and stunning exposed beams



Bright and spacious floor plans



Unit 215 and 205 includes a private dedicated kitchenette



Located within the Alhambra Building, a fully restored award winning character building integrated into Gaolers Mews & the Garage - all developed by the Salient Group



Excellent transit access with numerous popular eateries, boutiques, and amenities in the immediate vicinity



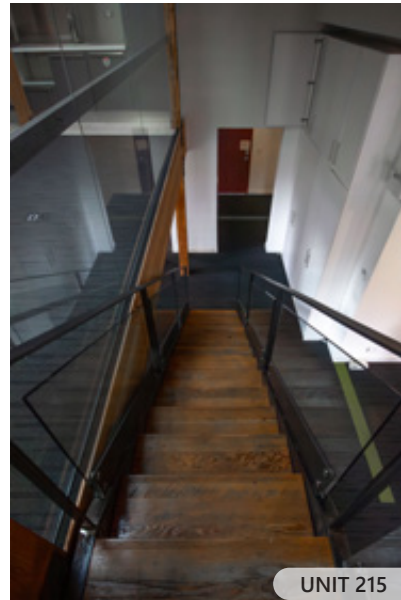
UNIT 205



UNIT 215



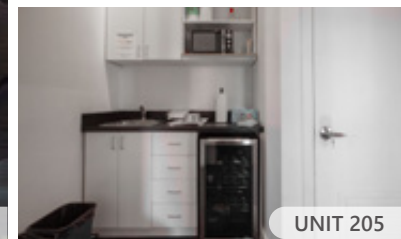
UNIT 215



UNIT 215



UNIT 219

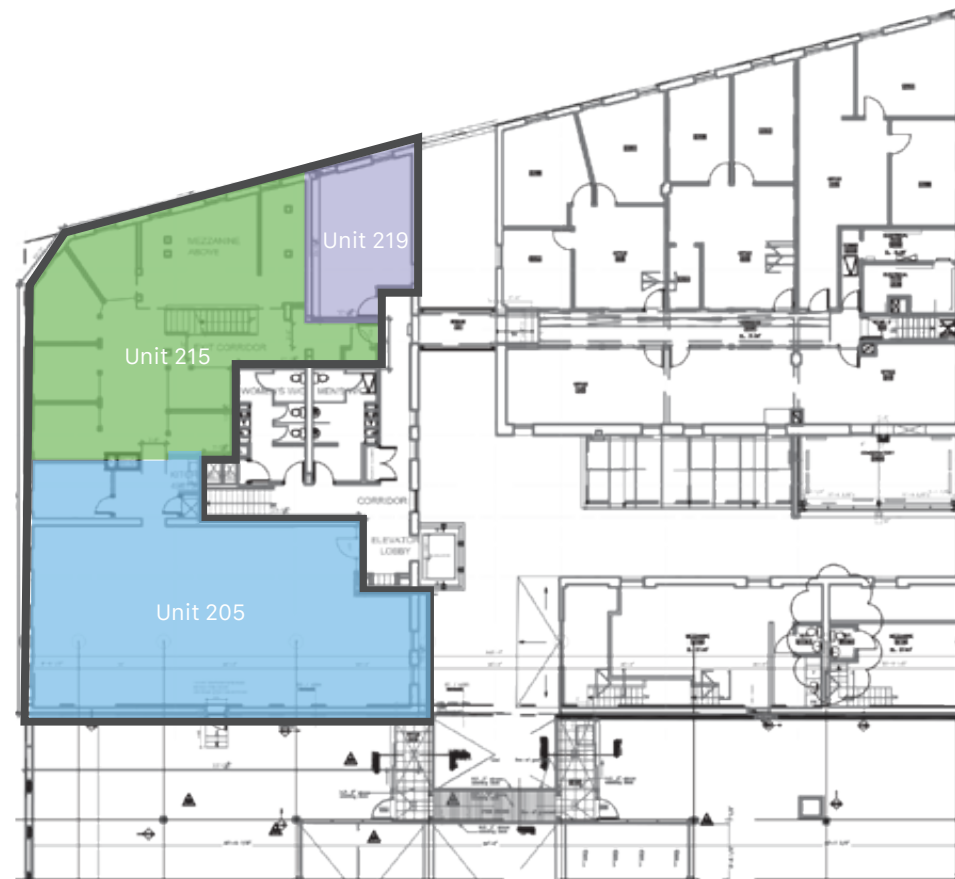


UNIT 205



UNIT 215

FLOOR PLAN & SALIENT FACTS



UNIT:	SIZE: ¹	BASIC RENT:	ADDITIONAL RENT:	AVAILABILITY
219	461 SF (Approx.)	Please contact agent	\$26.61 (2024 est.)	Immediately
205	2,255 SF (Approx.)	Please contact agent	\$26.61 (2024 est.)	Immediately
215	2,294 SF (Approx.)	Please contact agent	\$26.61 (2024 est.)	Immediately
205 + 215 + 219 ²	5,010 SF (Approx.)	Please contact agent	\$26.61 (2024 est.)	Immediately

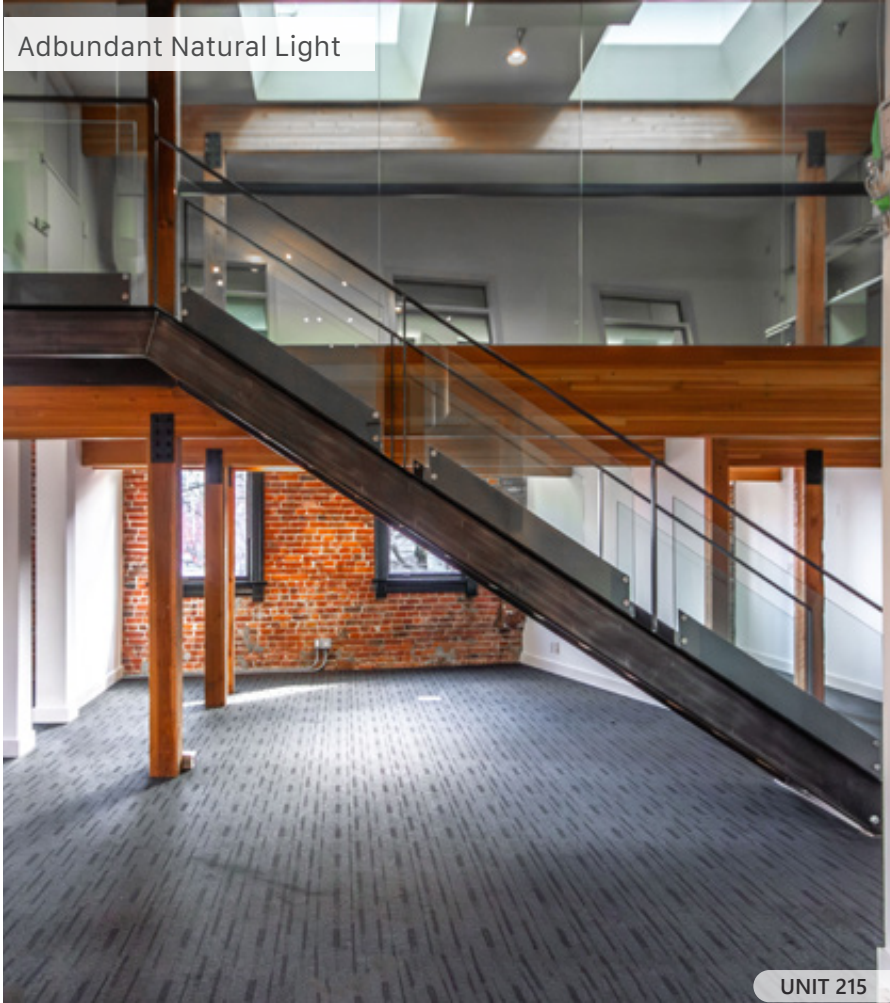
¹All sizes are approximate and subject to verification

²Combined units.

*All units are interconnected, but can be leased separately.

³Floor plan may not be 100% accurate and is subject to verification and remeasurement.

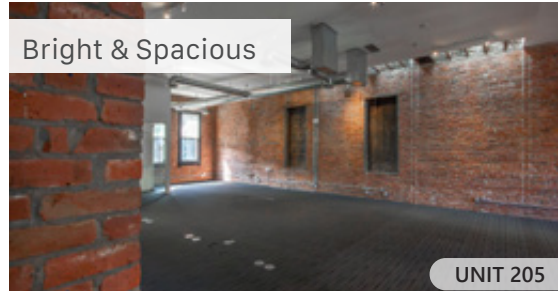
Adbundant Natural Light



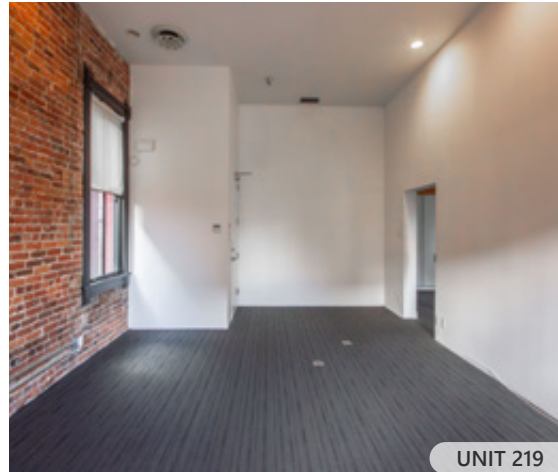
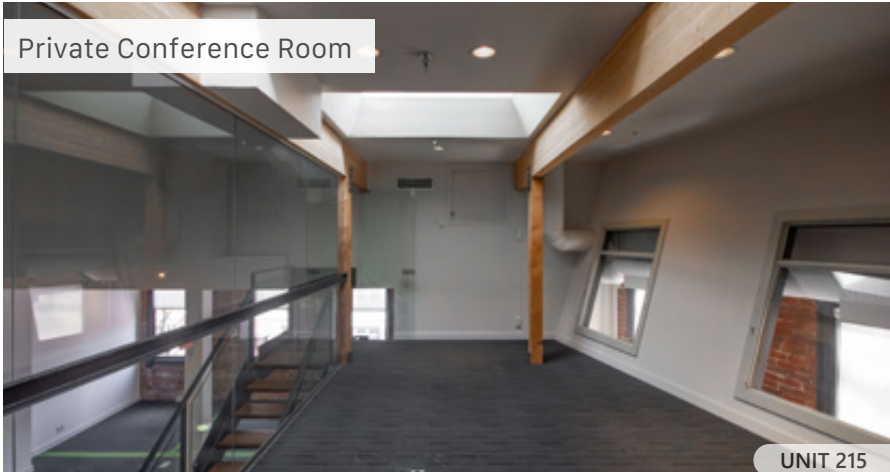
Full Kitchenette



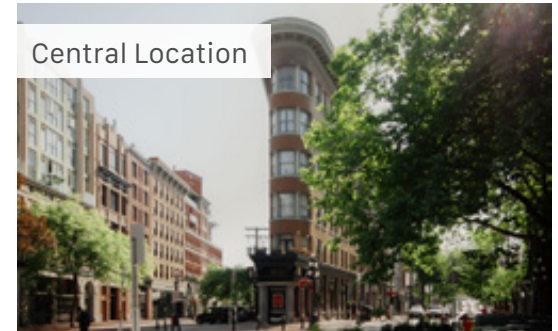
Bright & Spacious



Private Conference Room



Central Location



97

Walker's Paradise

Daily errands do not require a car

100

Rider's Paradise

World-class public transportation



Downtown Vancouver



Harbour Air Seaplane Terminal

Waterfront Station



Stadium Chinatown Station



Sea bus to North Vancouver
15-min to Lonsdale Quay

IMMEDIATE AREA

15 MINUTE WALK

Chinatown

Raitown

Downtown Vancouver

15 minute walk



Accessible Transit

15 minute walk to Waterfront Station



New St. Paul's Hospital Development

NEARBY AMENITIES

DINING + COCKTAILS

1. L'Abattoir
2. Gastown Greek
3. Twisted Fork
4. MeeT in Gastown
5. Is That French
6. Sooda Korean BBQ
7. Zoomak Korean Tavern
8. Kozak Ukrainian Restaurant
9. LOCAL Gastown
10. Robba da Matti

COFFEE + CASUAL FARE

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

SHOPPING

21. NEIGHBOUR
22. RODEN GRAY
23. COS
24. Le Labo
25. OK Boot Corral
26. Maison Kitsuné
27. Kit and Ace
28. Informs Interior
29. OAK + FORT
30. From Another



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