

# Alhambra

For Lease | 209 Carrall Street | Exceptional Gastown Office Opportunity







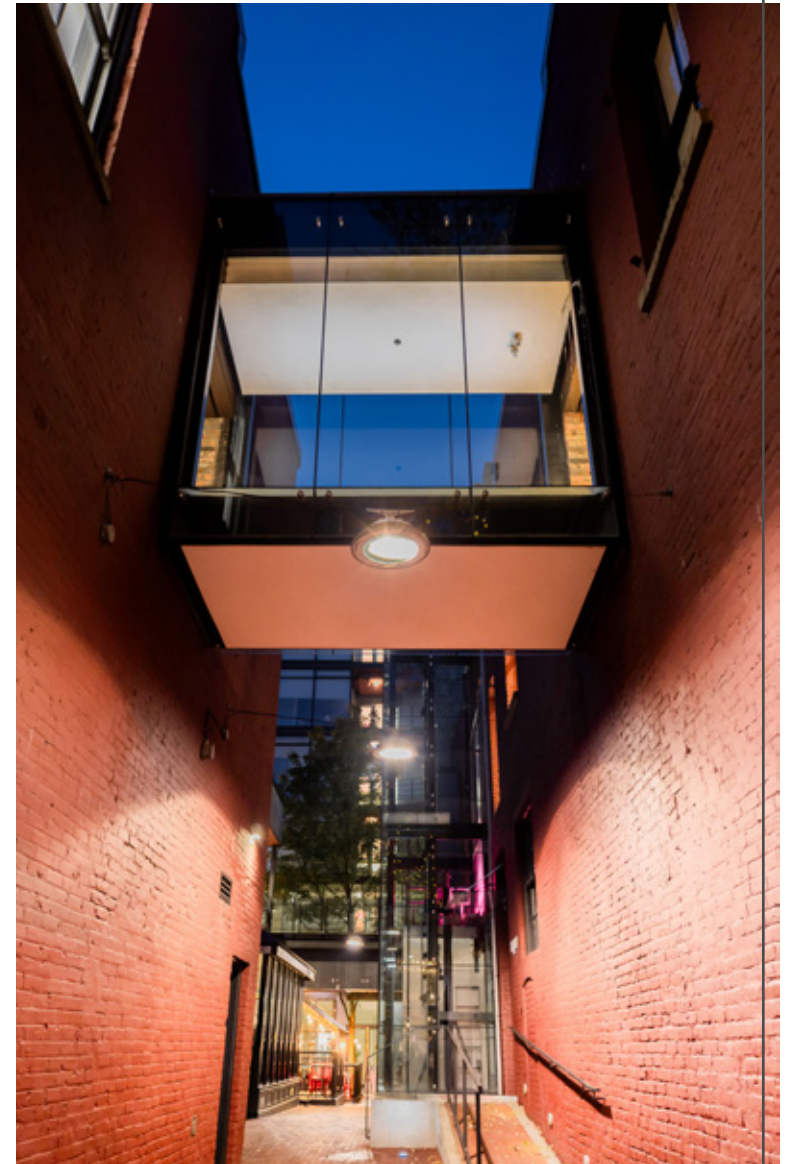
## the building + location

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

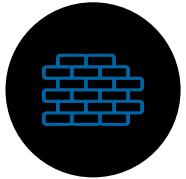
- + Award winning restaurants on the main level
- + End-of-trip facilities
- + Fully renovated modern common area washrooms
- + Access from historic Gaolers Mews - a unique outdoor courtyard from Water, Carrall, and Blood Alley Street
- + Operable heritage style windows and skylights
- + Heritage conservation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



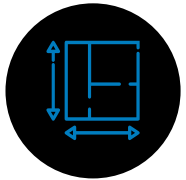
# the features



Character office premise located at the centre of Maple Tree Square in historic Gastown



Restored heritage façade with new windows and exposed brick



Bright and efficient floor plan with exceptional ceiling heights



Private kitchenette



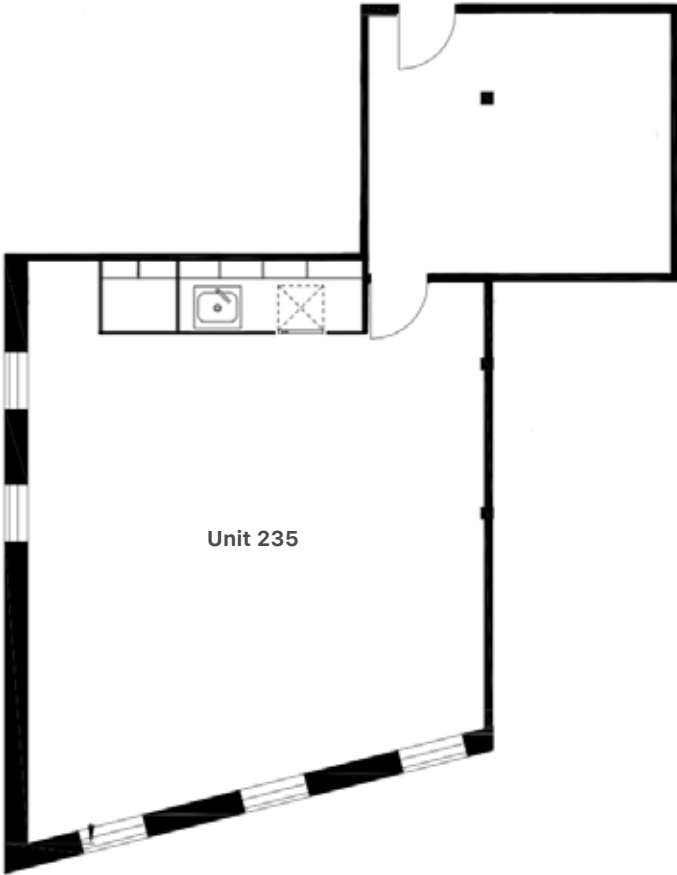
Located within the Alhambra Building, a fully restored award winning character building integrated into Gaolers Mews & the Garage - all developed by the Salient Group



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



# floor plan + salient facts



UNIT:	SIZE: <sup>1</sup>	BASIC RENT:	ADDITIONAL RENT:	ZONING:	AVAILABILITY:
235	1,202 SF (Approx.)	Please contact agent	\$28.42 (2025 est.)	HA-2 (Gastown Historic Area)	Immediately

<sup>1</sup>All sizes are approximate and subject to verification  
<sup>\*</sup>Floor plan may not be 100% accurate and is subject to verification and remeasurement.



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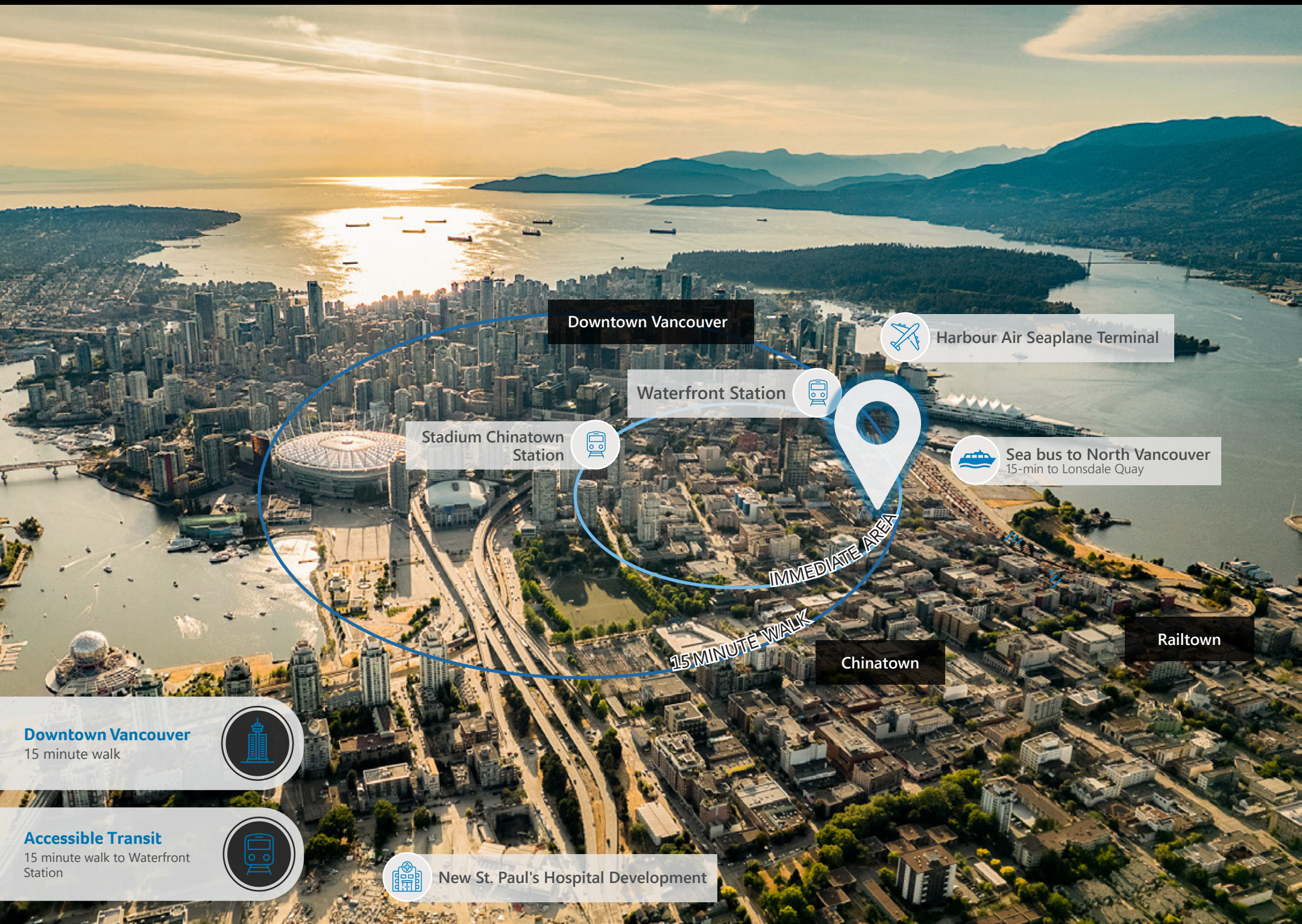
## Walker's Paradise

Daily errands do not require a car

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## 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

Railtown

Downtown Vancouver

15 minute walk



Accessible Transit

15 minute walk to Waterfront Station



New St. Paul's Hospital Development



# nearby businesses

## 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. Skewers Souvlaki Pita 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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