

210 CARRALL STREET

For Lease | Character Gastown Live/Work Opportunity



ROBERT THAM
604.609.0882 Ext. 223
robert@corbelcommercial.com

MARC SAUL*
604.609.0882 Ext. 222
marc@corbelcommercial.com

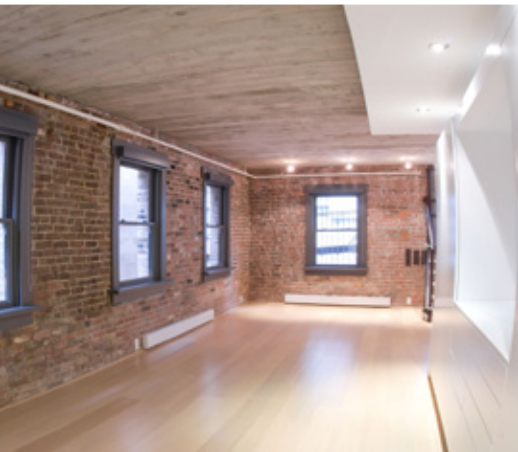
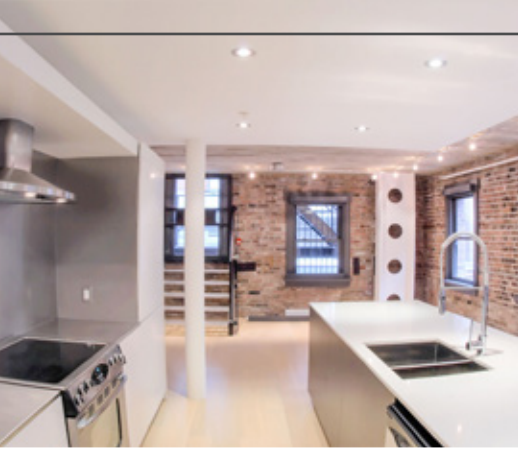
*Personal Real Estate Corporation.

THE LOCATION

The Abrams Block at 210 Carrall Street is nestled in the heart of historic Gastown, an internationally renowned heritage zone that draws both tourists and locals alike. With its cobblestone streets, brick and timber heritage buildings, and vibrant historical character, Gastown is a lively, high-traffic neighborhood home to some of the city's hottest restaurants and retail stores. Just ½ block east is Westbank's newly developed Blood Alley, featuring 142 units above ground-floor retail, dining, a public plaza, and Vancouver's newest live music venue.

The Abrams Block is steps from Michelin-recommended restaurants like L'Abattoir and PIDGIN, along with popular spots such as Di Beppe and Donnellan's Irish Pub. It's also well-connected to multiple transit options, including the SeaBus terminal, Waterfront SkyTrain Station, West Coast Express, and is a short walk from several public parkades.





THE FEATURES



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



Bright unit featuring exceptional ceiling heights and large operable windows.



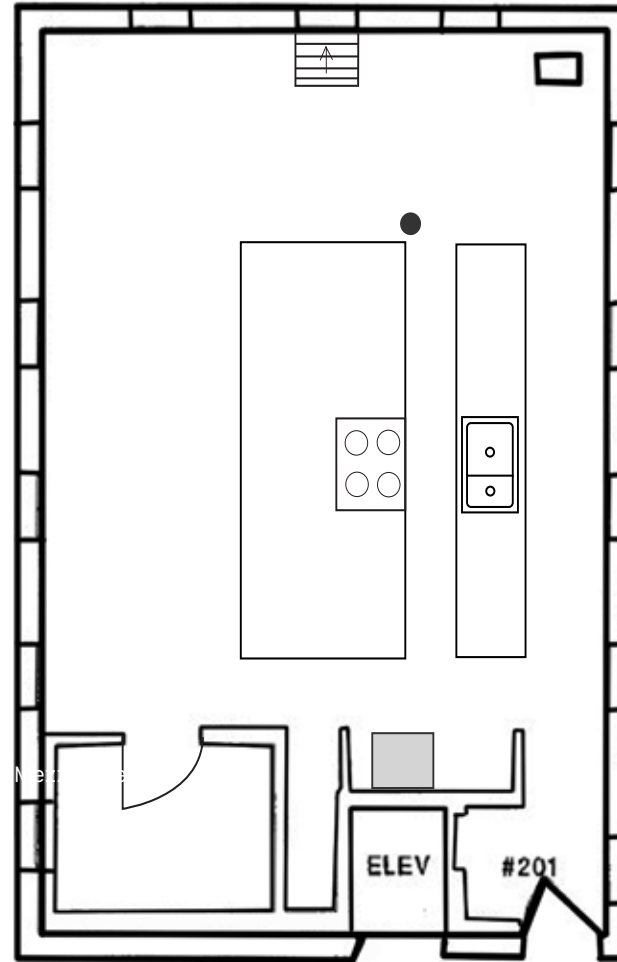
State-of-the-art design by Merrick Architecture with high quality finishes throughout.



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.



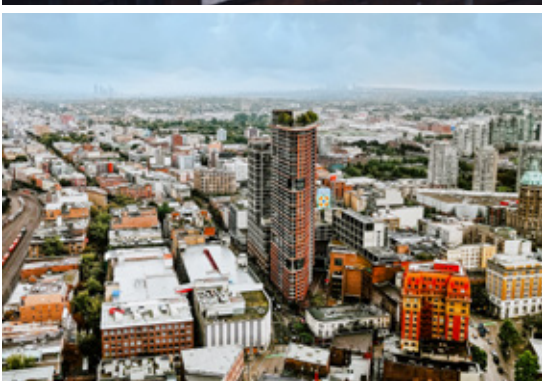
- FULL KITCHENETTE
- PRIVATE WASHROOM WITH SHOWER

SIZE: ¹	GROSS RENT: ²	ZONING:	AVAILABILITY
978 SF (Approx.)	\$3,449.00/month + GST	HA-2 (Gastown Historic Area)	With notice

¹All sizes are approximate and subject to verification.

²Gross rent currently equates to this amount plus GST. Lease to be fully triple net. Estimated additional rent is \$14.00 (2025).

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



96

WALK SCORE

Walker's Paradise

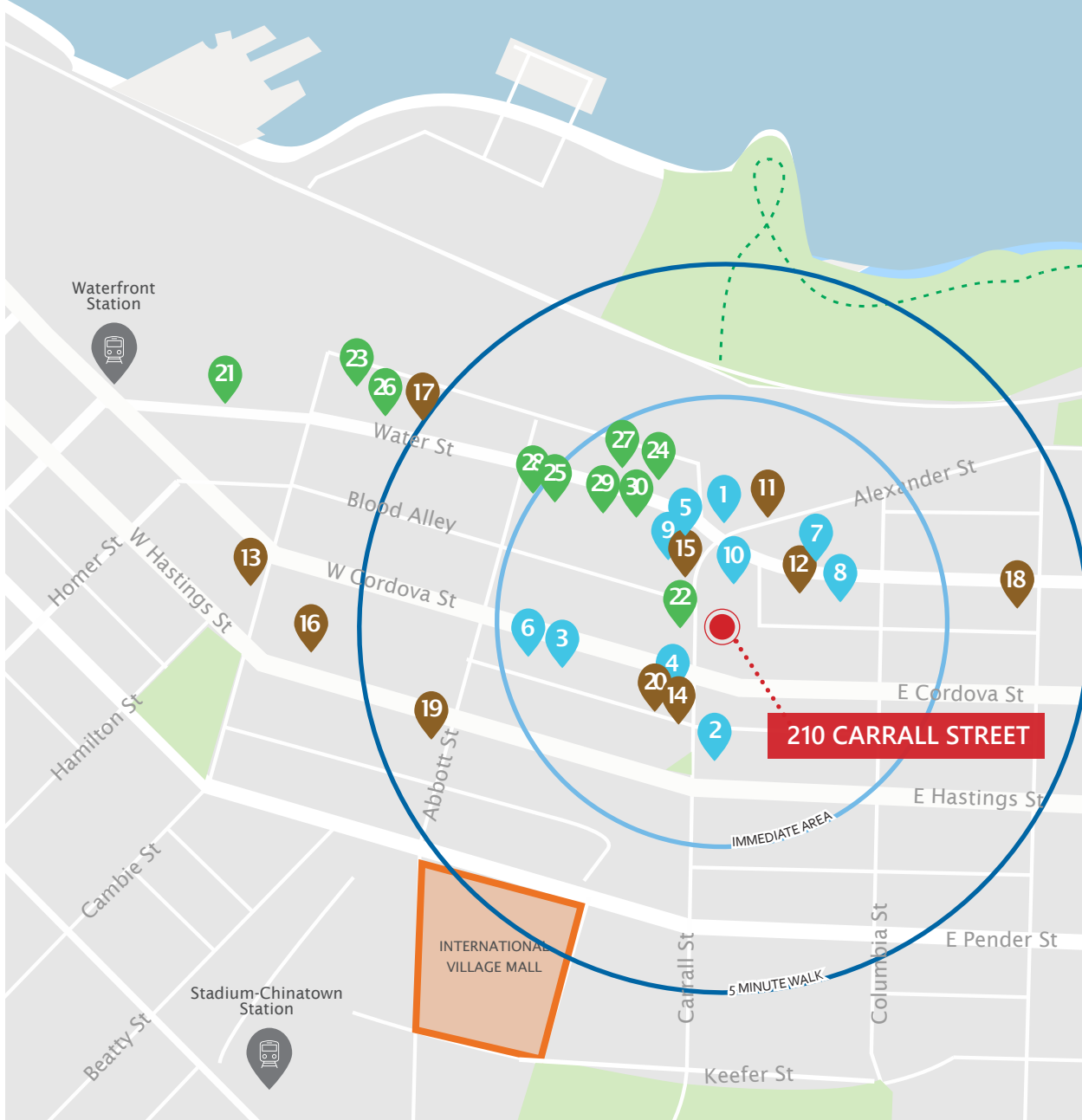
Daily errands do not require a car

100

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. Oku Izakaya Bar
6. Sooda Korean BBQ
7. Zoomak Korean Tavern
8. Takenaka
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. Twisted Fork
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. Aesop
25. COS
26. Maison Kitsuné
27. CNTRBND
28. Informs Interior
29. NEIGHBOUR
30. RODEN GRAY

ROBERT THAM
604.609.0882 Ext. 223
robert@corbelcommercial.com

MARC SAUL*
604.609.0882 Ext. 222
marc@corbelcommercial.com

*Personal Real Estate Corporation.



INFO@CORBELCOMMERCIAL.COM | WWW.CORBELCOMMERCIAL.COM | 632 CITADEL PARADE, VANCOUVER BC, V6B 1X3

E. & O. E.: All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. All measurements quoted herein are approximate.