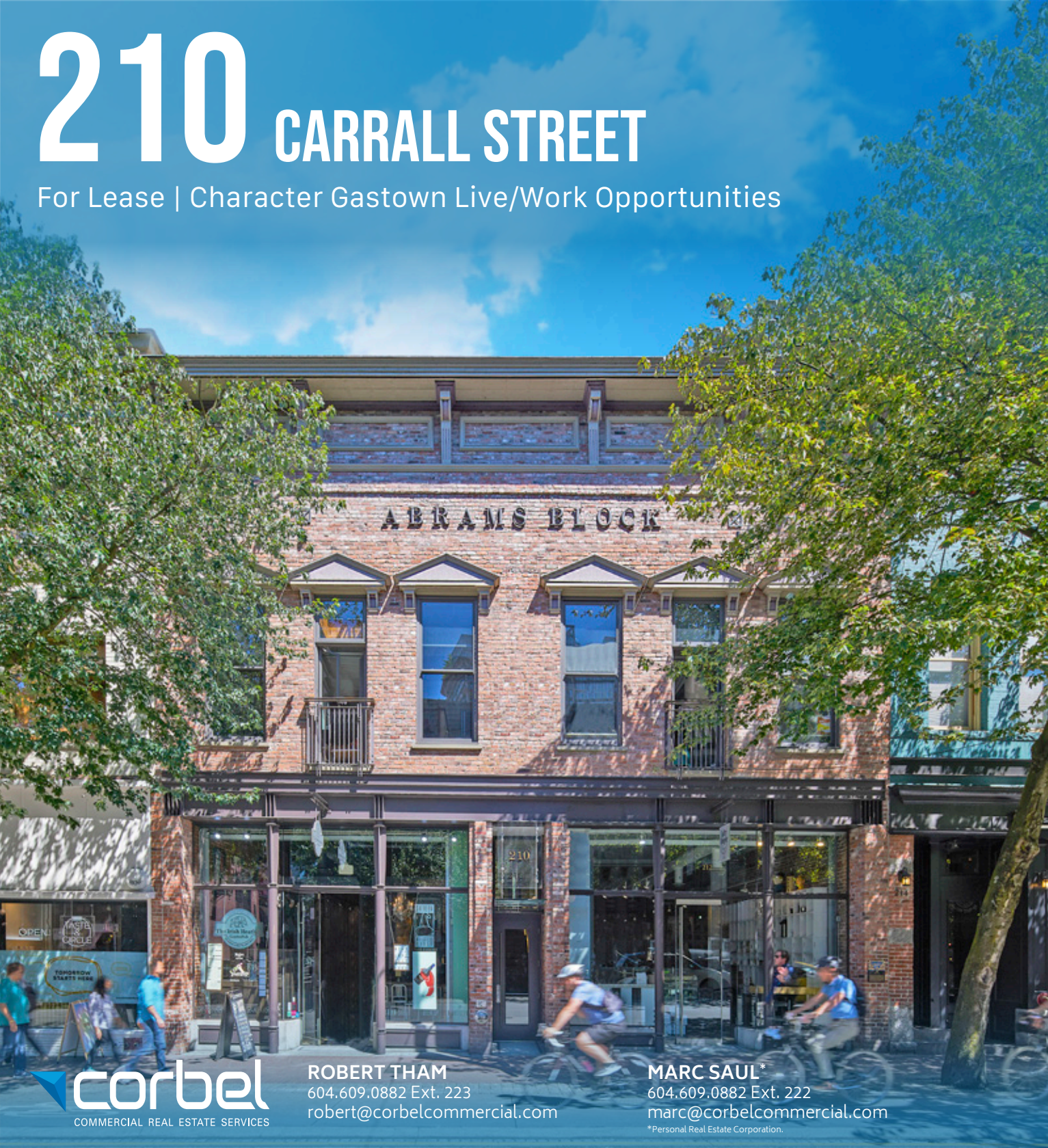


210 CARRALL STREET

For Lease | Character Gastown Live/Work Opportunities



ABRAMS BLOCK

210



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*Personal Real Estate Corporation.



UNIT 304



UNIT 304



UNIT 201

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 units complete with high end fixtures located in the heart of historic Gastown.



Bright units featuring exceptional ceiling heights and large operable windows.



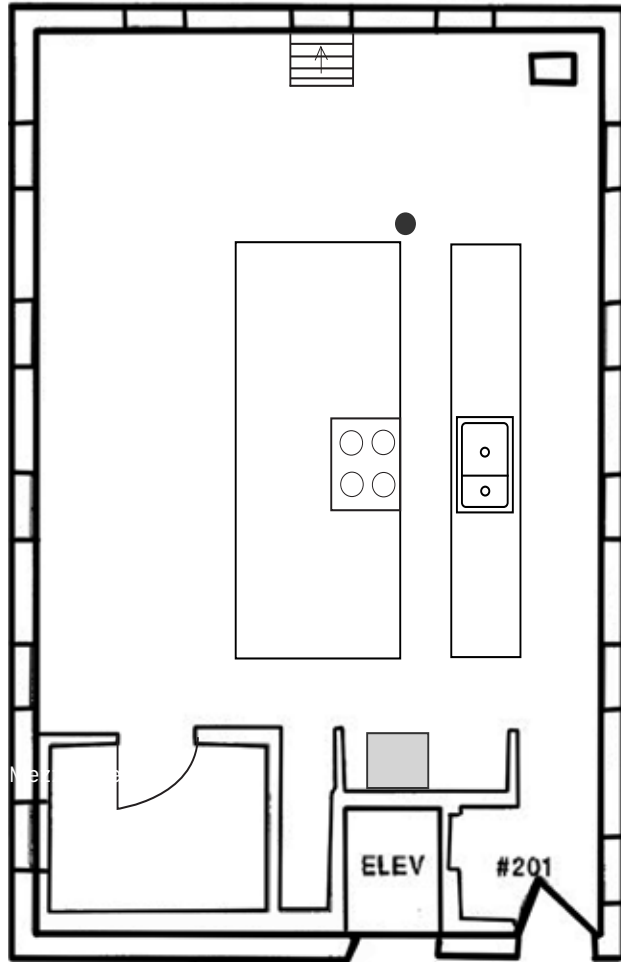
State-of-the-art design by Merrick Architecture with high quality finishes throughout.



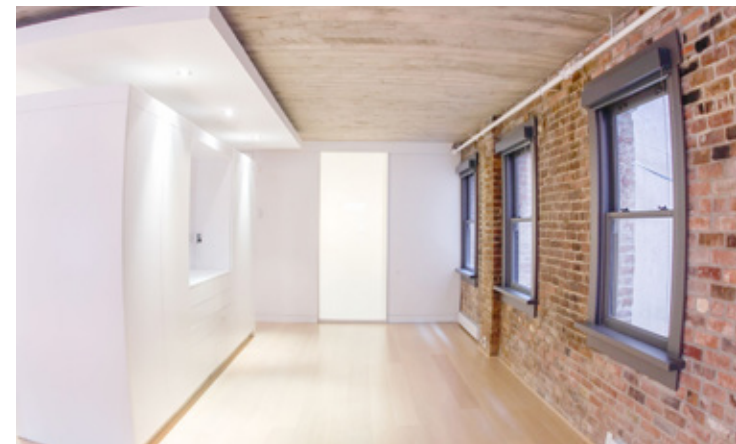
Located in a high foot traffic area, surrounded by numerous boutique retailers, popular cafés, and lounges.



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



- FULL KITCHENETTE
- PRIVATE WASHROOM WITH SHOWER

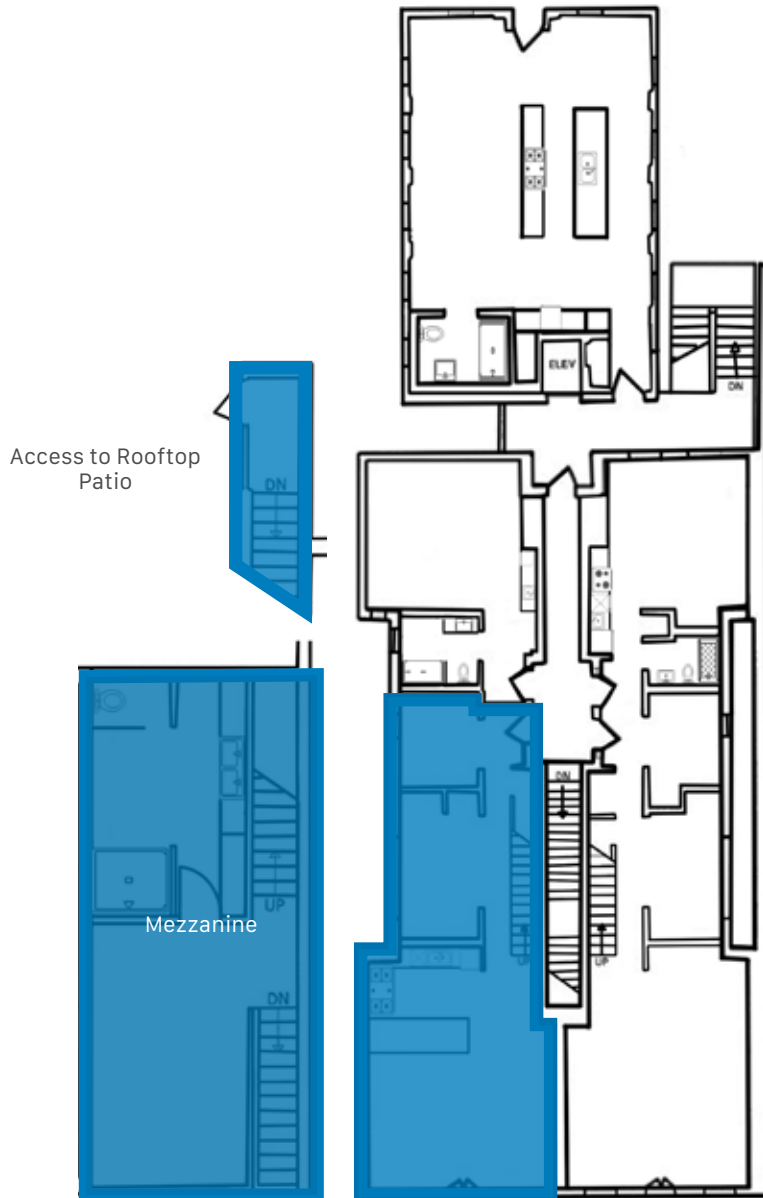


SIZE: ¹	GROSS RENT: ²	AVAILABILITY
978 SF (Approx.)	\$3,449.00/month + GST	With notice

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 (2024).

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



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



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

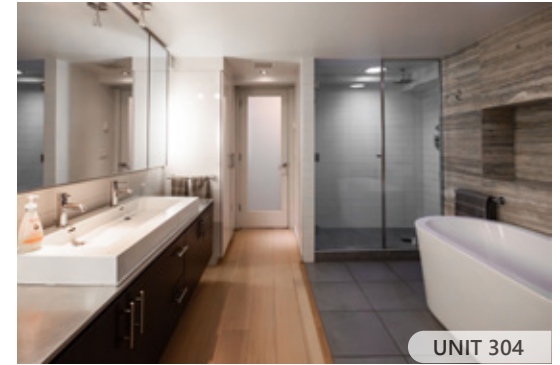
¹All sizes are approximate and subject to verification.

²Gross rent currently equates to this amount plus GST. Lease to be fully triple net. Estimated additional rent is \$14.00 (2024).

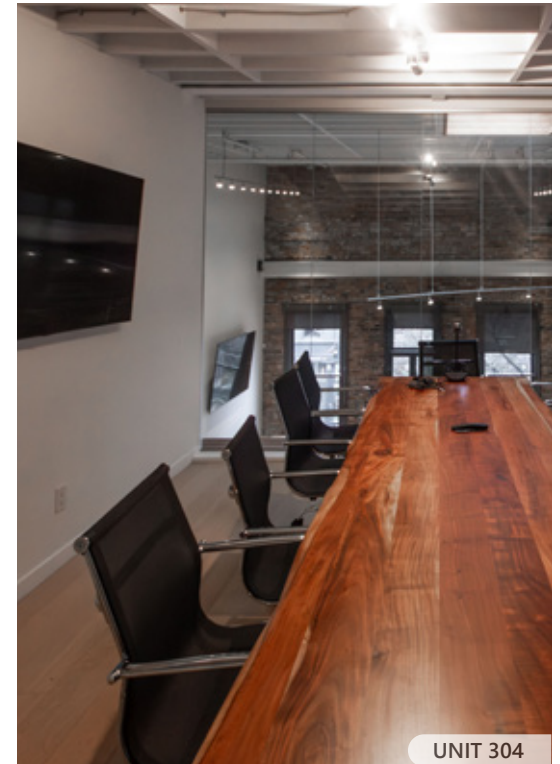
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UNIT 304



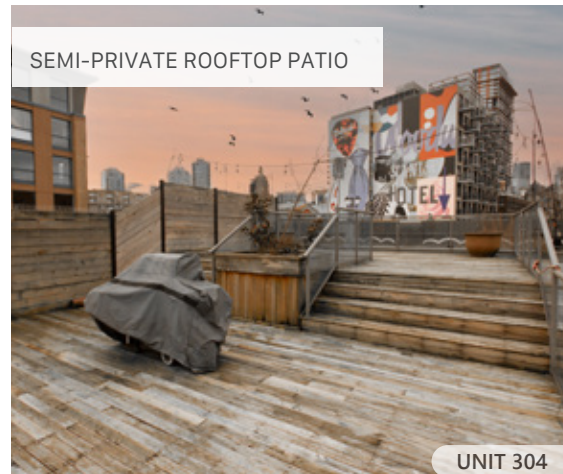
UNIT 304



UNIT 304



UNIT 304



SEMI-PRIVATE ROOFTOP PATIO

UNIT 304



FULL KITCHENETTE

UNIT 304



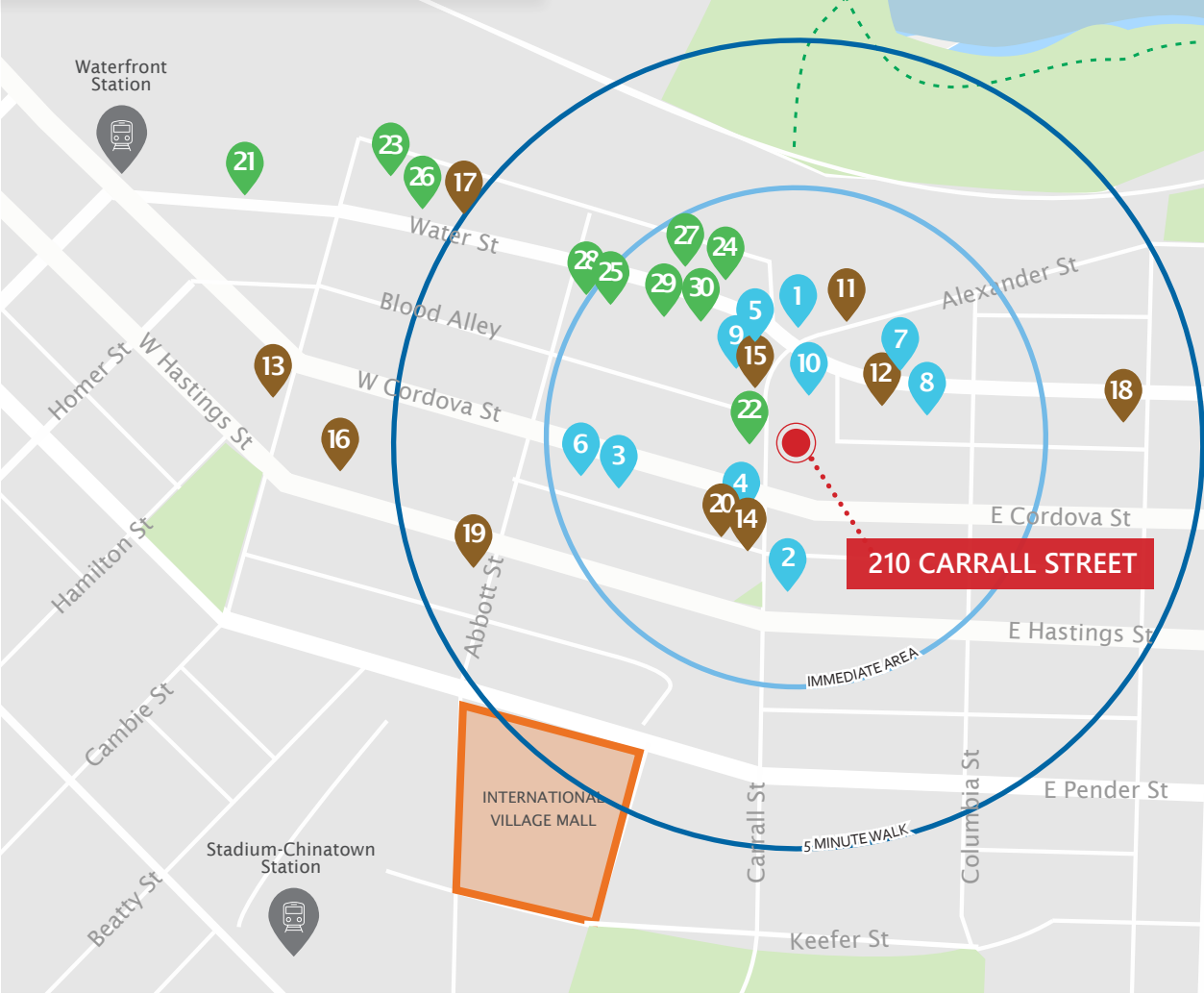
WALK SCORE

Walker's Paradise
Daily errands do not require a car



TRANSIT SCORE

Rider's Paradise
World-class public transportation



210 CARRALL STREET

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



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