

NEW RATE!

56

E CORDOVA STREET

FOR SUBLEASE | PRIME GASTOWN OFFICE/RETAIL OPPORTUNITY



SALIENT FACTS

SIZE

1,687 SF (Approx.)

BASIC RENT

~~\$22.00~~ **\$18.00 PSFPA**

ADDITIONAL RENT

\$11.03 (2025 est.)

AVAILABILITY

Immediately

ZONING

HA-2 (Gastown Historic Area)

¹All sizes are approximate and subject to verification.



THE LOCATION

Gastown is 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. Gastown has also become home to numerous design studios, technological and software companies, and leading architectural firms. Popular venues in the area include L'Abattoir, Di Beppe, Twisted Fork Bistro, and LOCAL Gastown. The location is served by several transit routes and is in close proximity to the SeaBus terminal, Waterfront SkyTrain Station, the West Coast Express and several public parkades.

FEATURES



Prime street level retail/office opportunity in the heart of Gastown



Private kitchenette



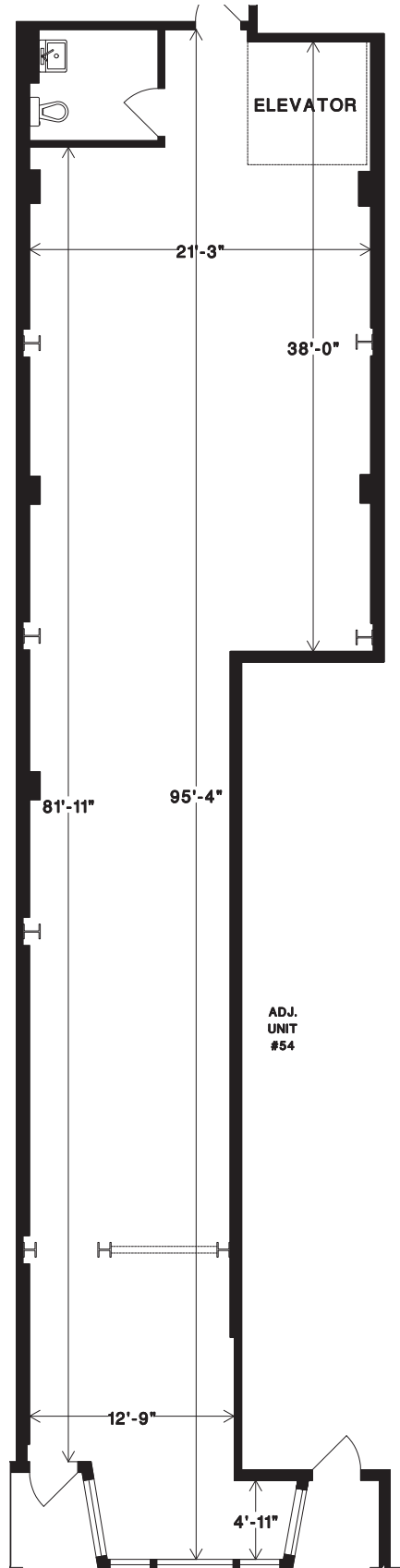
Mix of open space and private enclosed rooms



Large windows providing abundant natural light and signage potential



Numerous restaurants, shops, and amenities in the immediate area with ample street parking and excellent transit access



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

DINING + COCKTAILS

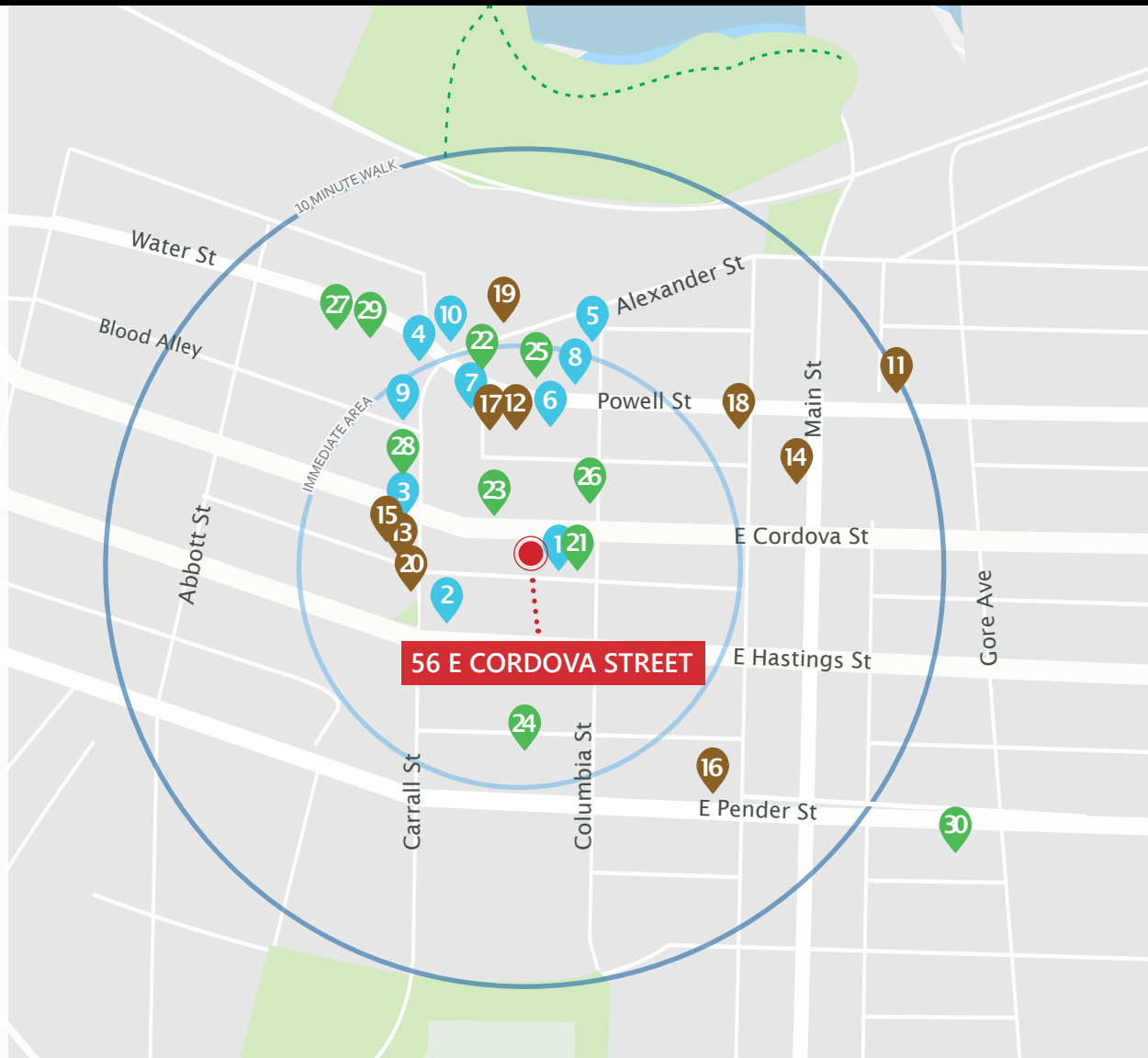
1. Tekkaba Omakase
2. PiDGiN Restaurant
3. Di Beppe
4. Six Acres
5. Brioche Ristorante
6. TAKENAKA Uni Bar
7. Robba da Matti
8. The Birds & The Beets
9. L'Abattoir
10. LOCAL Gastown

COFFEE + CASUAL FARE

11. Bean Around the World Coffees
12. Milano Espresso Lounge
13. East Van Roasters
14. Saan Saan Cafe
15. Di Beppe Caffè
16. DD MAU
17. Skewers Souvlaki Pita Bar
18. Cadeaux Bakery
19. Soft Peaks Ice Cream
20. Nelson the Seagull

SHOPPING + ENTERTAINMENT

21. The Shop Vancouver
22. NEIGHBOUR/Woman
23. Growing Pains Tattoos
24. Chinese Canadian Museum
25. Stüssy
26. Rituals of Love Bridal
27. Inform Interiors
28. Le Labo
29. Roden Gray
30. Diaz Combat Sports





98 Walker's Paradise
Daily errands do not require a car



100 Rider's Paradise
World-class public transportation

Data sourced from walkscore.com



East Van Roasters



Brioche Ristorante



Tekkaba Omakase



Stüssy

CONTACT US FOR MORE INFORMATION

ROBERT THAM
604.609.0882 Ext. 223
robert@corbelcommercial.com

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

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

Aerial Photography by Tom Kwok, Onikon | Walkscore Source: www.walkscore.com

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 any contract. Properties are submitted subject to errors and omissions and all information should be carefully verified. All measurements quoted herein are approximate.