

FOR LEASE

# 289 ABBOTT STREET

FULL FLOOR CHARACTER GASTOWN OFFICE OPPORTUNITY



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## LOCATION

This four storey character building is located near the corner of West Cordova and Abbott Streets in historic Gastown. Vancouver's trendy Gastown district is characterized by cobblestone streets, brick and timber heritage buildings, and abundant historical charm. The high-traffic neighbourhood is the location of many of the city's hottest restaurants and shops, and has become home to numerous design studios, high-end furniture retailers, and art galleries. Popular venues in the area include L'Abattoir, Water Street Café, The Lamplighter Public House, and Di Beppe. The location is served by several transit routes and is in close proximity to the SeaBus terminal, Waterfront Station and the West Coast Express.

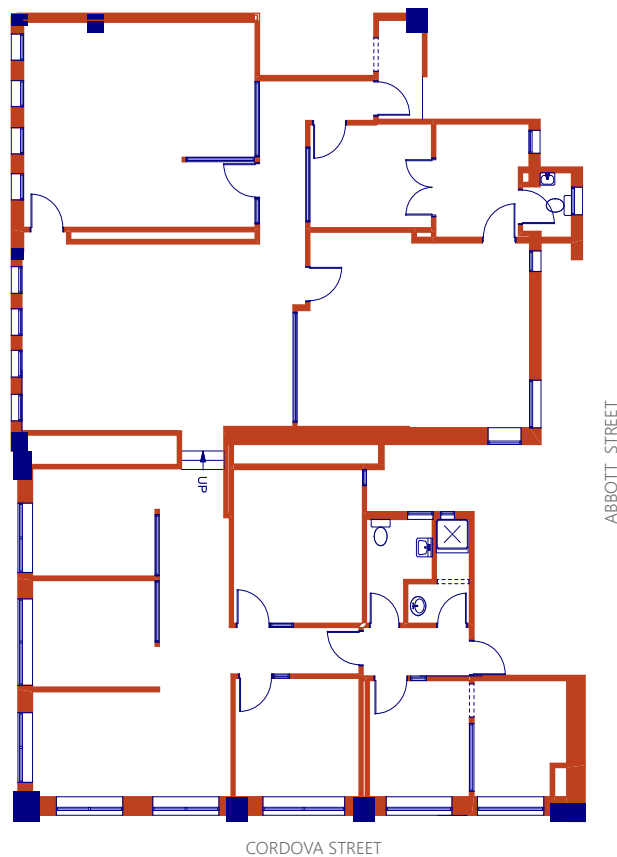
## FEATURES

- Full top floor corner office opportunity overlooking Abbott and Cordova Streets in the heart of historic Gastown
- Excellent mix of open area and large glass enclosed workstations
- Character unit with modern design features including engineered wood flooring and track lighting throughout
- Bright and spacious unit with abundant natural light and large windows on three sides
- Includes a kitchenette and two in-suite washrooms plus separate shower room
- Access through a character courtyard from Abbott Street
- Bike rack in secured courtyard available for tenant use
- Ample street and lot parking in the immediate vicinity





## FLOOR PLAN<sup>1</sup>



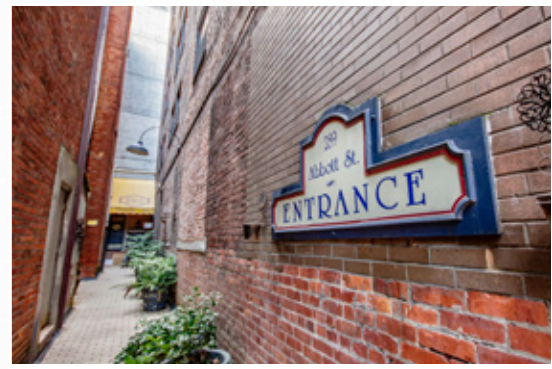
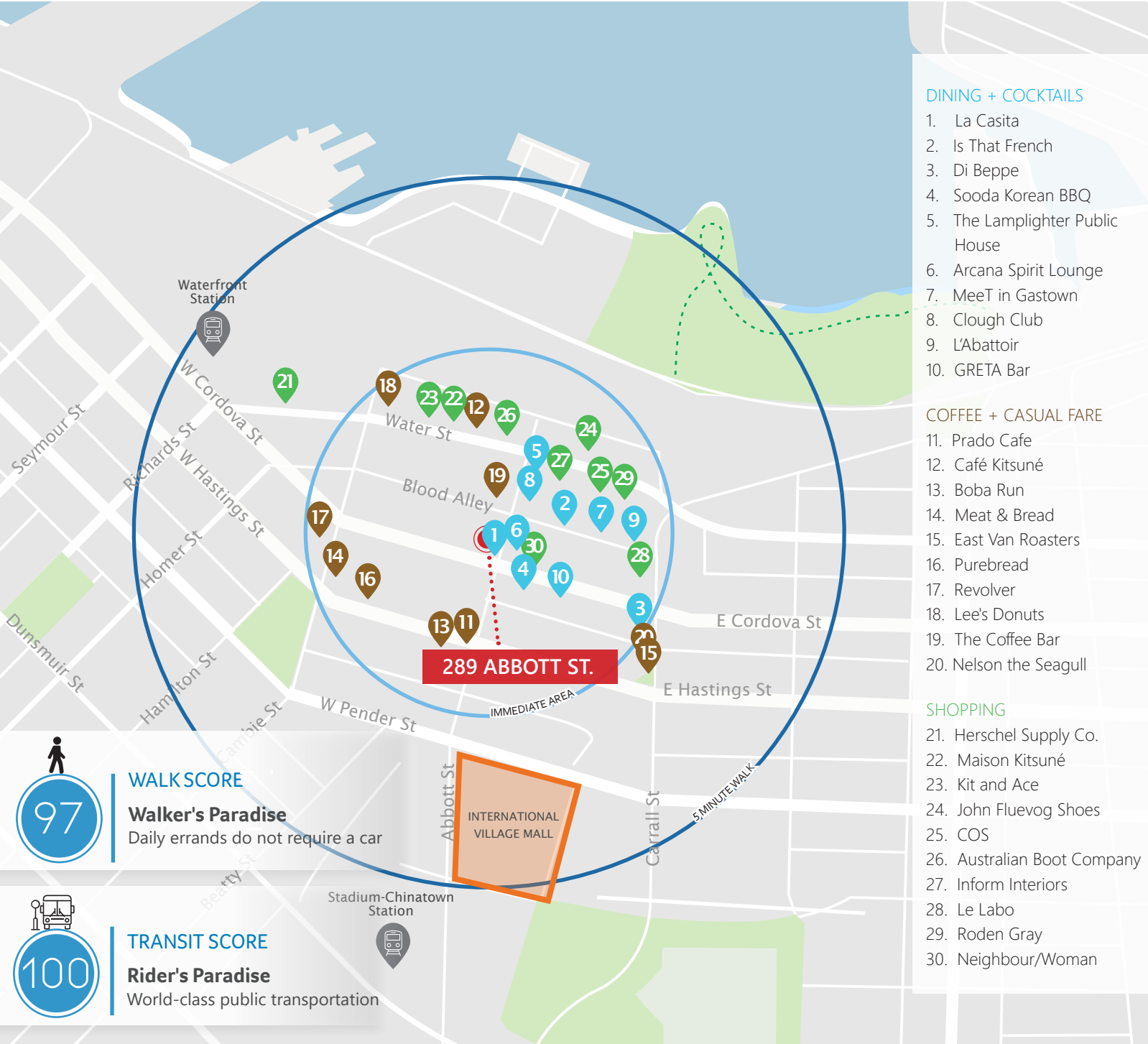
## SALIENT FACTS

|                                |                              |
|--------------------------------|------------------------------|
| <b>UNIT:</b>                   | 300                          |
| <b>SIZE:<sup>2</sup></b>       | 3,120.80 SF (Approx.)        |
| <b>ZONING:</b>                 | HA-2 (Gastown Historic Area) |
| <b>BASIC RENT:</b>             | \$20.00 PSFPA                |
| <b>ADDITIONAL RENT:</b>        | \$13.50 (2025 est.)          |
| <b>GROSS RENT:<sup>3</sup></b> | \$8,712.23/month + GST       |
| <b>AVAILABILITY:</b>           | Immediately                  |

<sup>1</sup>Floor plan may not be 100% accurate and is subject to verification.

<sup>2</sup>All sizes are approximate and subject to verification.

<sup>3</sup>Gross rent currently equates to this amount plus GST. Lease to be fully triple net.



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