

FOR LEASE 404-134 ABBOTT ST



PARADIGM GROUP
Commercial Real Estate Services

Jordan Armstrong

Managing Partner
778.990.4715
jordan@paradigmvancouver.com

E. & O.E.: All information contained herein comes from sources we deem reliable. However, we make no guarantees as to the accuracy of any information contained herein and are not responsible for any discrepancies. All measurements herein should be considered approximate estimations. No information herein forms the basis of any contract. All information should be independently verified. Renderings are artist concept only. Information is subject to change without notice. Paradigm Group Commercial Real Estate Services. Vancouver, British Columbia



For Lease 404-134 Abbott Street, Vancouver

- South-facing exposure with picturesque views of Water St.
- Renovations just completed, move-in ready!
- The last remaining unit at 134 Abbott.



Civic Address :
404-134 Abbott Street, Vancouver B.C.

Size:
2,273 SF

Zoning:
HA-2

Property Type:
Office

Basic Rent:
Contact Us

Additional Rent:
~\$15.75* PSF (est 2024)*



Improvements

This impeccably renovated, turn-key office suite offers a sophisticated, move-in-ready workspace in one of Vancouver's most vibrant destinations.

Highlights include:

- Ample open work space
- Four glazed offices
- Executive sized board room
- Kitchenette.
- Operable Windows
- Air Conditioning
- Great City Views!



Location

Nestled in the historic heart of Vancouver, Gastown is a captivating blend of old-world charm and contemporary vibrancy. This iconic neighborhood, known for its cobblestone streets and iconic Gastown Steam Clock, exudes a unique character that attracts businesses seeking an inspiring backdrop.

Gastown is not only a hub for creativity and innovation but also a gastronomic paradise, with a diverse array of eateries and cafes lining its streets. Its strategic location offers easy access to Vancouver's central business district and transportation hubs, making it a prime choice for office spaces.

In recent years, Gastown has witnessed a remarkable resurgence, transforming into a dynamic hub for tech startups, creative agencies, and boutique shops. Its fusion of heritage architecture and modern amenities provides an unparalleled atmosphere for businesses to thrive. Leasing office space in Gastown is an opportunity to be part of a neighborhood with a rich history and a promising future, where innovation meets tradition in a harmonious blend.

Transit

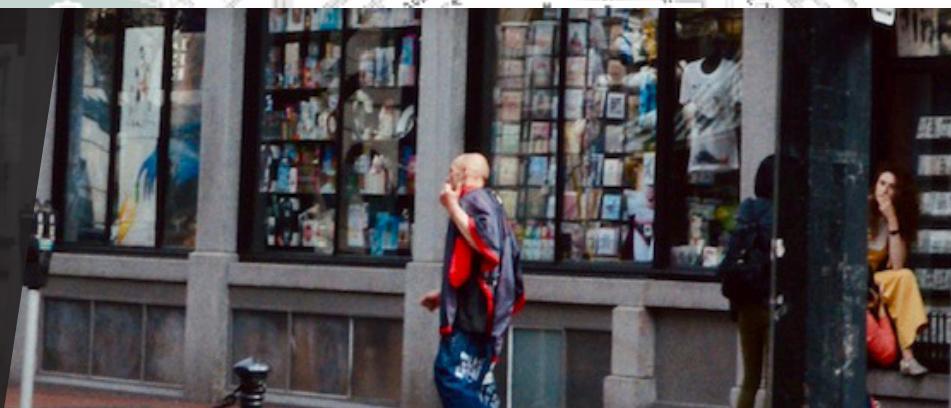
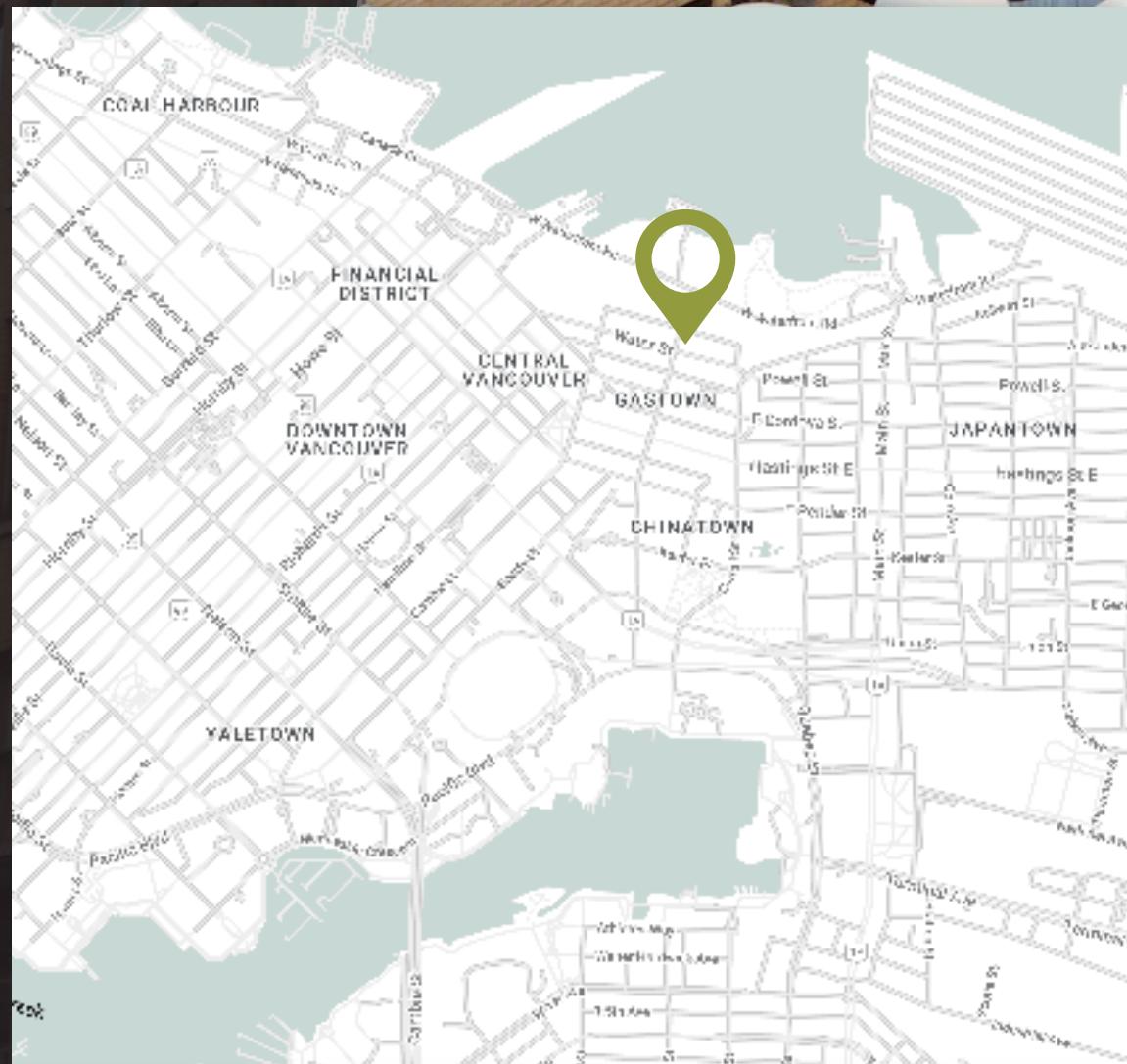
Walkscore: 96 - Walker's Paradise

Transitscore: 100 - Rider's Paradise

Bikescore: 96 - Biker's Paradise

Closest Transit Stations:

- Waterfront Terminus Station
- Granville Skytrain



Contact Us

Jordan Armstrong Managing Partner

jordan@paradigmvancouver.com



604.398.8836



501-211 East Georgia St,
Vancouver, BC V6A1Z6



paradigmvancouver.com

