



**PARADIGM GROUP**  
Commercial Real Estate Services



FOR LEASE  
**Unit 301**  
**134 Abbott**  
**Street**

- Bright corner office suite with operable windows
- Located in the heart of charming Gastown
- Breathtaking City, Water, and Mountain Views!

**Jordan Armstrong**

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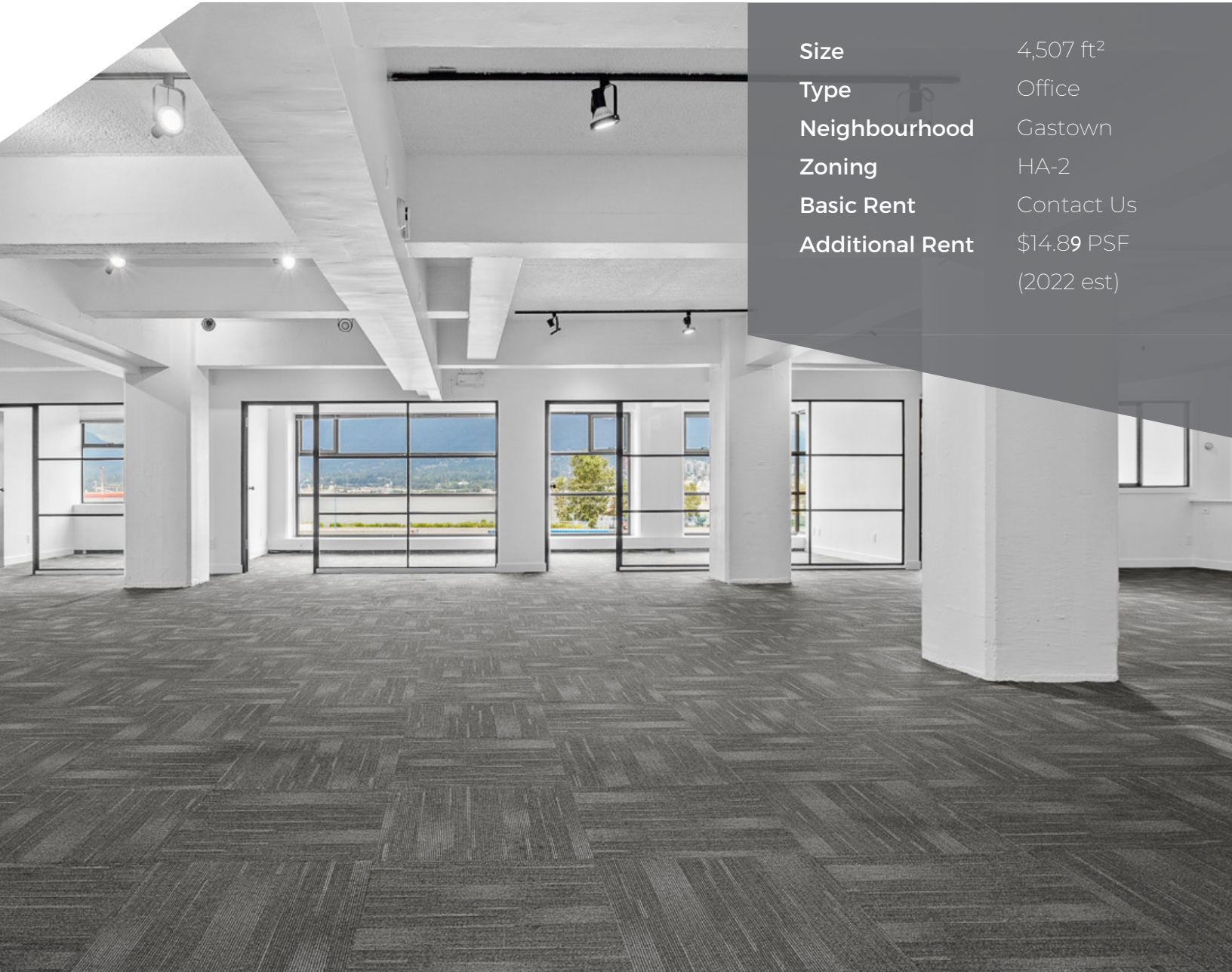


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## FOR LEASE: 301-134 Abbott St



Size	4,507 ft <sup>2</sup>
Type	Office
Neighbourhood	Gastown
Zoning	HA-2
Basic Rent	Contact Us
Additional Rent	\$14.89 PSF (2022 est)

### 134 Abbott St

Year Built: 1920

Situated in the heart of Gastown on the northeast corner of Water and Abbott Streets. The area is characterized by cobblestone streets, brick and timber heritage buildings and numerous retail shops. Gastown is an internationally

recognized district with numerous boutiques and restaurants that attract many tourists every year. Gastown is also home to many architects, high-tech companies and other users from the creative arts community due to its accessibility to the downtown core.

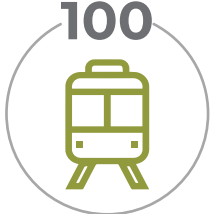


## The Space

- This suite expands across the entire Northside, providing breathtaking water, city, and mountain views.
- Functional layout featuring 11 perimeter glass offices, a large central open area, kitchenette, in-suite storage room, and reception area.
- Bright unit with large operable windows.
- Fully distributed HVAC (dedicated to this suite).
- Upgraded High-efficiency track lighting throughout.
- Centrally located in trendy Gastown, with easy access to major transit (Transit Score of 100).

TransitScore

100



WalkScore

96



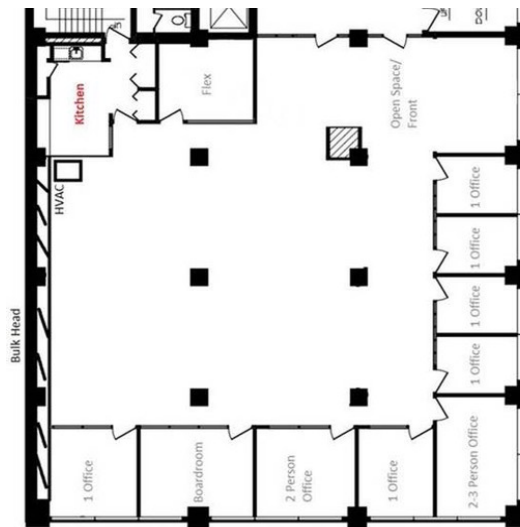
BikeScore

97

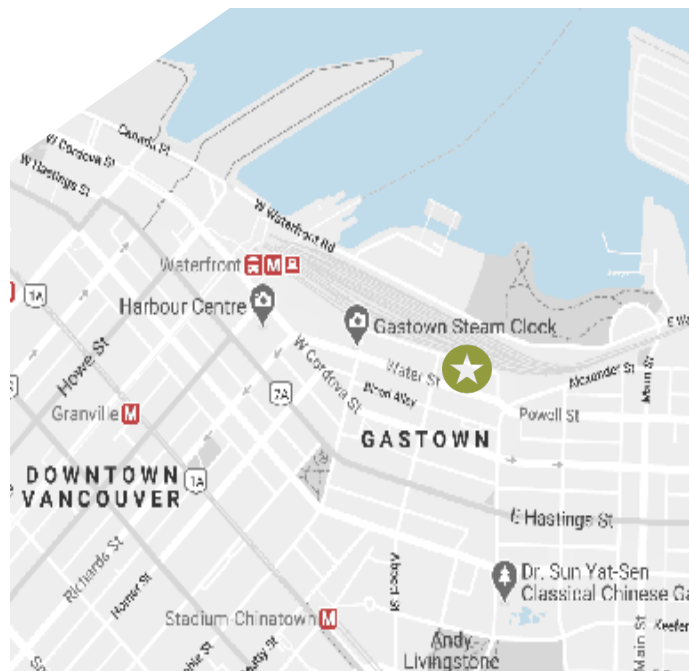


# 301-134 Abbott St

## Floor Plan



## Gastown



Internationally recognized Gastown – Vancouver’s oldest neighbourhood.

*“Impeccably curated decor and fashion boutiques, one-of-a-kind galleries and some of the best culinary fare”*

– **Tourism Vancouver**

**108,128**

Population  
in 2016

**20-34**

Dominant  
age group of  
residents

## Reach Us

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