

1260 HAMILTON STREET

EXCEPTIONAL YALETOWN OFFICE OPPORTUNITY

FOR LEASE



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COMMERCIAL REAL ESTATE SERVICES

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

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LOCATION

The subject property is located on Hamilton Street, between Davie and Drake Street in Vancouver's popular Yaletown district. Yaletown has been established as a premier shopping and entertainment destination, distinct with fashionable boutiques, high-end restaurants, several high technology firms and VFX companies. It is in close proximity to the central business district, the West End, False Creek, David Lam Park, Roundhouse Community Centre, and the Seawall. The subject property is also within walking distance from Yaletown-Roundhouse Skytrain Station and offers ample street and lot parking in the immediate area.

FEATURES

- Exceptional office space in the heart of Yaletown
- Bright and spacious floor plan with a mix of open space, private offices, and meeting rooms
- Fully distributed HVAC system with a in-suite kitchenette and washrooms
- Good ceiling height with portions of exposed beams
- Direct elevator access into unit
- In close proximity to many popular restaurants, cafés, boutiques, and amenities
- Excellent transit access, steps from Yaletown-Roundhouse Skytrain Station

UNIT:	Lower Level
SIZE:*	2,436 SF (approx.)
ZONING:	HA-3 (Yaletown Historic Area)
BASIC RENT:	\$20.00 PSFPA
ADDITIONAL RENT:	\$19.50 (2020 est.)
GROSS RENT:	\$8,018.50/month + GST
AVAILABILITY:	Immediately



*All sizes are approximate and subject to verification.

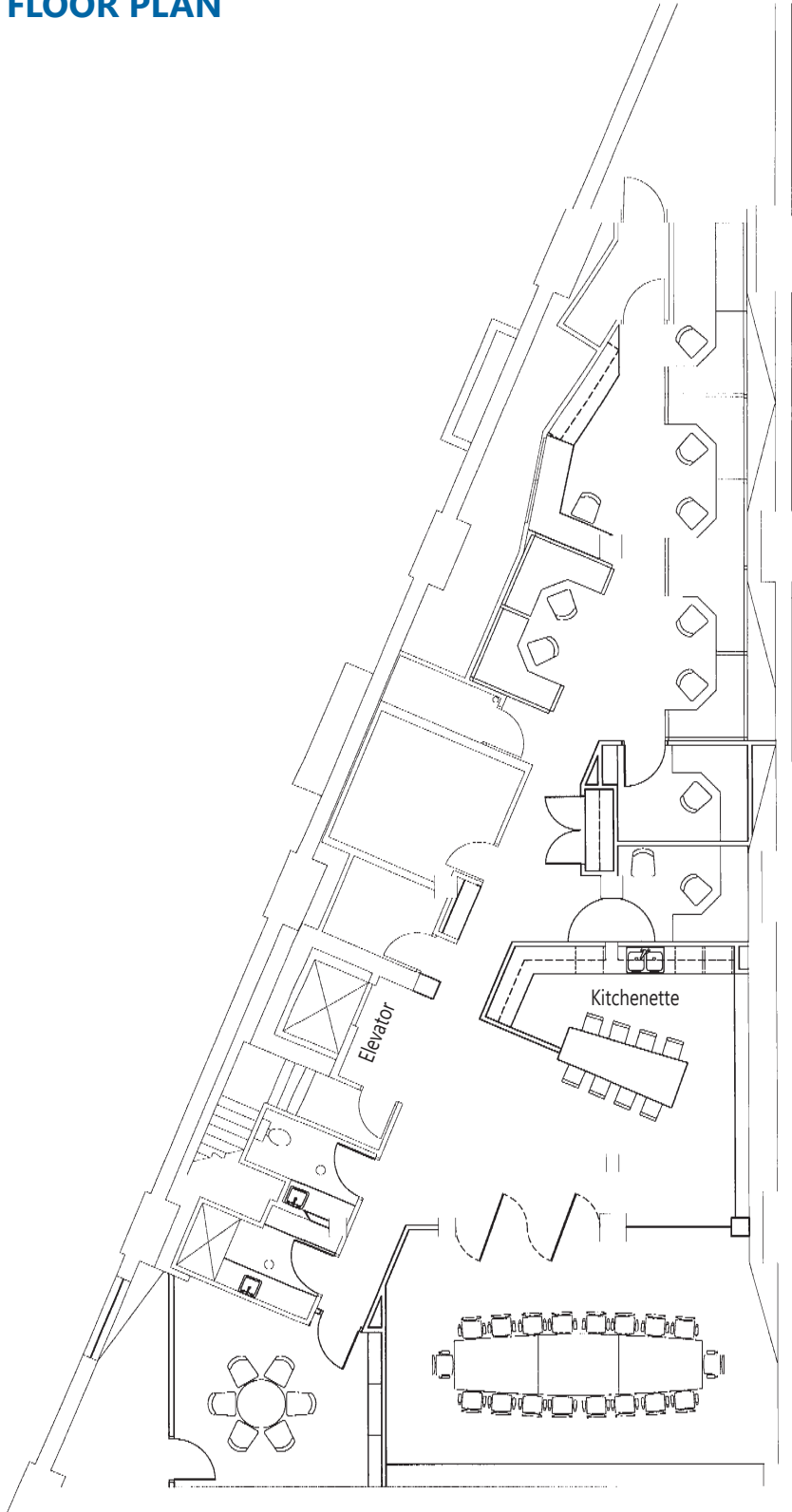
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FLOOR PLAN*

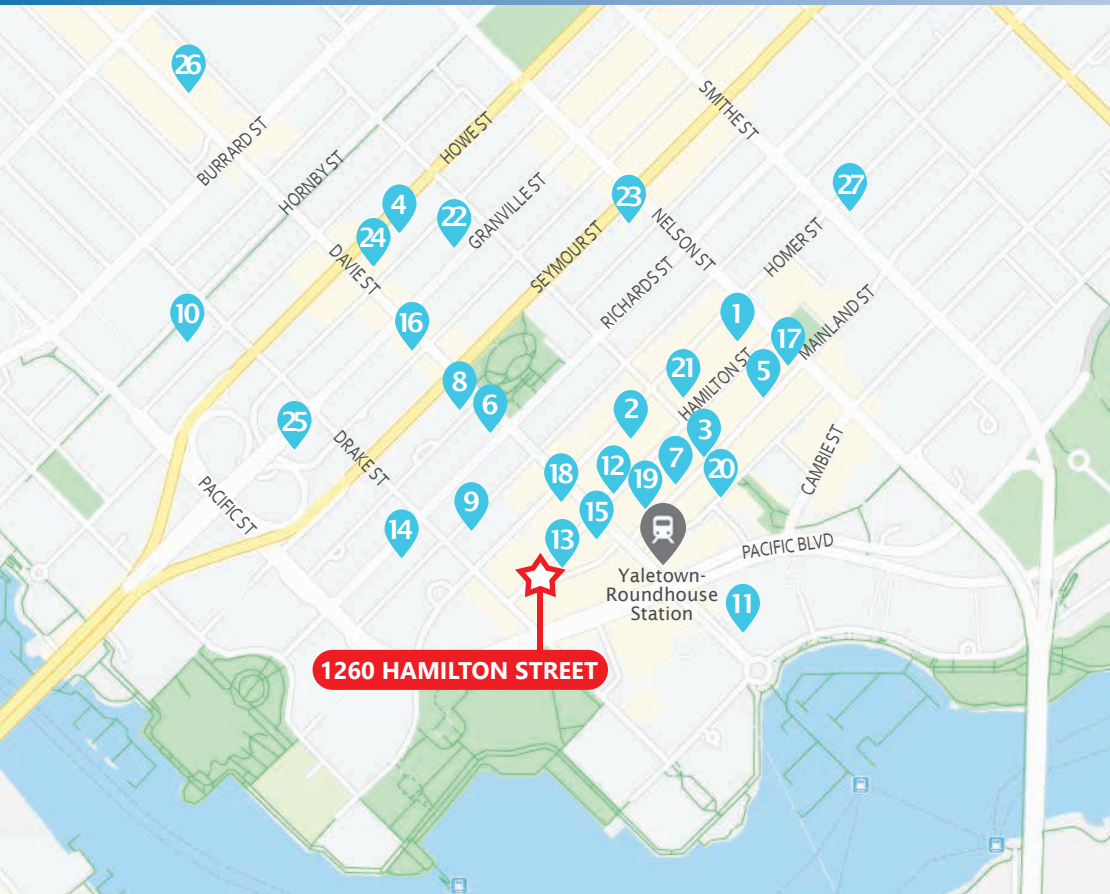


*Floor plan may not be 100% accurate and is subject to verification.

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|-----------------------------|------------------------------|----------------------------|
| 1. The Parlour | 10. Giardino Restaurant | 19. Meet in Yaletown |
| 2. Brix & Mortar | 11. Starbucks | 20. Minami |
| 3. Yaletown Brewing Company | 12. The Flying Pig | 21. Blue Water Cafe |
| 4. Mangos Lounge | 13. Rodney's Oyster House | 22. The Pawn Shop YVR |
| 5. The Greek By Anatoli | 14. Matchstick Yaletown | 23. Nero Waffles |
| 6. Nuba in Yaletown | 15. La Pentola | 24. Rorimomo Restaurant |
| 7. Mister Artisan Ice Cream | 16. Basil Pasta Bar | 25. Spin Society |
| 8. Chanco Tortilleria | 17. The Keg Steakhouse + Bar | 26. Banana Leaf on Davie |
| 9. Ganache Patisserie | 18. Yaletown Gelato | 27. Homer St. Cafe and Bar |



WALK SCORE

Walker's Paradise

Daily errands do not require a car



TRANSIT SCORE

Rider's Paradise

World-class public transportation

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