

**503 - 1228 HAMILTON STREET, VANCOUVER**  
HERITAGE OFFICE SPACE IN YALETOWN

**FOR  
LEASE**



**WILLIAM | WRIGHT**

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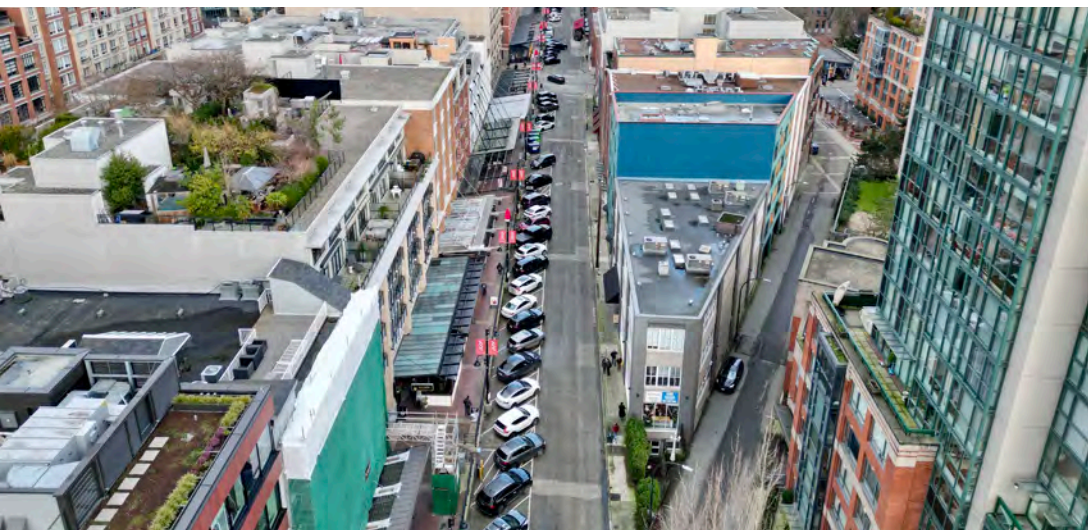
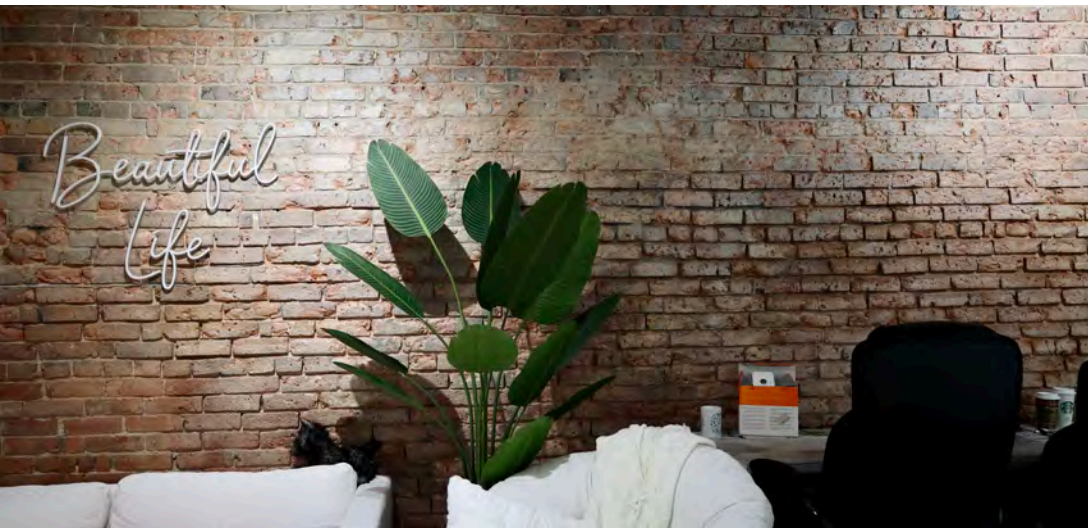




## OVERVIEW

Exceptional opportunity to lease 526 sq. ft. of beautifully improved office space, in the Yaletown Brickworks Building at 1228 Hamilton Street. The unit features gorgeous brick-and-beam interiors with integrated modern improvements, heating and air conditioning, and an efficient open floor plan with exposed ceilings. The location is extremely well-situated for public transportation, just a 2-minute walk from the Yaletown Roundhouse Canada Line Skytrain Station and bus routes. The surrounding area encompasses Vancouver's trendiest retail, restaurants, and tech/creative office district, offering a perfect blend of work and leisure.

<b>Size</b>	± 526 SQFT
<b>Zoning</b>	HA-3
<b>Basic Rent</b>	\$38.50/FT
<b>Additional Rent</b>	\$23.00/FT
<b>Monthly Rent</b>	\$2,695.75 + GST



#### Layout

Fully Improved Brick & Beam Interior



#### Signage Opportunity

Large Operable Windows



#### Transit Friendly

2-minute walk to Yaletown-Roundhouse Canada Line Skytrain Station



#### Location

Located in an Amenity Rich Neighbourhood

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DAVID LAM PARK • 4 MIN WALK



## LOCATION

Strategically located in the heart of Yaletown, the area features high foot traffic and accessible intersecting transit routes to many of Yaletown's world-class restaurants, cafes, trendy boutiques, and neighborhood amenities, along with a rich combination of tech and business service offices. The area is extremely well situated in relations to public transportation, steps away from the Canada Line Skytrain, which connects Yaletown with the Downtown Core, Waterfront Station, the Olympic Village, Vancouver International Airport, and Richmond. This opportunity would be ideal for owner-occupiers and investors who wish to operate their business in the historically rich and magnetic work-play-life business district of Yaletown.

## FOR MORE INFORMATION CONTACT

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