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

FOR LEASE

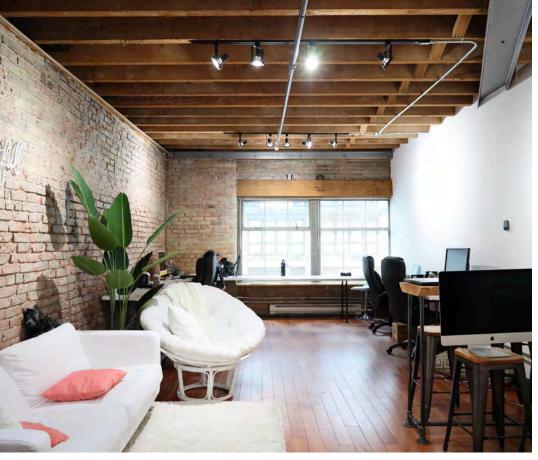




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WILLIAM | WRIGHT





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.

Size	± 526 SQFT
Zoning	HA-3
Basic Rent	\$38.50/FT
Additional Rent	\$23.00/FT
Monthly Rent	\$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

503 - 1228 HAMILTON STREET, VANCOUVER







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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