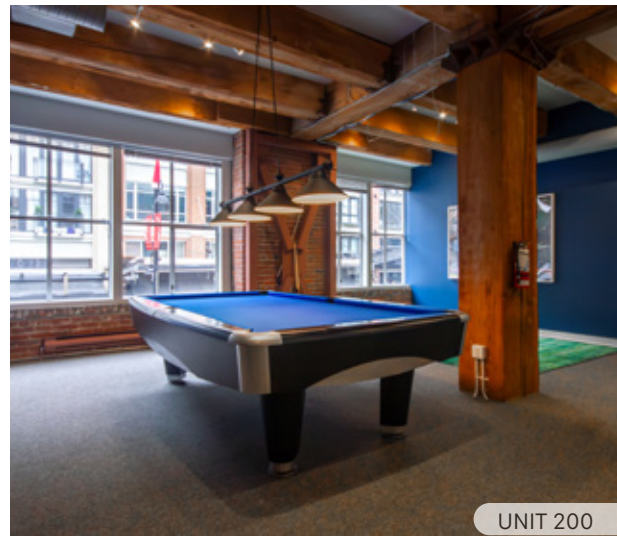
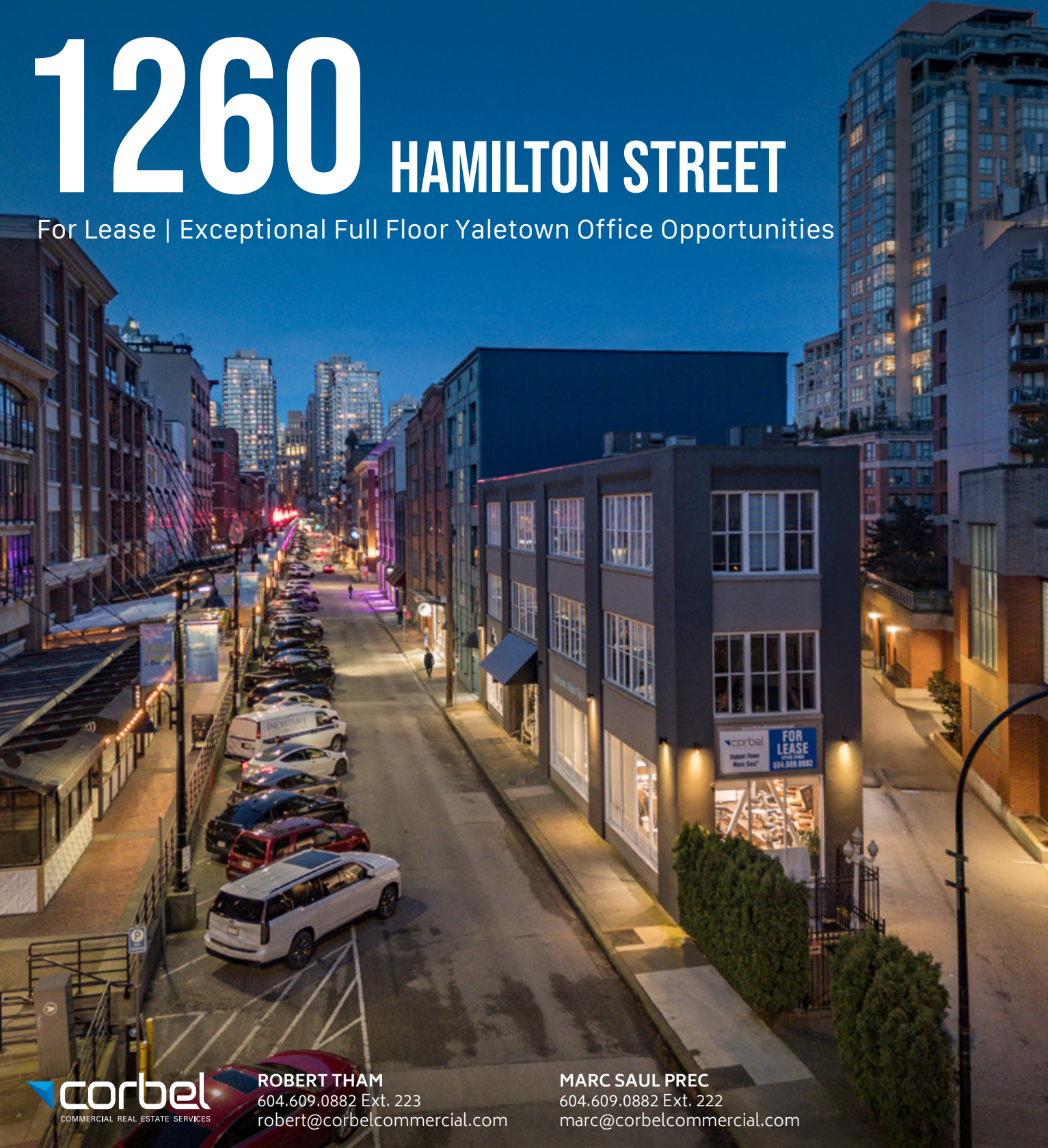


1260 HAMILTON STREET

For Lease | Exceptional Full Floor Yaletown Office Opportunities



ROBERT THAM
604.609.0882 Ext. 223
robert@corbelcommercial.com

MARC SAUL PREC
604.609.0882 Ext. 222
marc@corbelcommercial.com

THE LOCATION

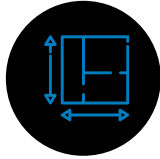
The subject property is located on Hamilton Street, between Davie and Drake Street in Vancouver's popular Yaletown district. Yaletown has been established as a premier shopping and entertainment destination, distinct with fashionable boutiques, high-end restaurants, several high technology firms and 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.



THE FEATURES



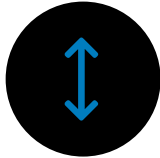
Exceptional full floor character office spaces with direct elevator access into units.



Efficient and spacious layouts with a mix of open space and private offices.



Beautifully appointed kitchenette and in-suite washrooms. The lower level includes a shower.



Good ceiling heights with portions of exposed beam and brick.



Fully distributed HVAC system with individual controls.

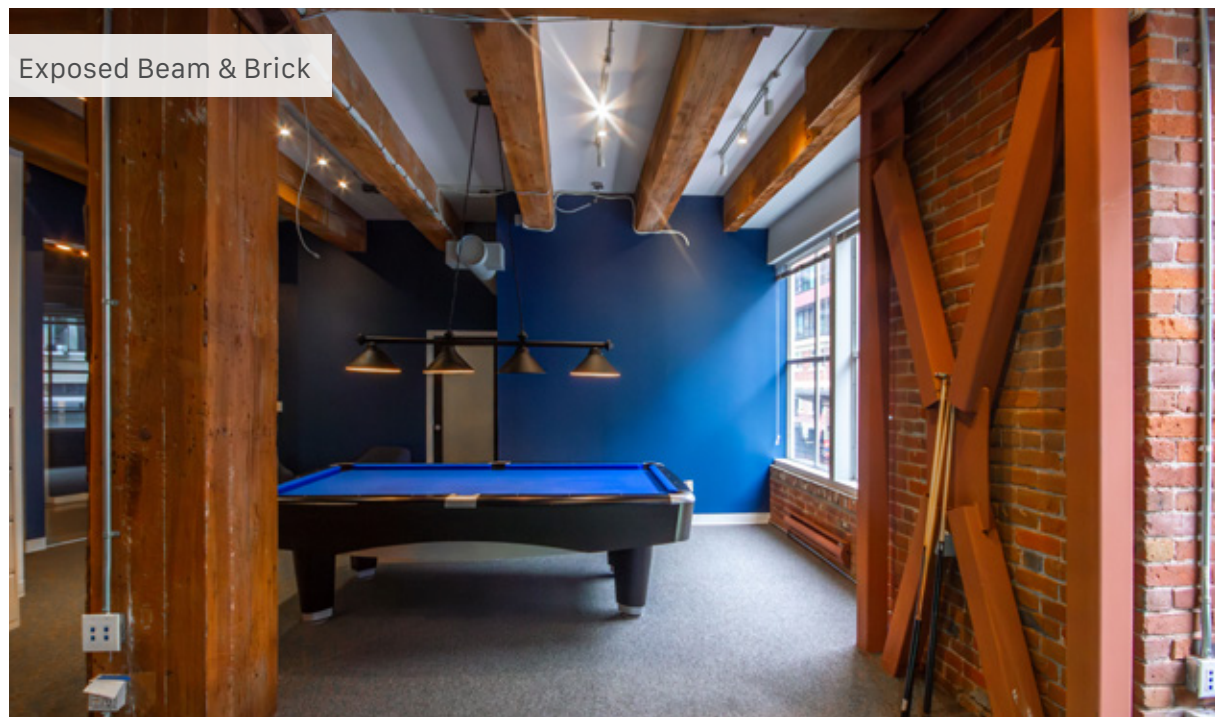


Steps from Yaletown's hottest restaurants, cafés, boutiques, and amenities.

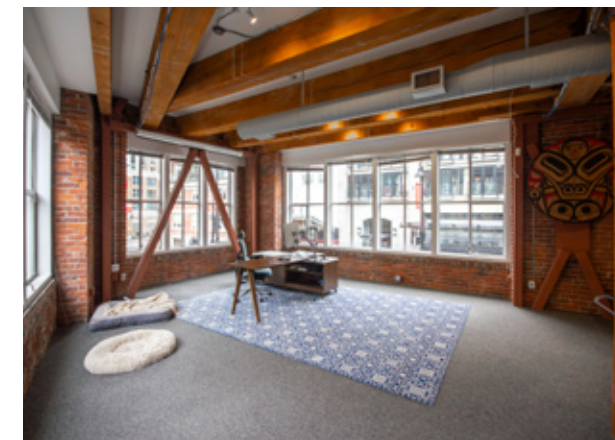
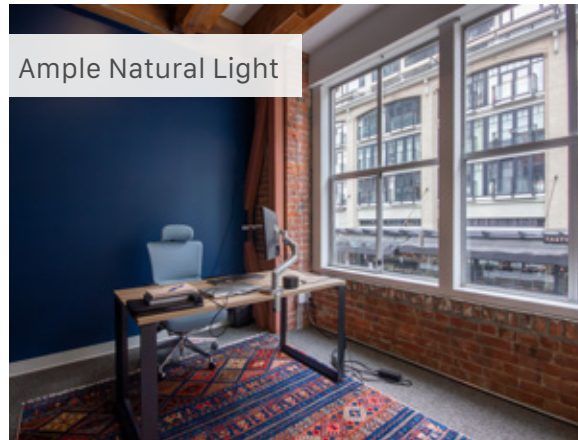


Excellent transit access, less than 200 meters from Yaletown-Roundhouse Skytrain Station.

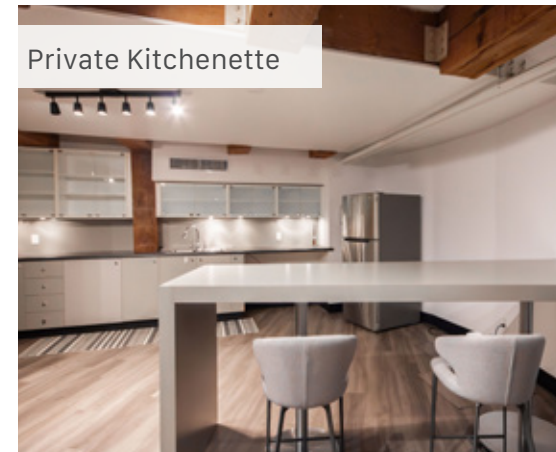
Exposed Beam & Brick

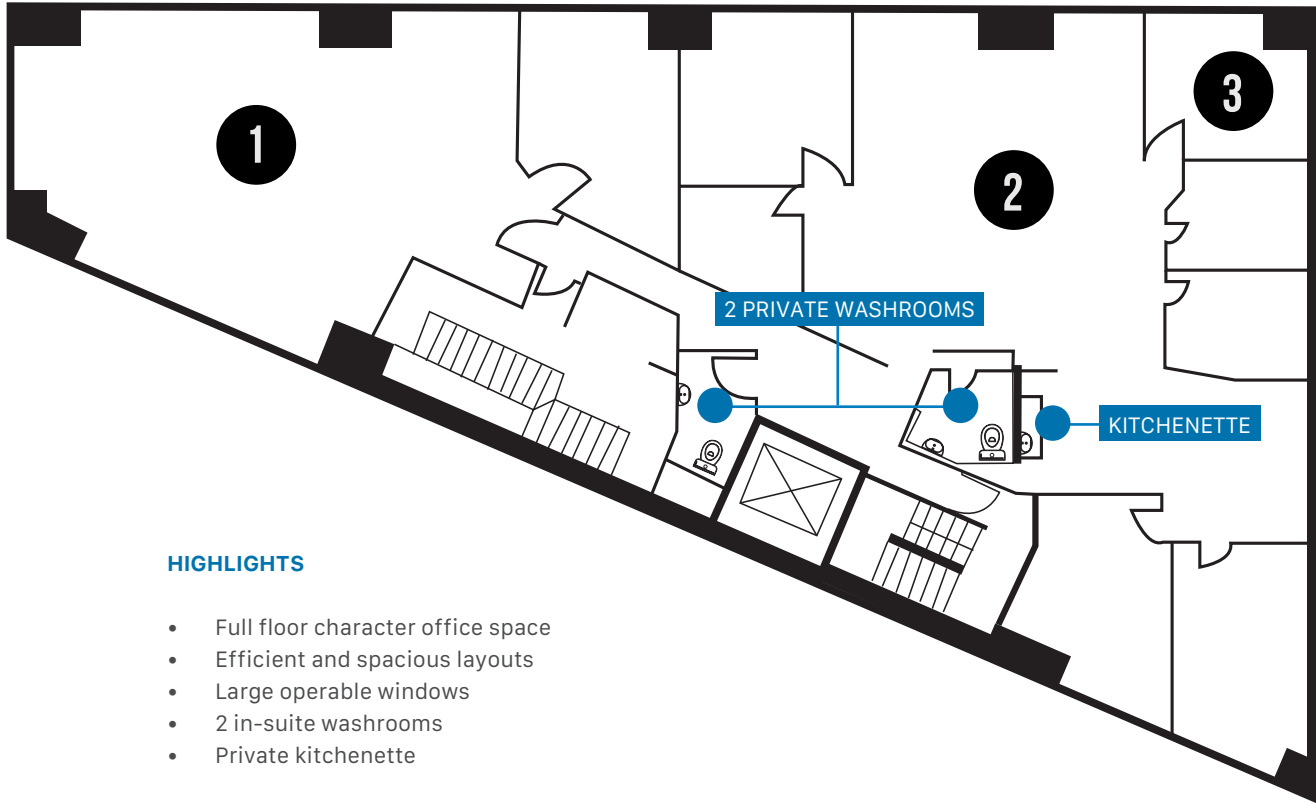


Ample Natural Light



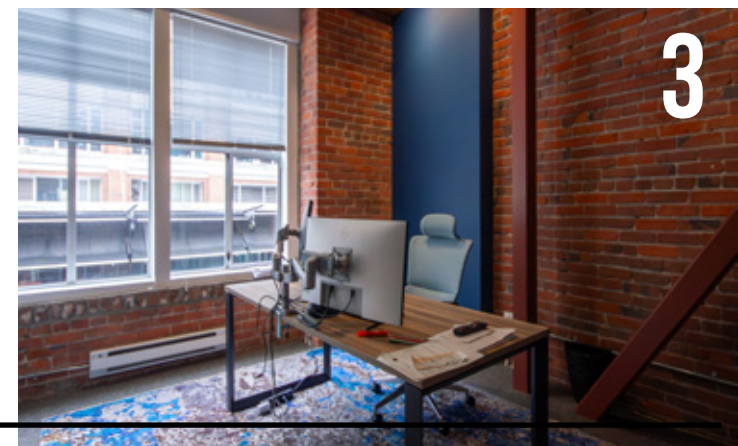
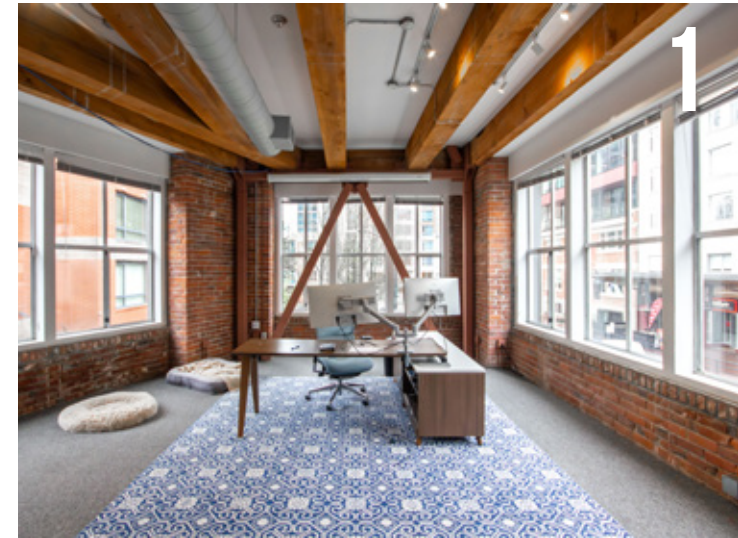
Private Kitchenette





HIGHLIGHTS

- Full floor character office space
- Efficient and spacious layouts
- Large operable windows
- 2 in-suite washrooms
- Private kitchenette



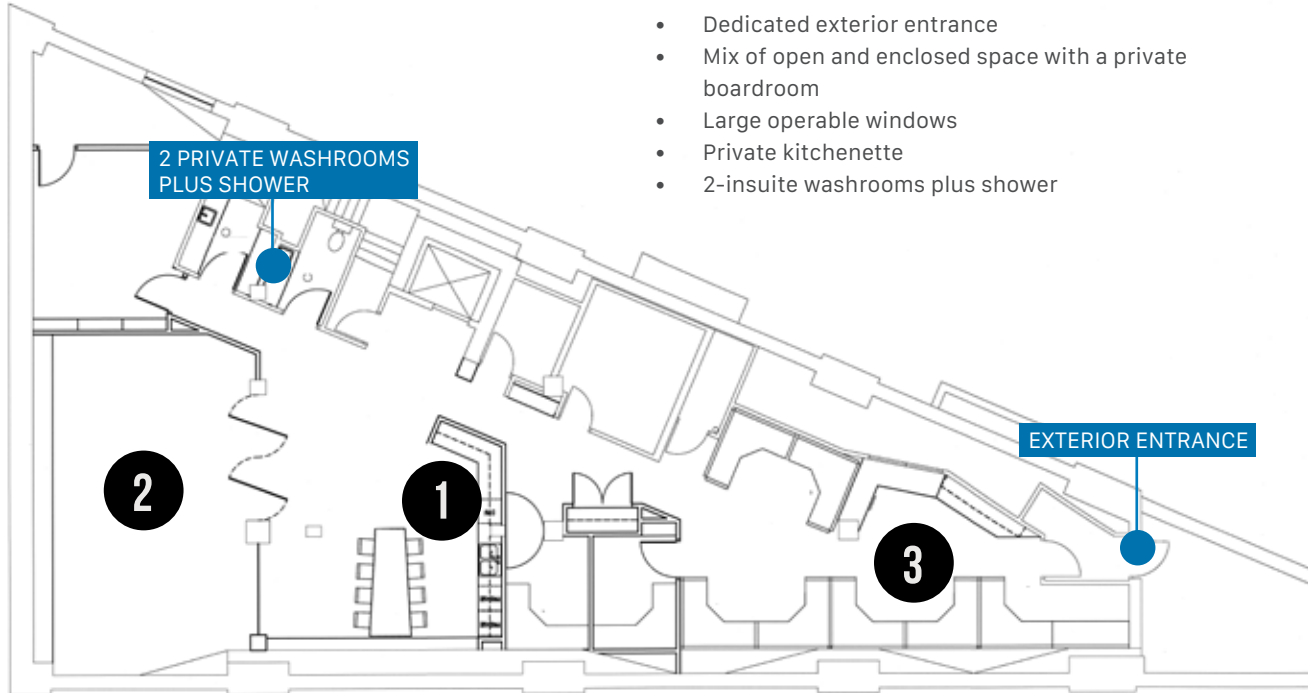
| SIZE: ¹ | BASIC RENT: | ADDITIONAL RENT: | AVAILABILITY |
|--------------------|----------------------|---------------------|----------------------|
| 2,990 SF (Approx.) | Please contact agent | \$25.72 (2025 est.) | Please contact agent |

¹All sizes are approximate and subject to verification.

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

HIGHLIGHTS

- Dedicated exterior entrance
- Mix of open and enclosed space with a private boardroom
- Large operable windows
- Private kitchenette
- 2-insuite washrooms plus shower



SIZE:¹

2,436 SF (Approx.)

BASIC RENT:

Please contact agent

ADDITIONAL RENT:

\$25.72 (2025 est.)

AVAILABILITY

Immediately

¹All sizes are approximate and subject to verification.
²Floor plan may not be 100% accurate and is subject to verification.



WALK SCORE

Walker's Paradise

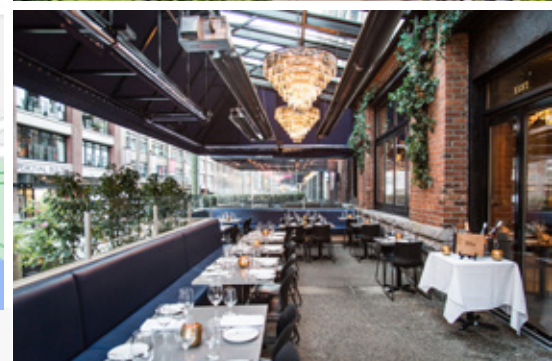
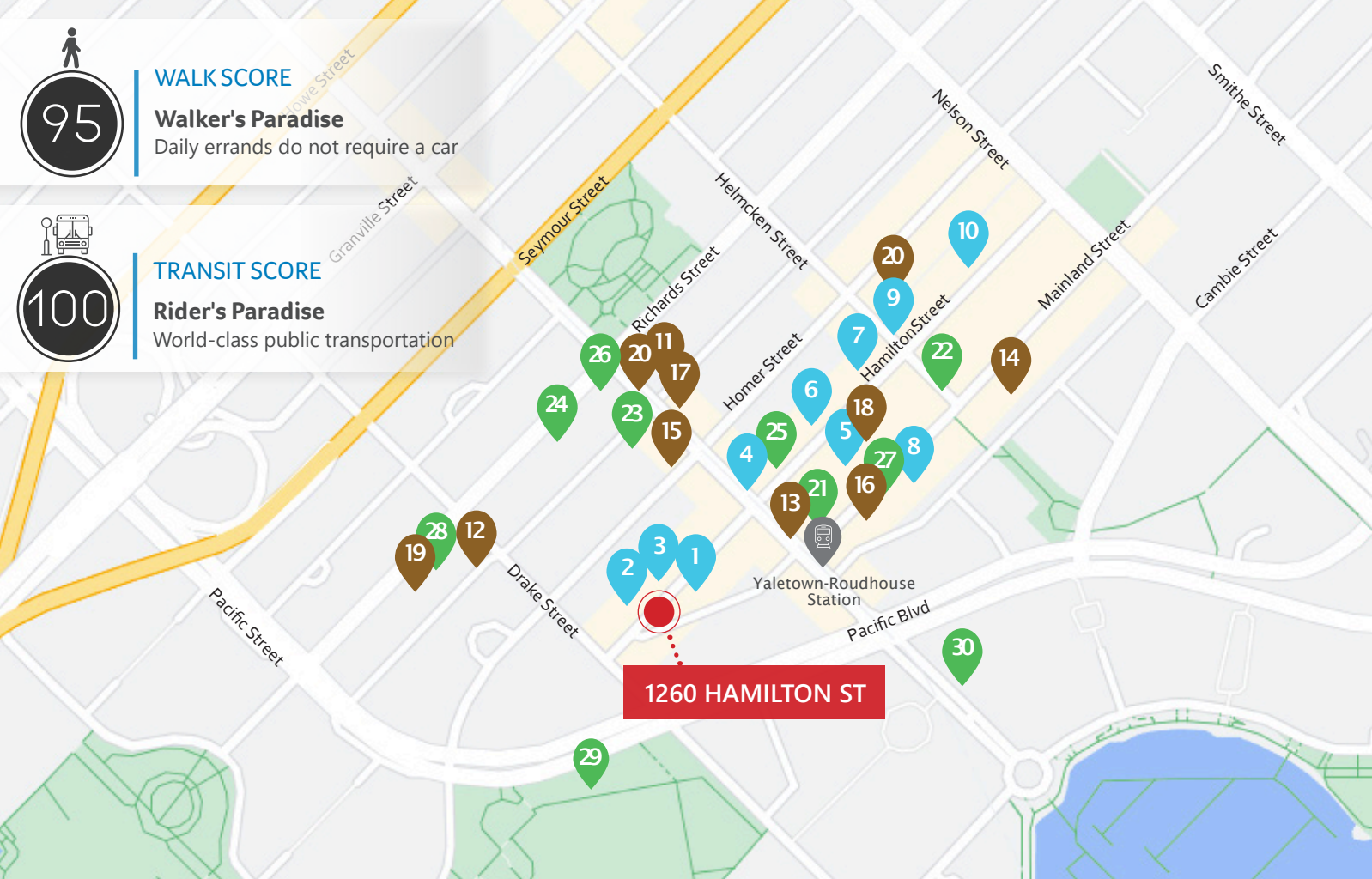
Daily errands do not require a car



TRANSIT SCORE

Rider's Paradise

World-class public transportation



RESTAURANTS

- 1. Rodney's Oyster House
- 2. Alchemy Bar and Kitchen
- 3. Tasty Indian Bistro
- 4. Cactus Club Cafe
- 5. The Flying Pig
- 6. Brix and Mortar
- 7. Elisa
- 8. Minami
- 9. Blue Water Cafe
- 10. The Parlour

CAFÉ + CASUAL FARE

- 11. Coo Coo Coffee
- 12. Kurotaki Chabann
- 13. Starbucks
- 14. Bake 49
- 15. JJ Bean Coffee Roasters
- 16. Black Echo Coffee
- 17. Glory Juice Co.
- 18. Mister Artisan Ice Cream
- 19. Matchstick Yaletown
- 20. Small Victory Bakery

SHOPPING + SERVICES

- 21. Strozzi's Eyewear
- 22. Mavi Jeans
- 23. Mine & Yours
- 24. Jaybird Studio
- 25. Brooklyn Clothing co.
- 26. Choices Markets
- 27. Global Atomic Designs
- 28. Farm to Table Market
- 29. Elsie Roy Elementary
- 30. Urban Fare

ROBERT THAM
 604.609.0882 Ext. 223
 robert@corbelcommercial.com

MARC SAUL*
 604.609.0882 Ext. 222
 marc@corbelcommercial.com

*Personal Real Estate Corporation.

INFO@CORBELCOMMERCIAL.COM | WWW.CORBELCOMMERCIAL.COM | 632 CITADEL PARADE, VANCOUVER BC, V6B 1X3



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.