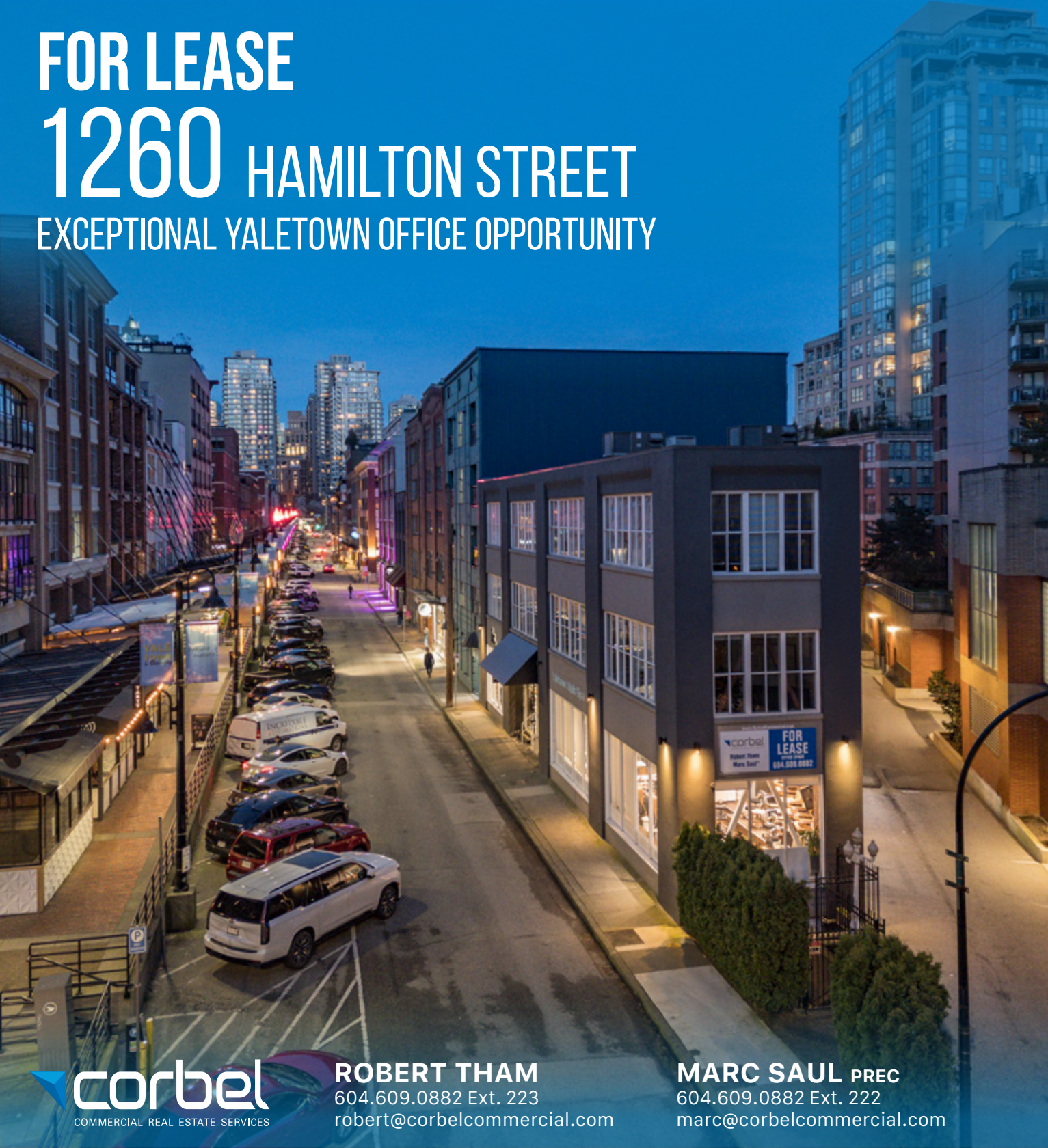


FOR LEASE

1260 HAMILTON STREET

EXCEPTIONAL YALETOWN OFFICE OPPORTUNITY



corbel
COMMERCIAL REAL ESTATE SERVICES

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.

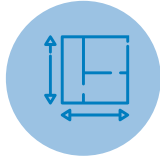


1260 HAMILTON STREET

THE FEATURES



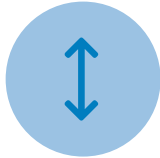
Exceptional full floor character office space with a dedicated exterior entrance way plus direct elevator access into unit



Efficient and spacious layout with a mix of open space and a private boardroom



Large beautifully appointed kitchenette and 2 in-suite washrooms plus shower



Good ceiling height with portions of exposed beams



Fully distributed HVAC system with individual controls



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

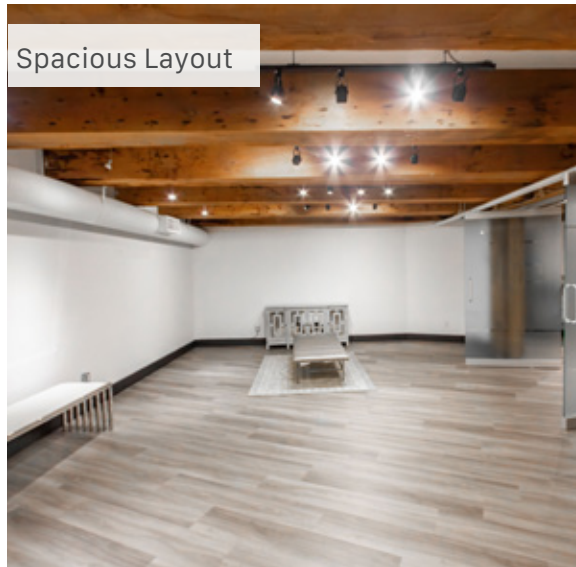


Excellent transit access, less than 200 meters from Yaletown-Roundhouse Skytrain Station

Large Kitchenette



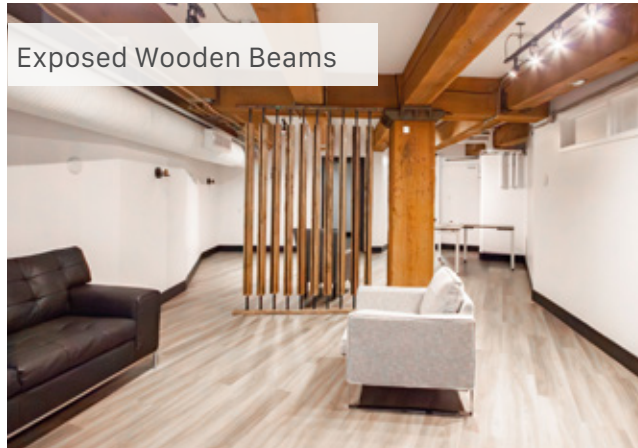
Spacious Layout

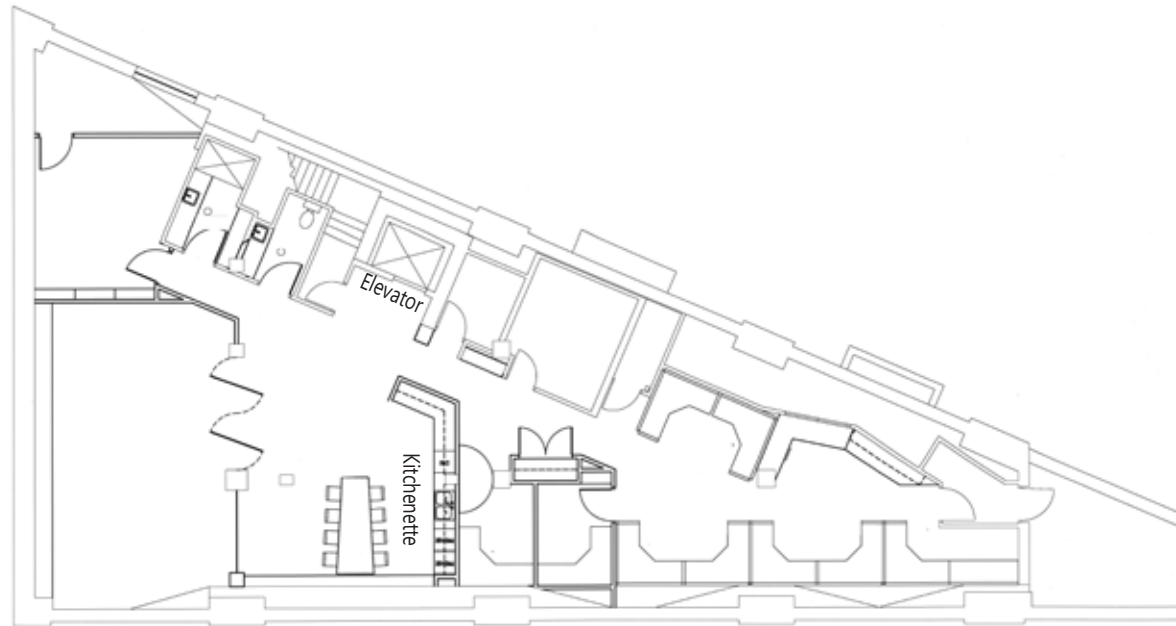


Expansive Ceilings



Exposed Wooden Beams





UNIT:	SIZE: ¹	BASIC RENT:	ADDITIONAL RENT:	AVAILABILITY
Lower Level	2,436 SF (Approx.)	Please contact agent	\$25.72 (2024 est.)	Immediately

¹All sizes are approximate and subject to verification
^{*}Floor plan may not be 100% accurate and is subject to verification.

FLOOR PLAN & SALIENT FACTS



WALK SCORE

Walker's Paradise

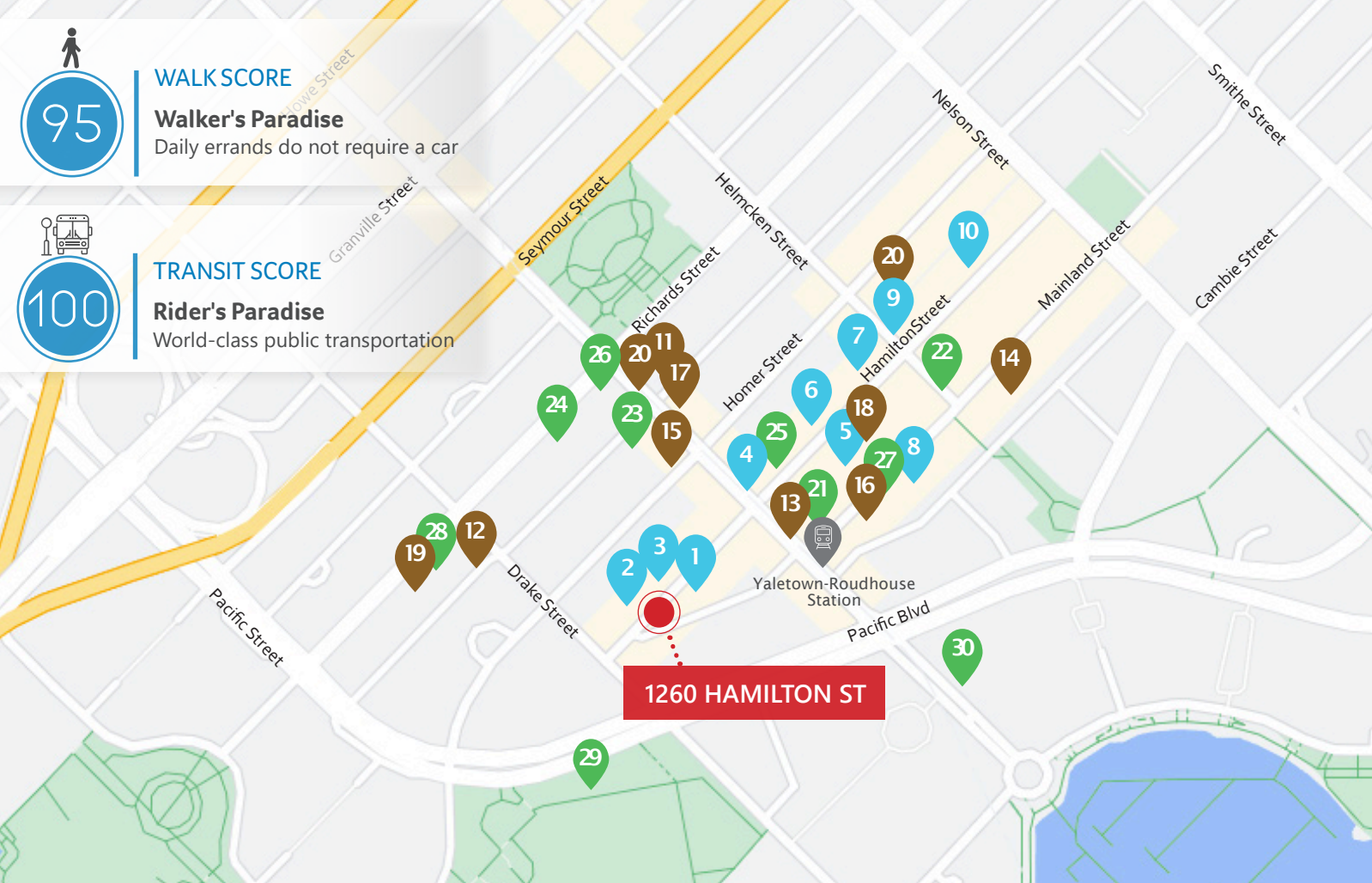
Daily errands do not require a car



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

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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.