

\$1 MILLION PRICE REDUCTION

FOR SALE

Jameson House

6th & 7th Floors - 838 W Hastings St
Vancouver BC

Iconic Full Floor Strata Office
Opportunity in the Heart of
Downtown Vancouver

**2 FLOORS NOW AVAILABLE
UP TO 14,832 SF**

ZACH WITTENBERG

Personal Real Estate Corporation
Vice President
Advisory & Transaction Services
zach.wittenberg@cbre.com
604.662.5158

CBRE

Rare Office Opportunity With World Class Design.

Designed by London-based, Pritzker Prize-winning firm, Foster + Partners, Jameson House combines **8 office levels** above retail and 26 residential storeys in a striking curvilinear building form that cantilevers over two restored Art Deco buildings.

The office section was designed with a smooth facade with floor to ceiling windows to provide excellent natural light plus efficient full floor layouts.

The financial district combines living, working and shopping in one location, encouraging sustainable patterns of urban living and balancing energy consumption with its mix of daytime and night-time uses.

Property Details

AVAILABLE AREA 14,832 SF
 6th Floor: 7,416 SF*
 7th Floor: 7,416 SF*
**Can be sold individually*

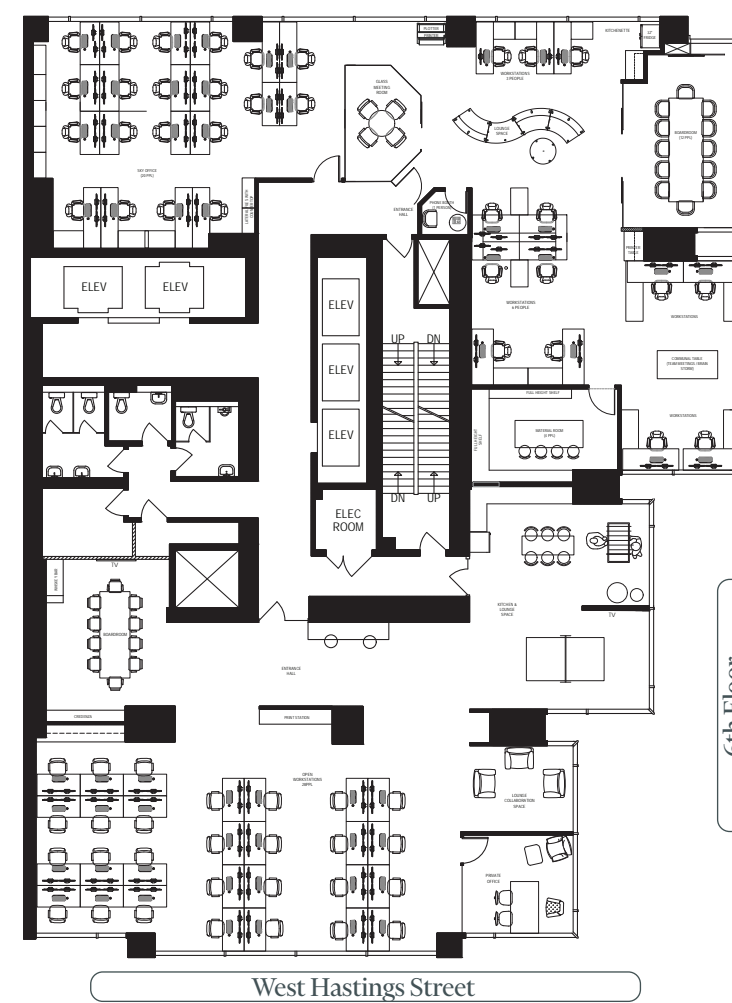
ASKING PRICE 6th Floor: \$9,690,000
 7th Floor: \$10,700,000 **\$9,690,000**

PROPERTY TAXES 6th Floor: \$66,310.90
 7th Floor: \$85,172.30

STRATA FEES (2025) 6th Floor: \$7,638.12
 7th Floor: \$7,638.12

PARKING 6th Floor: 4 Stalls
 7th Floor: 4 Stalls

ZONING CD-1



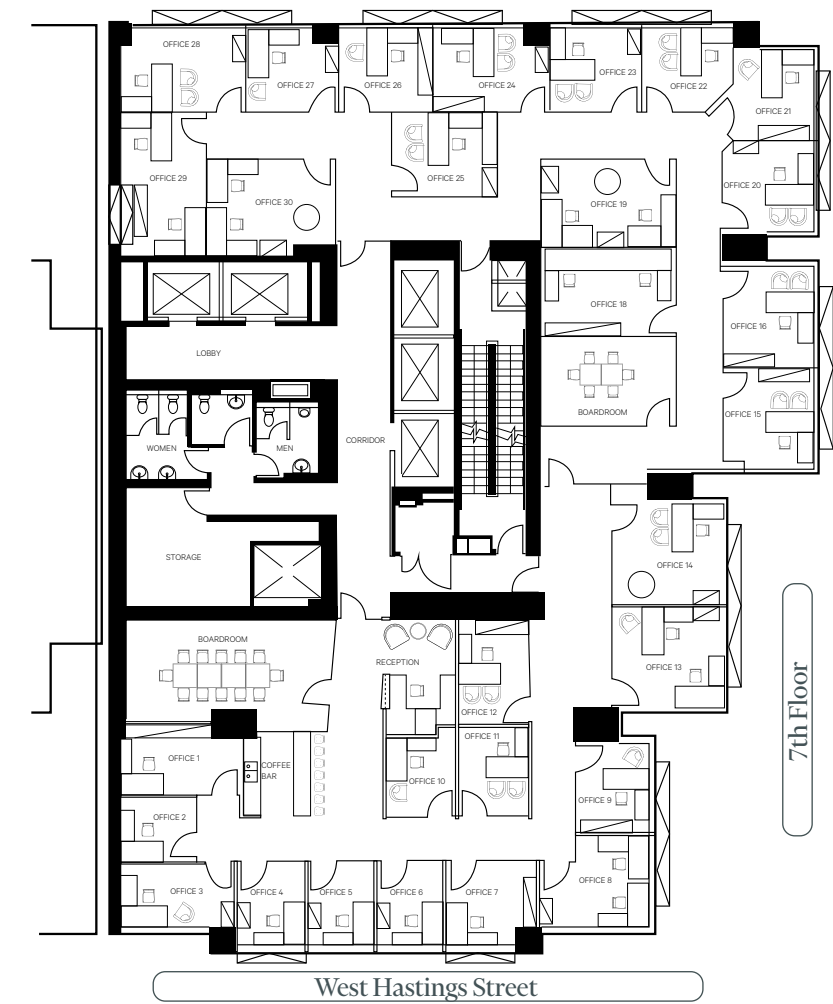
6th Floor

- » One (1) private office
- » Two (2) glass enclosed boardrooms
- » Two (2) meeting rooms (4 & 6 persons)
- » Kitchen & lounge space
- » Open plan work areas
- » Two (2) collaboration spaces
- » Three (3) washrooms (including accessible)
- » Currently demised into two (2) units - floor layout can accommodate a full floor user or up to three (3) units off the existing corridor

Suite Features

7th Floor

- » Twenty-nine (29) private offices with glass fronts and solid wood doors
- » Two (2) boardrooms (12 person & 8 person)
- » Open concept kitchen & coffee bar
- » Reception & waiting area
- » Floor to ceiling windows offering an abundance of natural light
- » Private storage room on the floor
- » Three (3) washrooms (including accessible)
- » Currently set up as one (1) unit - floor layout can accommodate up to three (3) units off the existing corridor.



West Hastings Street



Property Features

Parking Demo



Exclusive full floor privacy



Fully built out office space



Furniture available



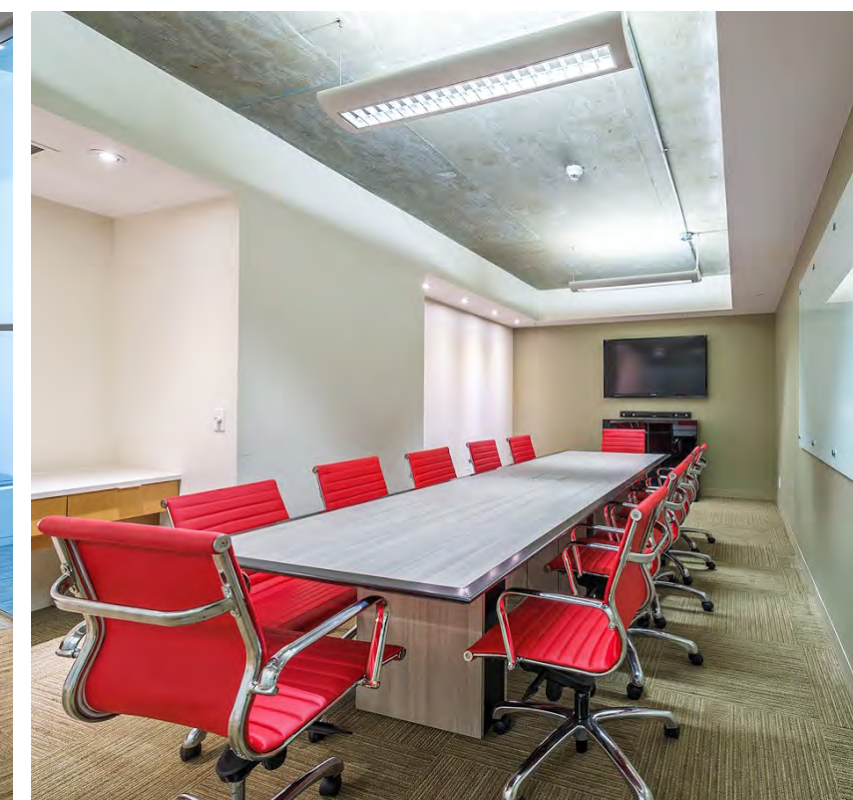
Automated vehicle parking system



Concierge service in lobby



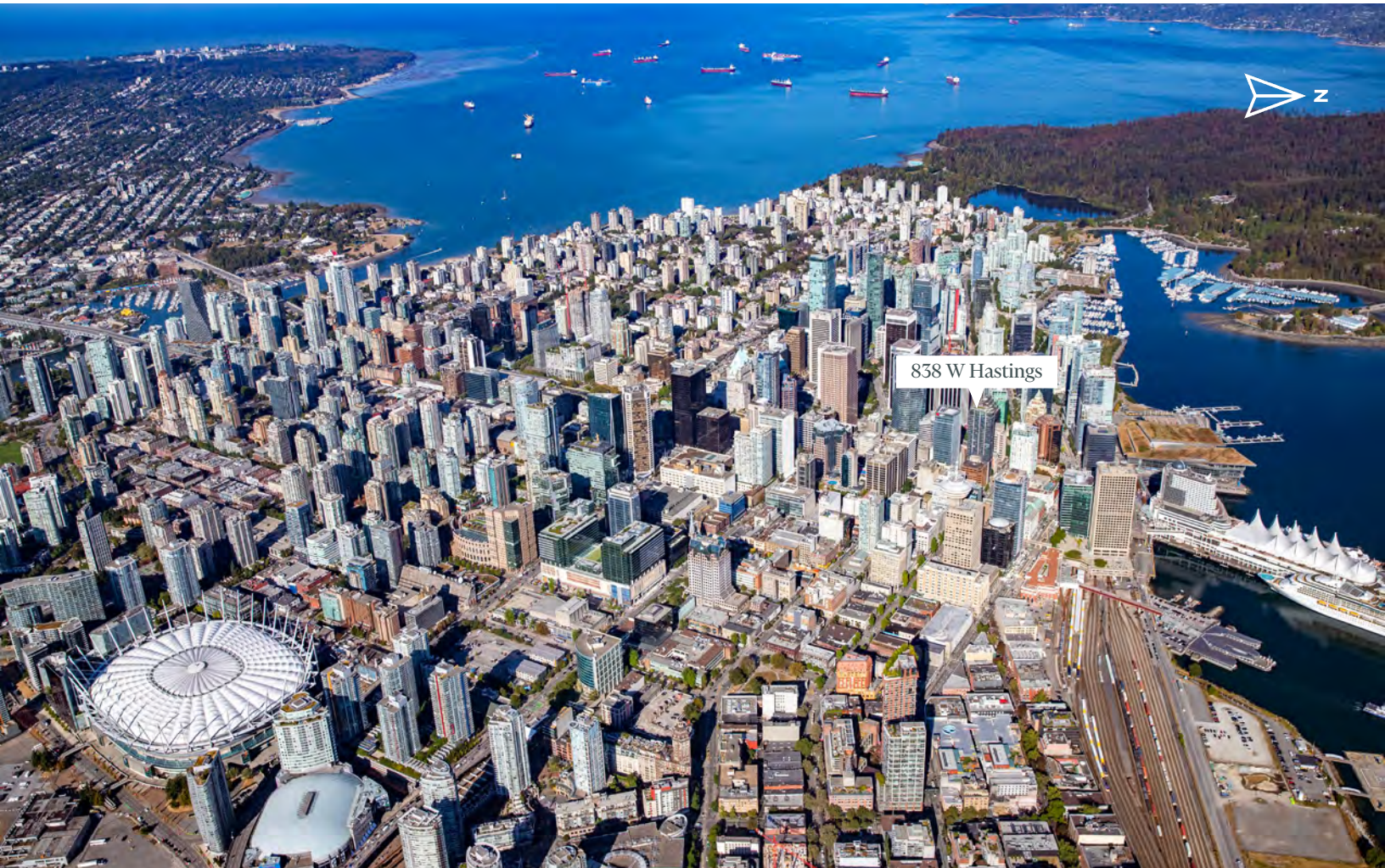
Bike storage and showers



Location

Jameson House is located in downtown Vancouver's central business and shopping district. In addition to gorgeous ocean and mountain views, the area is surrounded by various restaurants, shops, and amenities.

The building is accessible by all types of transit being only a 2 minute walk to Waterfront SkyTrain Station, providing connection to the Sea Bus, Canada & Expo Line SkyTrains and West Coast Express.



Walk Score



148+

Restaurants & Cafes



22+

Bars & Pubs



292+

Retail & Services



98

Walker's Paradise



100

Rider's Paradise



90

Biker's Paradise

ZACH WITTENBERG

Personal Real Estate Corporation

Vice President

Advisory & Transaction Services

zach.wittenberg@cbre.com

604 662 5158

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation, to include all employees and independent contractors ("CBRE"). All references to CBRE Limited herein shall be deemed to include CBRE, Inc. The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.

Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.

CBRE