

AVISON
YOUNG

For Sale or Lease

1028-1030 Hamilton Street

VANCOUVER, BC

Opportunity to own or lease a beautifully restored heritage Yaletown building with income generating retail, fully built out office premises and attractive amenities including a fully equipped gym



Property overview

MUNICIPAL ADDRESS

1028-1030 Hamilton Street, Vancouver, BC

PID

012-842-486

LEGAL DESCRIPTION

Lot 34 Block 76 District Lot 541
Plan 3469

LOT SIZE

5,987.70 sf

YEAR BUILT

1913

ZONING

HA-3 Historical Area

ENVIRONMENTAL

No further investigation required
(2011 EXP report)

OWNERSHIP STATUS

Held in a bare trust, no property transfer tax

FINANCING

Treat as clear title

GROUND FLOOR RETAIL NOI

\$471,008

PRICING GUIDANCE (FOR SALE)

Contact listing agents

LEASE RATE (FOR LEASE)

Contact listing agents

ADDITIONAL RENT (2025)

\$24.29 psf







Unmatched opportunity

Avison Young is pleased to present the rare opportunity to acquire or lease 1028-1030 Hamilton Street, a prominent mixed-use asset located in the heart of Vancouver's highly sought-after Yaletown district. Originally constructed in 1913, the building has been tastefully restored and modernized, blending historic character with contemporary functionality to meet the needs of today's office users.

The property offers 27,847 sf of well-appointed leasable space and is ideal for tenants or owner-occupiers seeking move-in ready premises with premium finishes and thoughtful design. The ground floor is home to established retail tenants, providing stable in-place income and enhancing the overall appeal of the asset.

Whether as a flagship office location or a strategic investment, this property presents a versatile opportunity in one of Downtown Vancouver's most dynamic urban neighbourhoods—steps from transit, dining, and amenities.





Building features

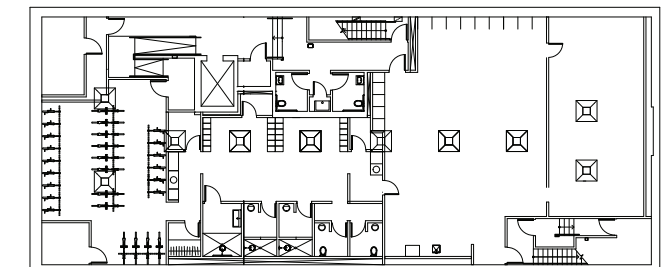
-  On-site restaurants
-  Fully equipped gym
-  End-of-trip shower facilities
-  Beautifully exposed brick & beams
-  Short walk to SkyTrain/rapid transit
-  Prominent branding and signage opportunities



Lower level

5,155 sf

-  Bike storage
-  End-of trip shower and locker facilities
-  Fully equipped gym
-  Kitchen and lounge area



1st floor

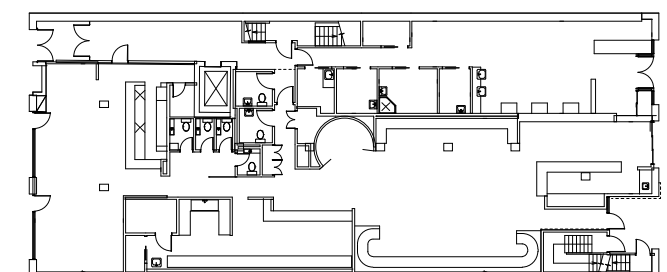
4,801 sf

Leased by restaurant through February 2030

1,292 sf

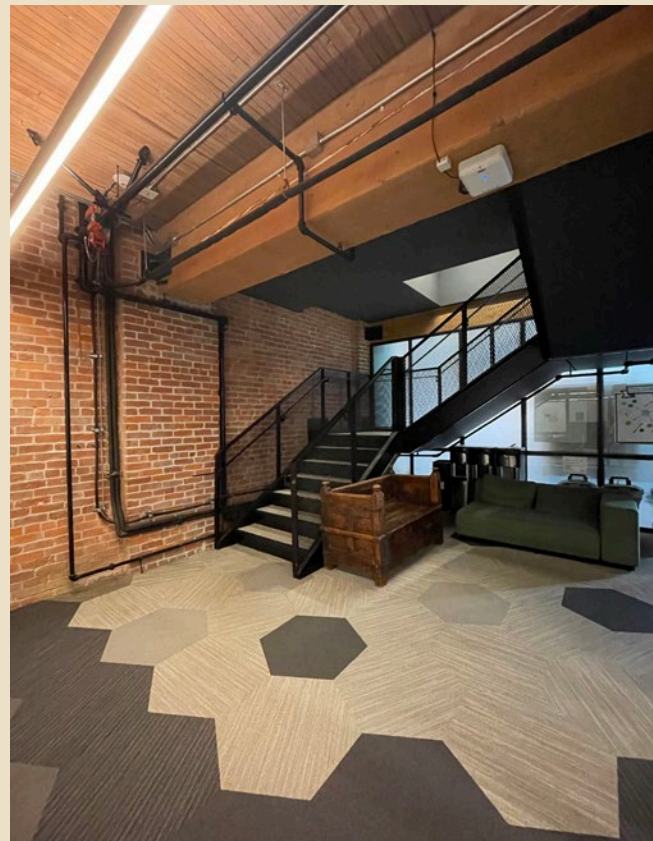
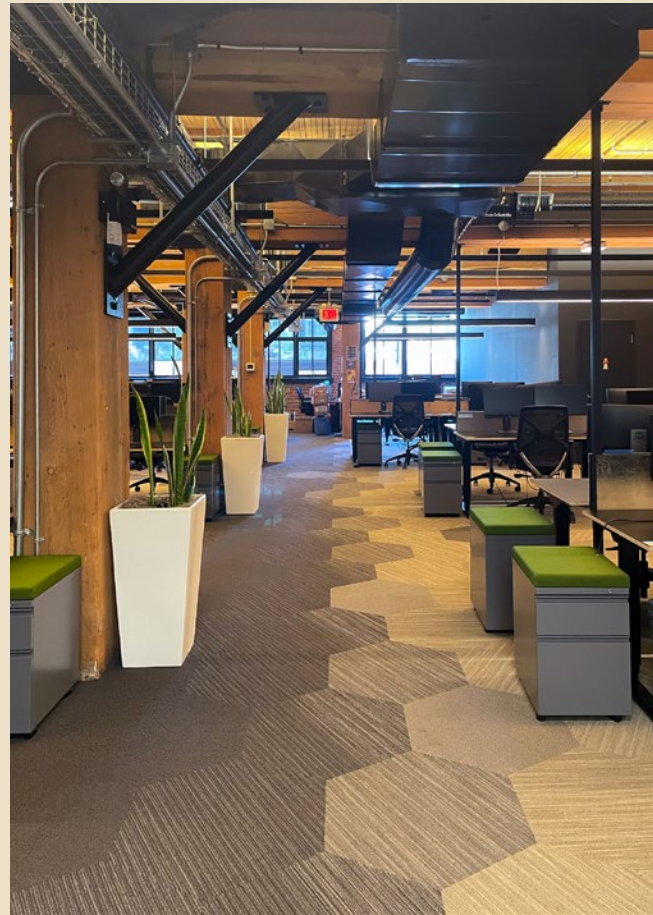
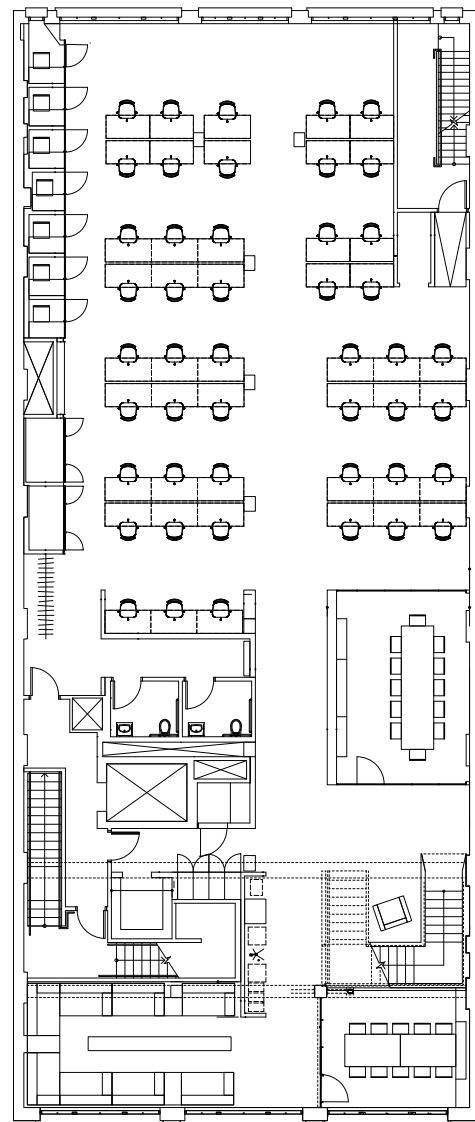
Leased by restaurant through February 2035

Total: 6,093 sf



2nd floor

5,510 sf

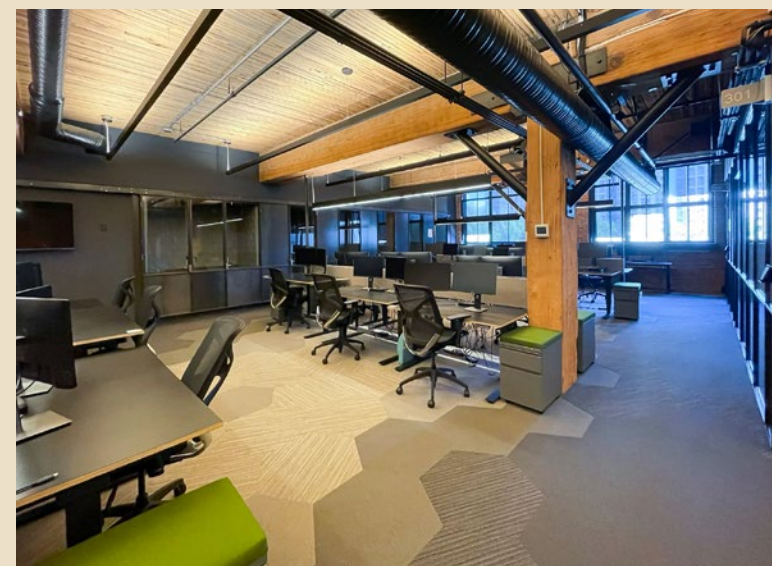
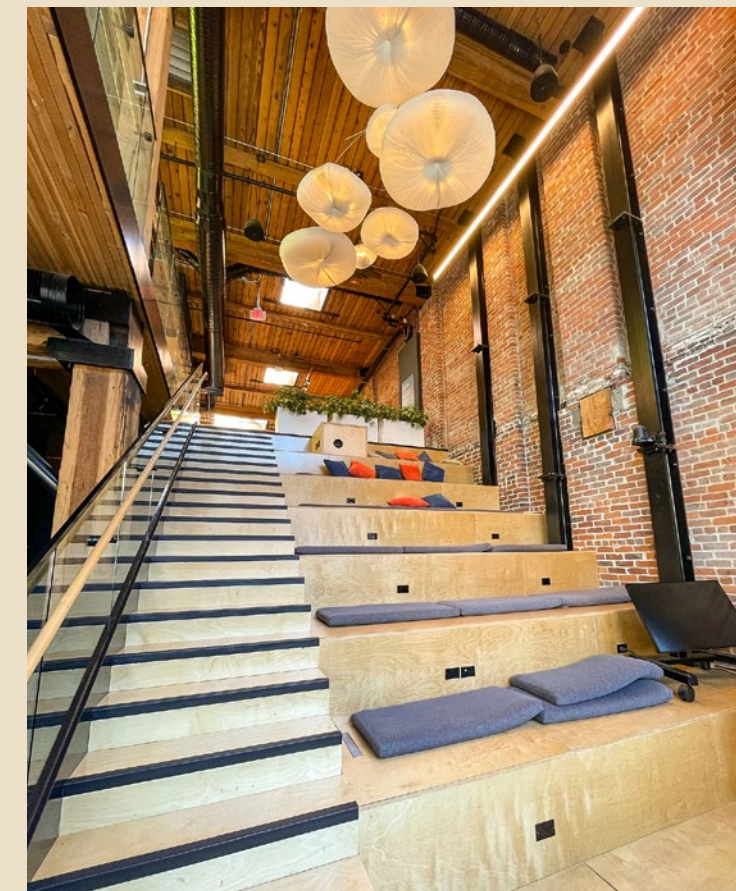
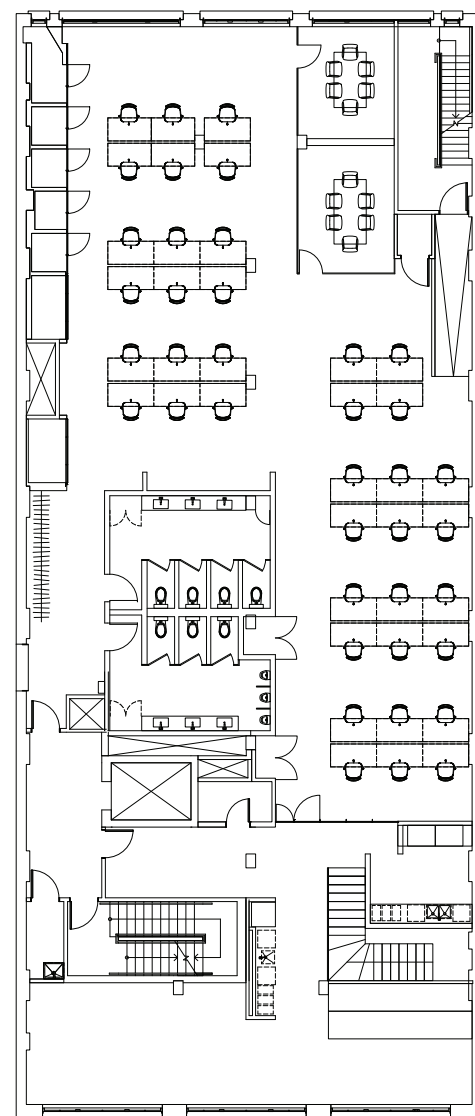


Suite highlights

-  One (1) boardroom
-  One (1) meeting room
-  Two (2) meeting pods
-  Seven (7) phone booths
-  Lounge & kitchenette
-  Open area with forty-six (46) workstations
-  Server room
-  Interconnecting staircase

3rd floor

5,496 sf

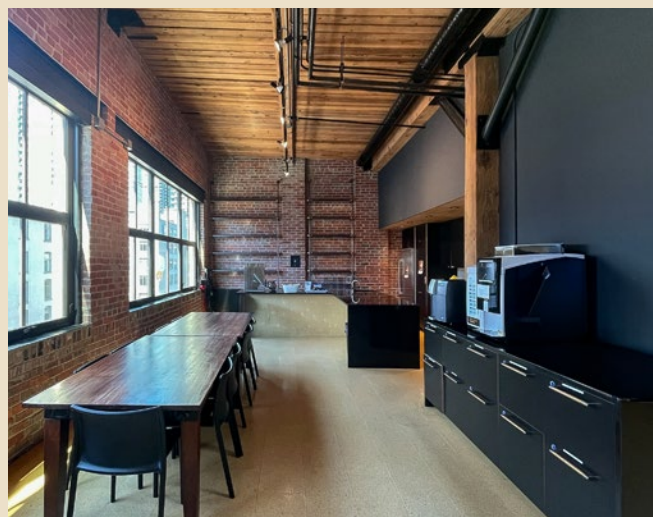
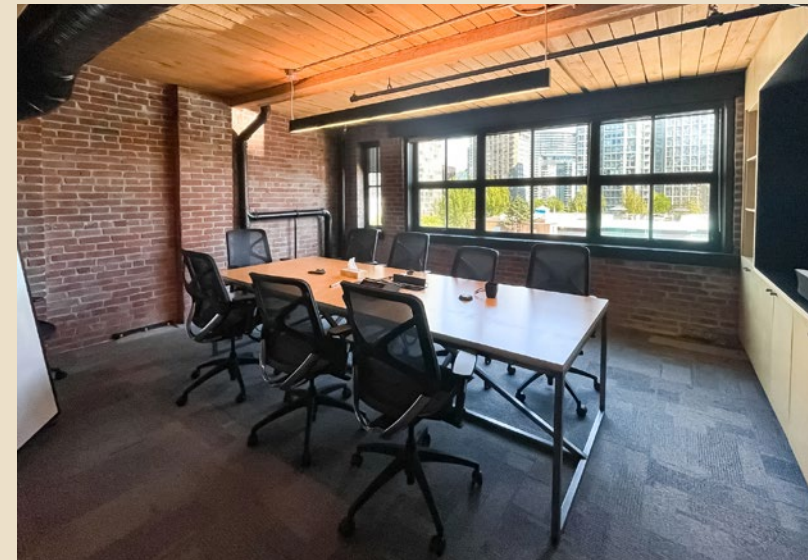
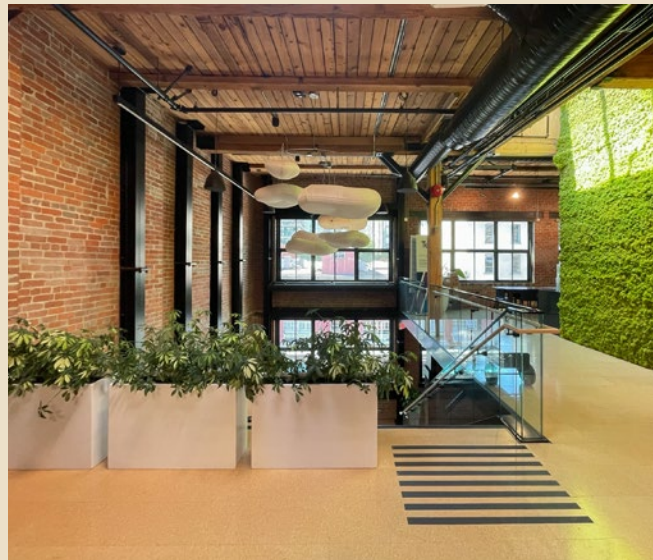
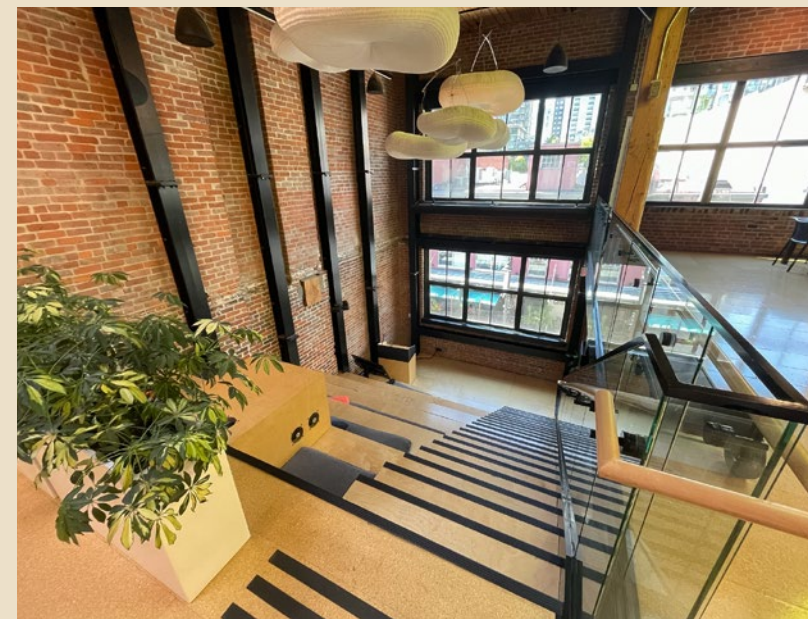
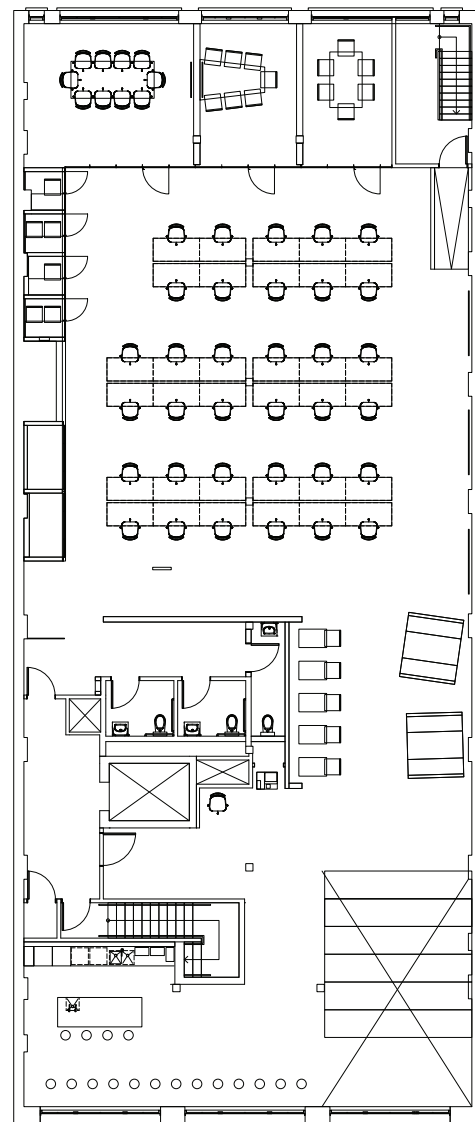


Suite highlights

-  Two (2) meeting rooms
-  Two (2) meeting pods
-  Five (5) phone booths
-  Multi-level atrium gathering & meeting space
-  Lounge & kitchenette
-  Open area with thirty-nine (39) workstations
-  Server room
-  Interconnecting staircase

4th floor

5,593 sf



Suite highlights

-  Skylights throughout
-  One (1) boardroom
-  Two (2) meeting rooms
-  Two (2) meeting pods
-  Two (2) portable meeting booths
-  Four (4) phone booths
-  Reception featuring a living wall
-  Multi-level atrium gathering & meeting space
-  Kitchen & staff area
-  Open area with thirty-four (34) workstations
-  Interconnecting staircase

The heart of Yaletown

1028-1030 Hamilton Street's location is highly accessible, being just steps away from the Yaletown-Roundhouse SkyTrain station, providing direct connections to Vancouver International Airport and other parts of the city. The surrounding neighborhood is vibrant, featuring a mix of boutiques, restaurants and the scenic False Creek seawall, all contributing to the area's dynamic urban lifestyle.

Health & wellness

1. David Lam Park
2. Oxygen Yoga and Fitness
3. Skoah Yaletown
4. Emery Barnes Park
5. Yoga Bar
6. Seawall
7. DibFit Cycle

Restaurants

8. Earls Kitchen + Bar
9. Cactus Club Cafe
10. The Parlour
11. Yaletown Brew Pub
12. Blue Water Cafe
13. The Flying Pig
14. The Keg Steakhouse + Bar

Retail

15. Urban Fare
16. Choices Market
17. Nesters Food Market
18. Shoppers Drug Mart



We look forward to discussing this opportunity with you further.

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