

For Sale

Own Yaletown's Finest Heritage Office

526 SF YALETOWN BRICKWORKS OFFICE ON TOP FLOOR
1228 HAMILTON STREET, VANCOUVER, BC



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TECHNOLOGY
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The Opportunity

Located in Vancouver's trendiest neighbourhood, The Yaletown Brickworks Building at 1228 Hamilton Street is one of the finest fully restored heritage office buildings in the area. Featuring gorgeous brick and beam interiors, paying homage to its historic roots with modern improvements. This central location is a 2-minute walk from the Yaletown Roundhouse Canada Line SkyTrain Station and multiple bus routes, allowing a seamless connection to all parts of downtown and the Lower Mainland.

Comprised of cobblestone streets and beautifully restored heritage buildings, Yaletown is where creativity and innovation come to play. The neighbourhood is home to thriving technology and communications companies and the most revered boutique restaurants, shops, and amenities in the city.

Details

Area	Unit 503	526 SF
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Ownership Strata

Availability Immediate

Gross Rent Contact Agents

Zoning HA-3

Sale Price Contact Listing Agent

Property Taxes \$6,996.20 (2025)

Strata Fees Approx. \$730.27



Improved HVAC and Washrooms

- Recently replaced HVAC
- Currently completing newly upgraded washrooms



Amenity Rich Neighbourhood

- Trendy historic neighbourhood adorned with Vancouver's most coveted restaurants, shops, and amenities

Highlights



Fully Improved Brick & Beam Interior

- Seismically upgraded and restored in 1997
- Exposed brick walls and wood beam ceilings



Building Amenities

- One passenger elevator
- Common boardroom and washrooms



SkyTrain Access

- 2-minute walk to Yaletown-Roundhouse Canada Line Station providing rapid access to all parts of the Lower Mainland



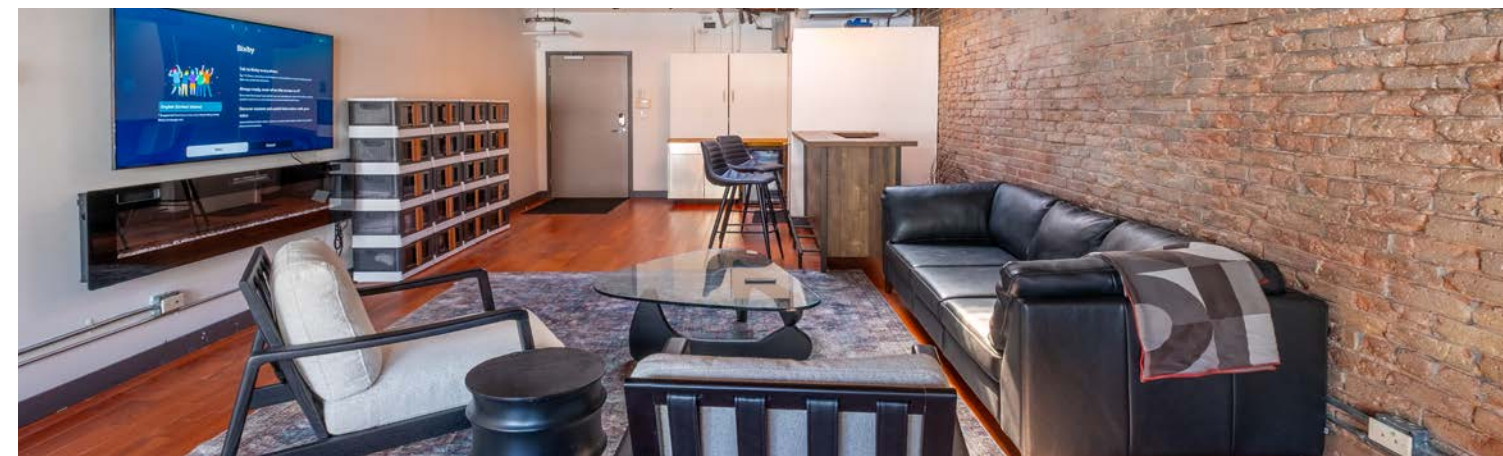
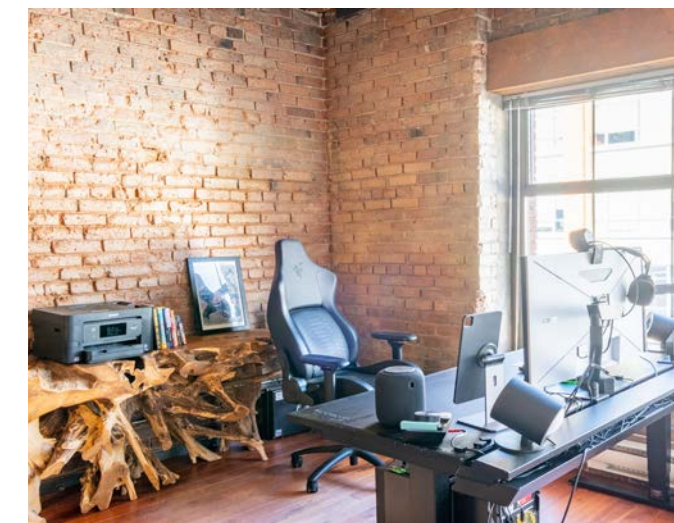
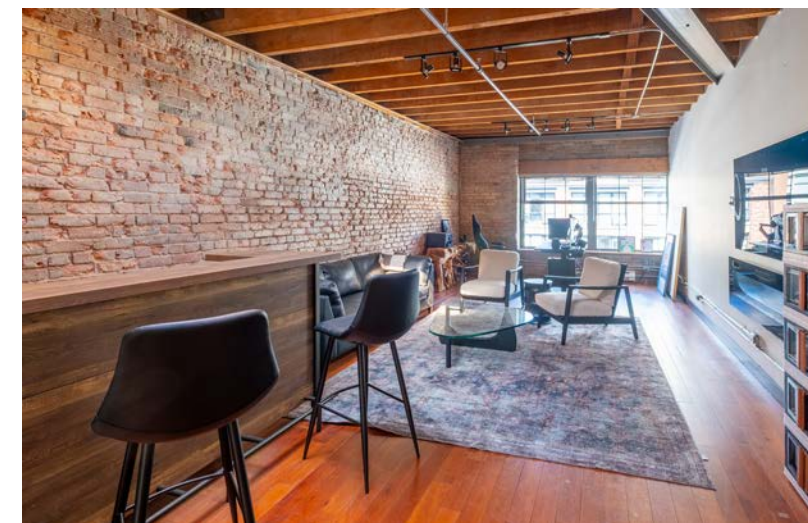
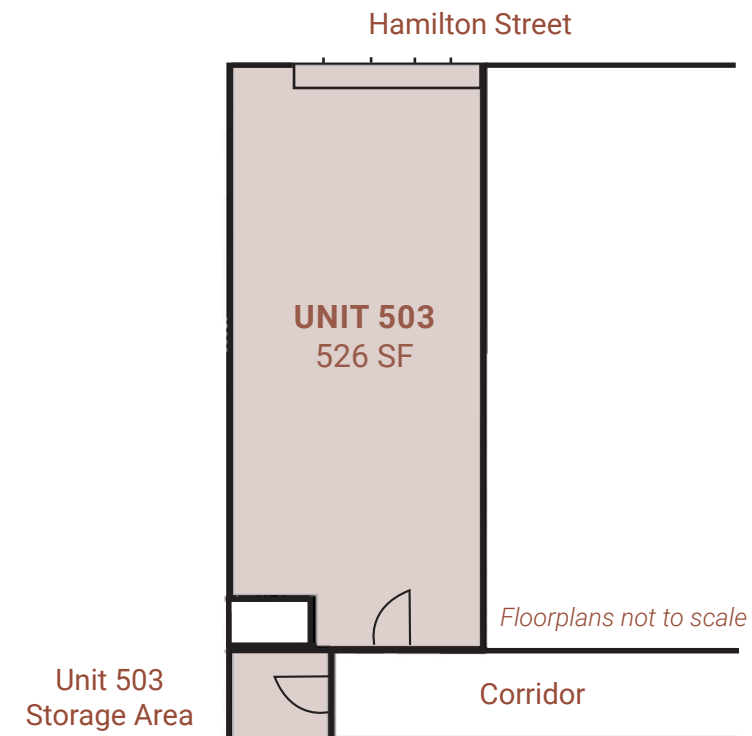
High Ceilings and Natural Light

- Over 10' ceilings
- Skylight
- Large operable windows

Potential for future air space development

The Floor Plan

UNIT 503 PLAN | 526 SF



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The Location

The Yaletown Brickworks Building at 1228 Hamilton Street is located in Vancouver's historic, trendy Yaletown neighbourhood. The building is a 2-minute walk away to Yaletown-Roundhouse Canada Line SkyTrain Station, providing seamless connection to all parts of the Lower Mainland.

This chic area is adorned with countless boutique restaurants, shops, and amenities — some of the most sought after in the city. In addition to the cobblestone streets and historic buildings, which speaks to the neighbourhood's rich history, the area is surrounded by numerous parks and greenspaces, including the new Richards Street bike lane and world-famous Vancouver Seawall.

nearby amenities

- | | | |
|-----------------------|--------------------------|-----------------|
| Rodney's Oyster House | The Parlour | CIBC |
| Cactus Club | Brix & Mortar | RBC Royal Bank |
| MeeT in Yaletown | Yaletown Brewing Company | TD Canada Trust |
| Minami | JJ Bean Coffee Roasters | Barre Fitness |
| Tacofino | Small Victory Bakery | Soul Cycle |
| The Flying Pig | Choices Markets | Jay Bird |
| The Keg | Shoppers Drug Mart | YYOGA |
| The New Oxford | Bank of Montreal | |

RICHARDS STREET

NEW BIKE LANE

walk score



97 Walker's Paradise



100 Rider's Paradise



85 Bikeable

walkscore.com

HOMER STREET



STANLEY PARK

FINANCIAL DISTRICT

GASTOWN

1228 HAMILTON STREET



YALETOWN

DAVID LAM PARK

QUAYSIDE MARINA

FALSE CREEK

DRAKE STREET

DAVIE STREET

NELSON STREET

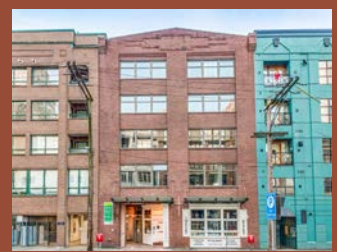
PACIFIC BOULEVARD

CAMBIE STREET BRIDGE

SEAWALL

CAMBIE STREET BRIDGE

1228 HAMILTON STREET



YALETOWN-ROUNDHOUSE SKYTRAIN STATION

BURRARD STREET SKYTRAIN STATION

VANCOUVER CITY CENTRE SKYTRAIN STATION

WATERFRONT SKYTRAIN STATION

STADIUM-CHINATOWN SKYTRAIN STATION



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