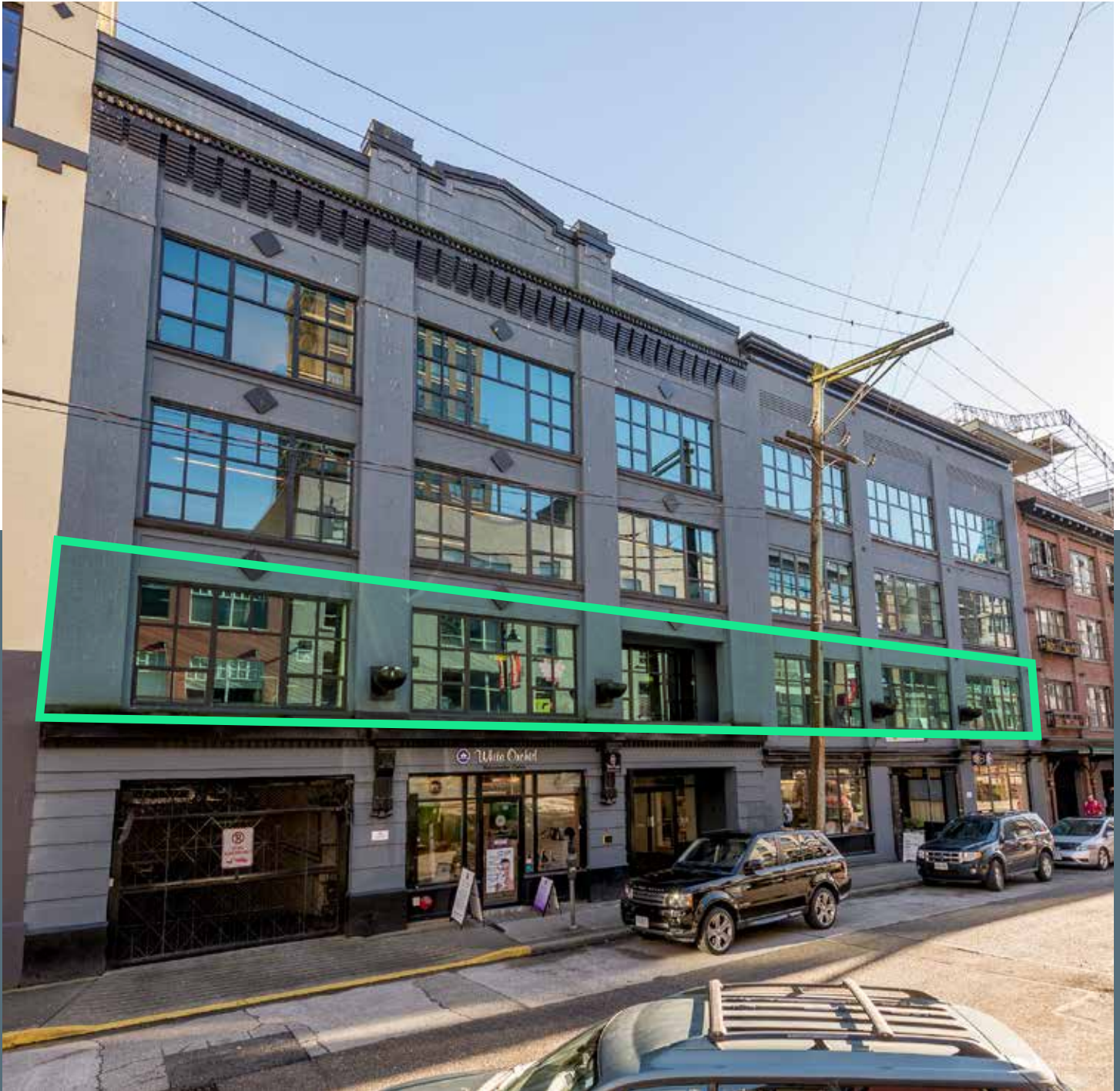


2ND FLOOR

1040 Hamilton Street

VANCOUVER, B.C.



Full Floor Available In Prime Yaletown Location

The Opportunity

Full Floor Character Space with Exposed Brick and Beams, Polished Concrete Floors, Updated LED Lights and Window Line on Both Sides.

Located in the vibrant heart of Yaletown on Hamilton Street, this brick and beam office space exudes character with its exposed ceilings and polished concrete floors. This versatile blank canvas is primed for tenant improvements. The floor boasts modernized private washrooms, an updated elevator bank, comprehensive HVAC distribution and operable windows along both Hamilton Street and the adjacent alley. This space offers unparalleled flexibility, allowing you to tailor your office environment to perfectly align with your business needs.

PROPERTY DETAILS

PREMISES: 2nd Floor - 1040 Hamilton Street, Vancouver, BC

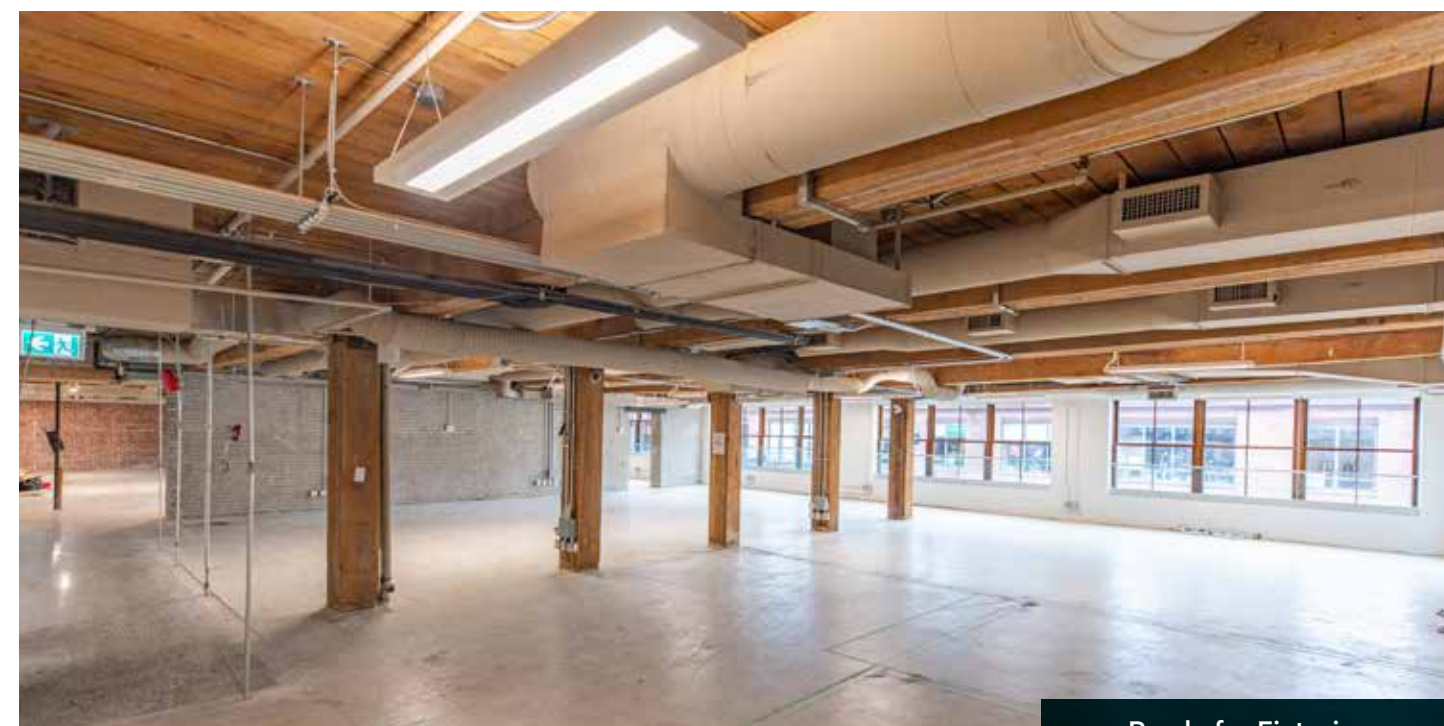
AVAILABLE AREA: 11,856 Rentable Square Feet

ASKING RENT: Contact Listing Agent

ADDITIONAL RENT: \$20.84 PSF (2025 estimate) - Excludes Janitorial

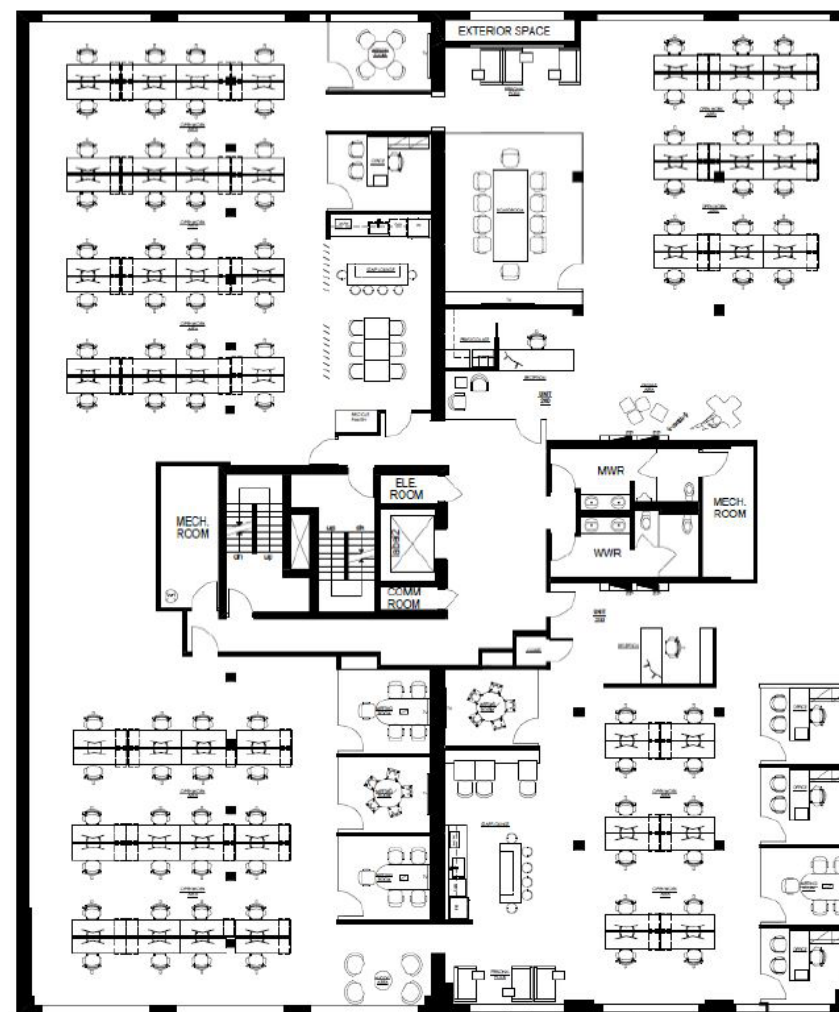
AVAILABLE: Immediately for Fixturing

EXPIRY: September 29, 2028



Ready for Fixturing

FLOOR PLAN



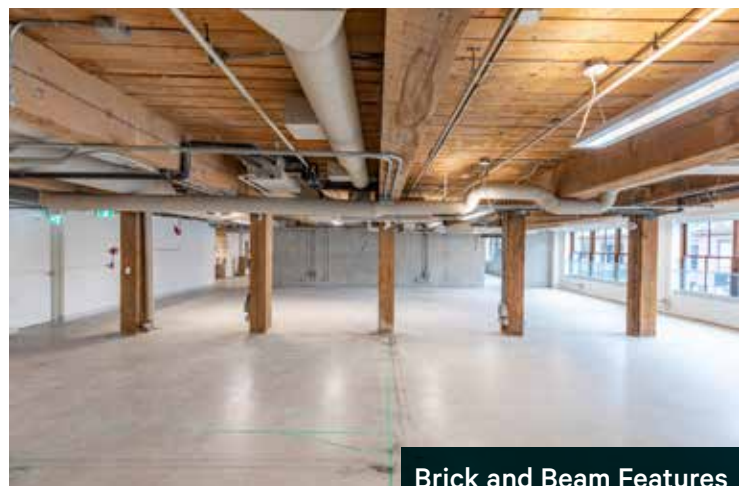
Not to Scale - Conceptualized Plan.

2ND FLOOR FEATURES

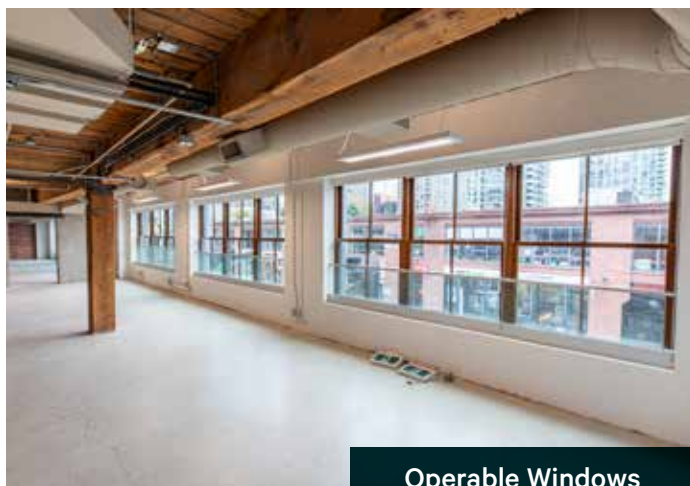
- + Exposed brick and beam
- + LED lighting
- + Polished concrete floors
- + Private modern washrooms
- + Direct elevator exposure
- + Two window lines
- + HVAC distributed
- + Operable windows

BUILDING FEATURES

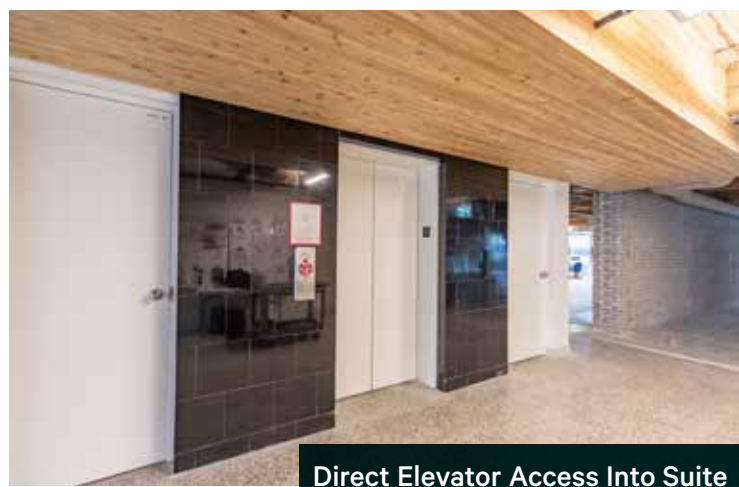
- + One block from Yaletown/ Roundhouse Canada Line Station
- + Recent building upgrades including a new elevator
- + Recent HVAC system upgrades
- + High ceilings



Brick and Beam Features



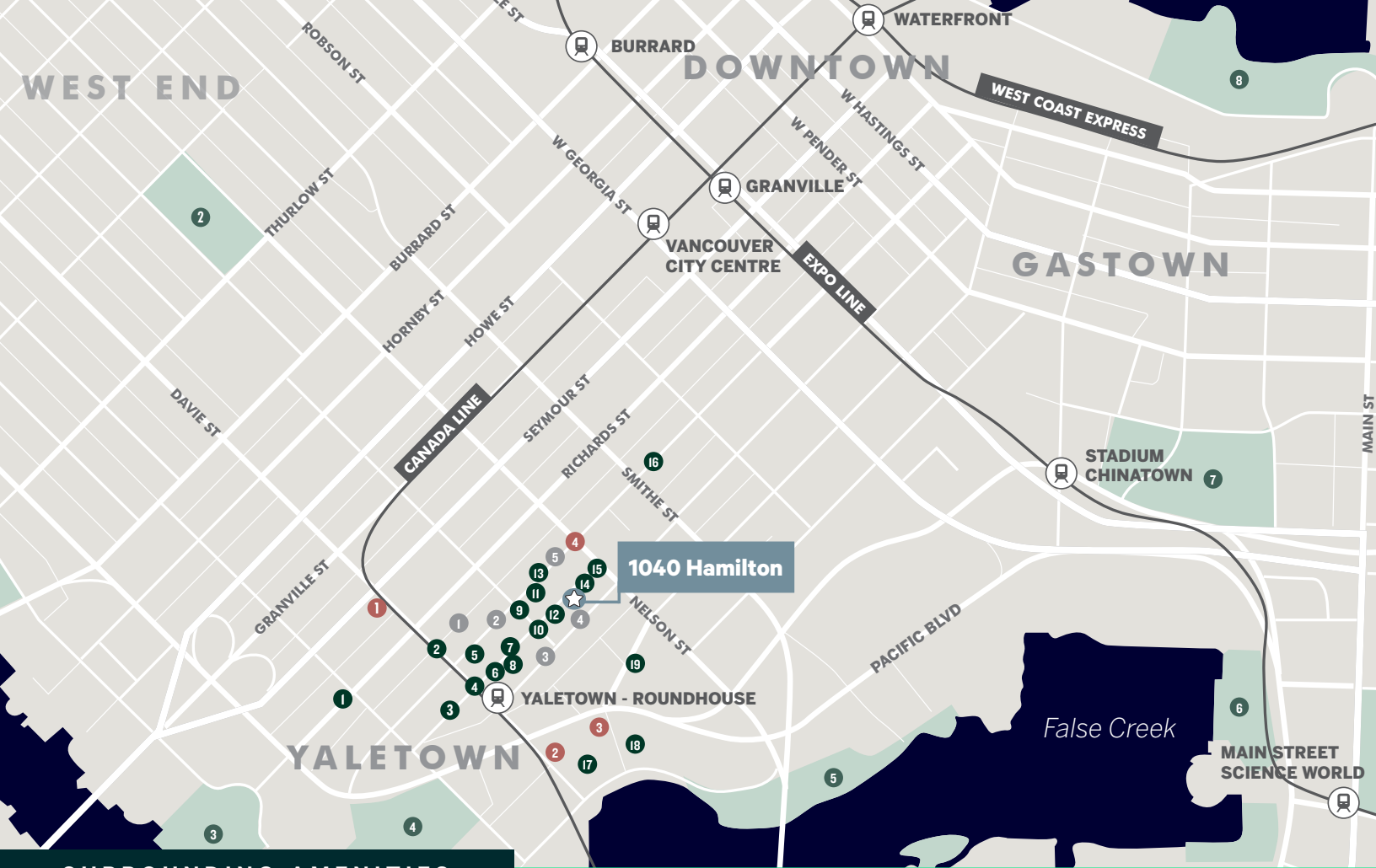
Operable Windows



Direct Elevator Access Into Suite



Modern In suite Washrooms



1040 Hamilton

SURROUNDING AMENITIES

RESTAURANT & CAFES

1. Matchstick Yaletown
2. JJ Bean
3. Rodney's Oyster House
4. La Pentola
5. Cactus Club Cafe
6. Starbucks
7. The Flying Pig Yaletown
8. MeeT Yaletown
9. Elisa
10. Yaletown Brewing Company
11. Blue Water Cafe
12. Earls Kitchen + Cafe
13. Small Victory Bakery
14. Tacofino Yaletown
15. The Keg Steakhouse + Bar
16. Homer St. Cafe and Bar
17. Provence Marinaside

18. Bella Napoli
19. La Terrazza

ENTERTAINMENT

1. Vogue Theatre
2. The Orpheum
3. Commodore Ballroom
4. Queen Elizabeth Theatre
5. BC Place
6. Rogers Arena

RETAIL & SERVICES

1. Choices
2. Urban Fare
3. BC Liquor Store
4. Shoppers Drug Mart
5. Vancouver Public Library
6. CF Pacific Centre

GYMS

1. Yaletown Pilates
2. Pure Barre
3. Soul Cycle
4. Barre Fitness
5. YOGA Yaletown

PARKS

1. Sunset Beach Park
2. Nelson Park
3. George Wainborn Park
4. David Lam Park
5. Cooper's Park
6. Creekside Park
7. Andy Livingstone Park
8. CRAB Park

Location Accessibility



100 Rider's Paradise



100 Walker's Paradise



83 Very Bikeable

walkscore.com

Contact Agent

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