

1250 Homer Street, Vancouver, BC

1,970 - 5,303 SF of Office Space Available in the Heart of Yaletown for Lease

Opportunity to lease up to 5,303 SF of prime office space, ideally situated in the heart of Vancouver's popular Yaletown neighbourhood.



Surrounded by multiple restaurants, cafés and bars



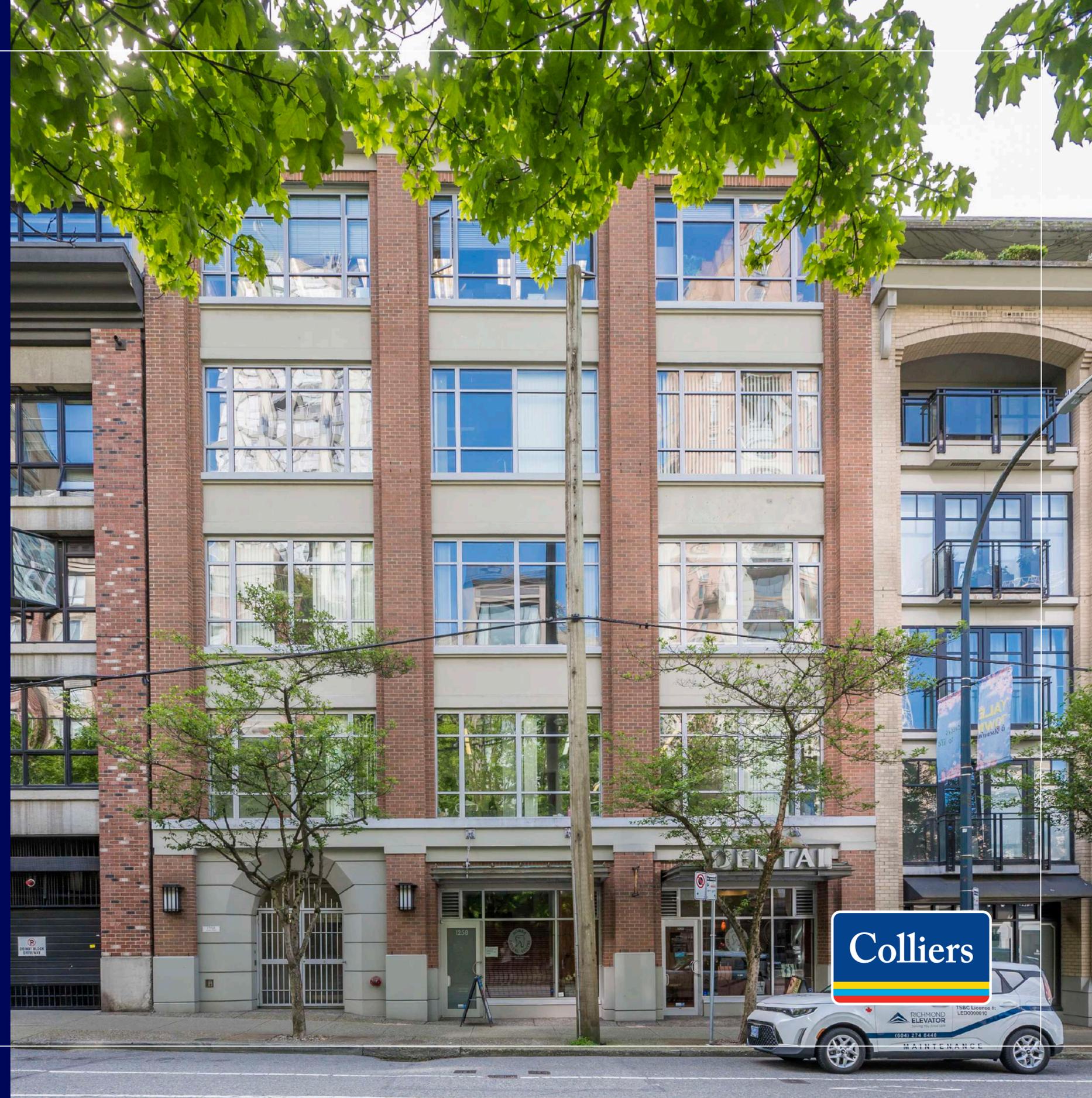
Shared rooftop patio



3 minute walk to Yaletown-Roundhouse Station



Secure underground parking



Property Overview

Opportunity to lease multiple office units located at 1250 Homer Street. In addition to its highly sought-after location, the building offers a range of amenities, including secure underground parking, dedicated bike storage and access to a common rooftop patio.

Location

1250 Homer Street is ideally located in the heart of Yaletown. This trendy, upscale neighbourhood is known for its historic buildings, high-end restaurants and bars and boutique shops, offering a lively atmosphere.

The building is located blocks away from the well-travelled Vancouver Seawall and is a 3 minute walk from the Yaletown-Roundhouse SkyTrain Station. Providing easy access to the rest of downtown Vancouver and the surrounding metro Vancouver areas.



97

Walk Score



99

Transit Score



86

Bike Score



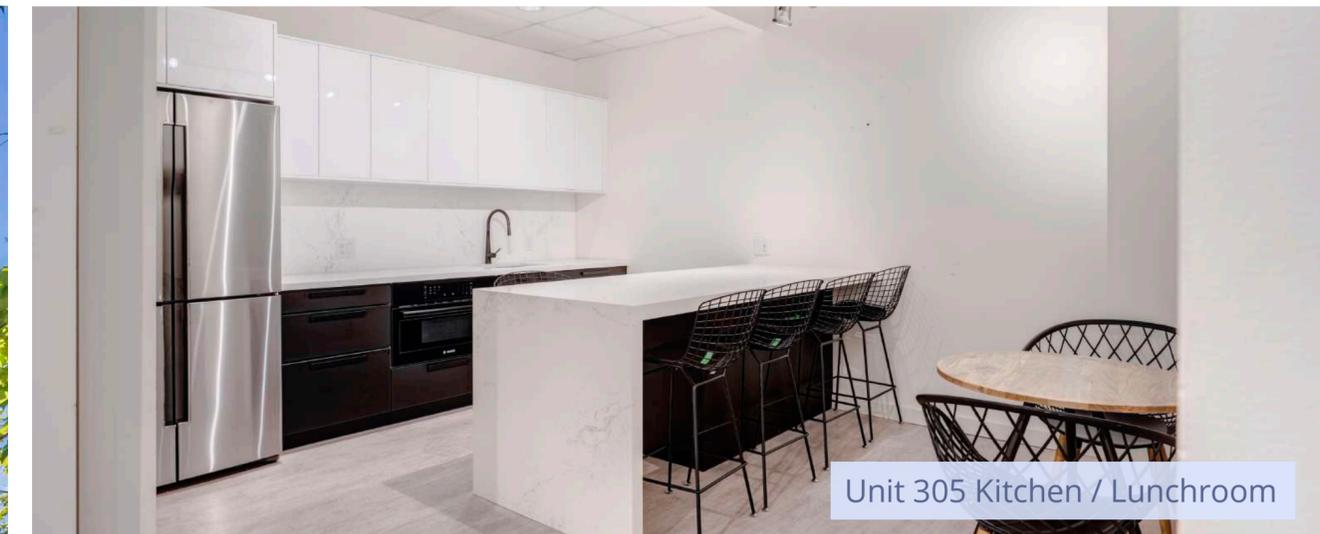
Unit 305 Workstations



Unit 502 Workstations



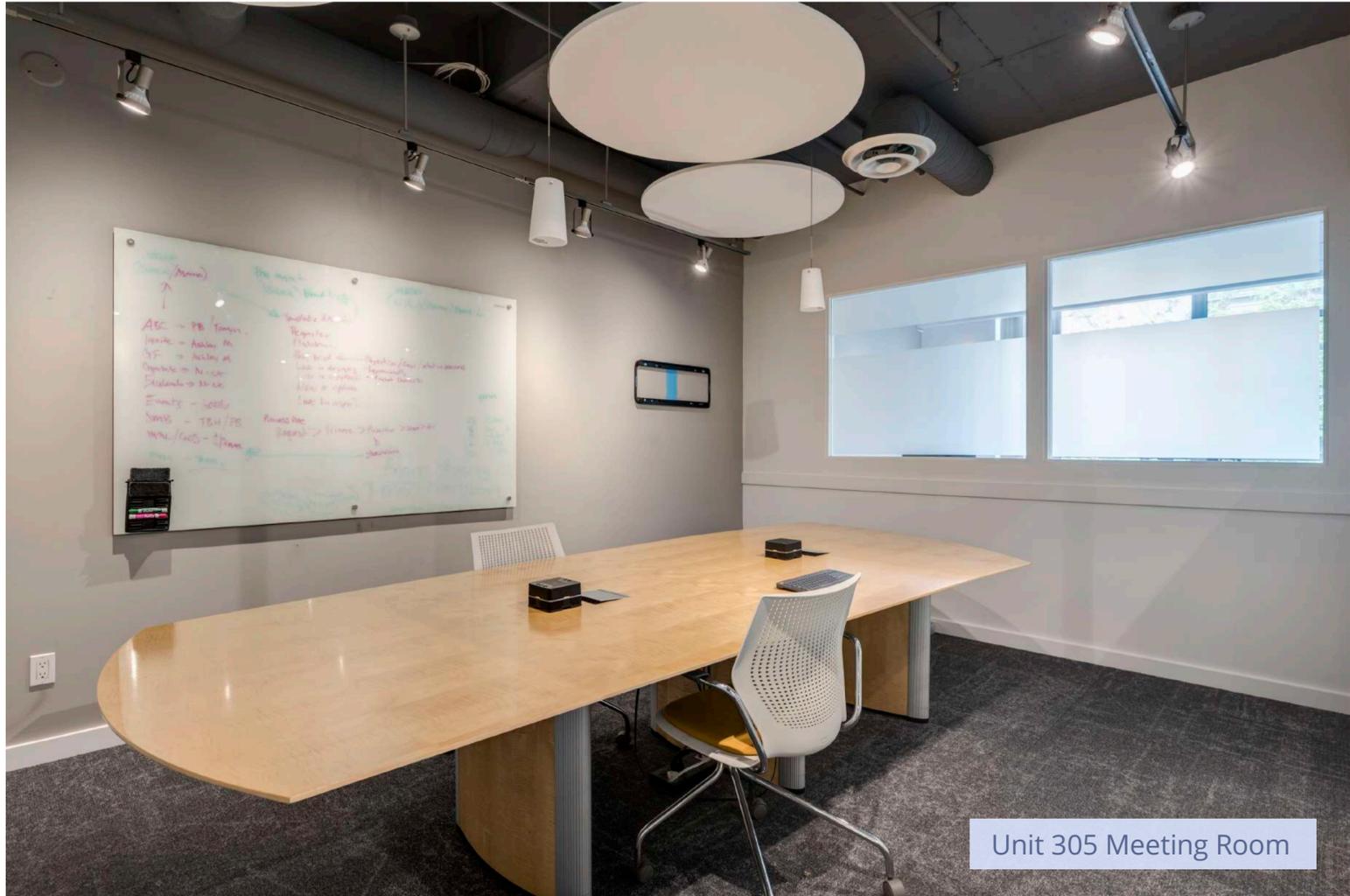
Building Exterior



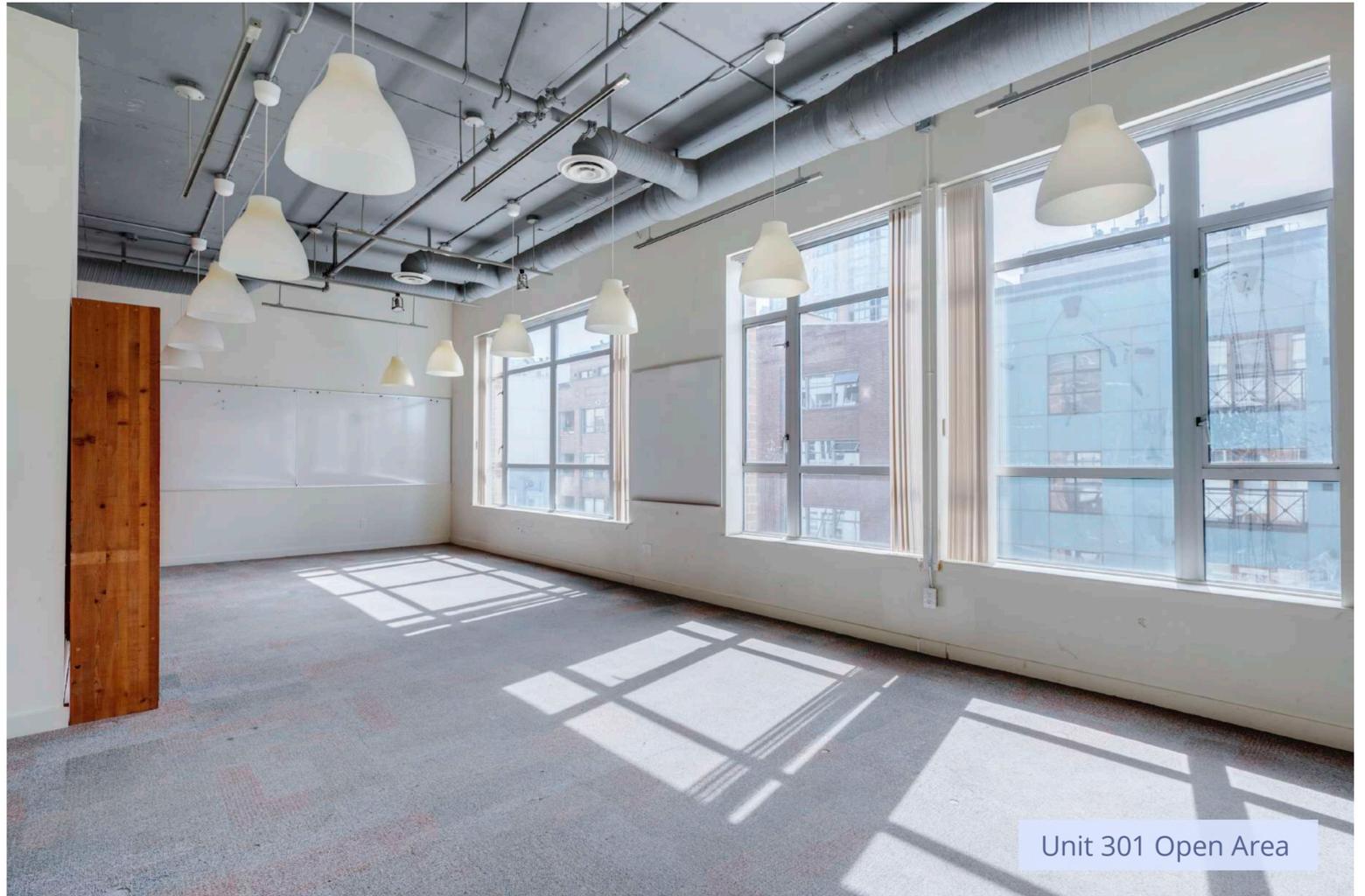
Unit 305 Kitchen / Lunchroom

Salient Facts

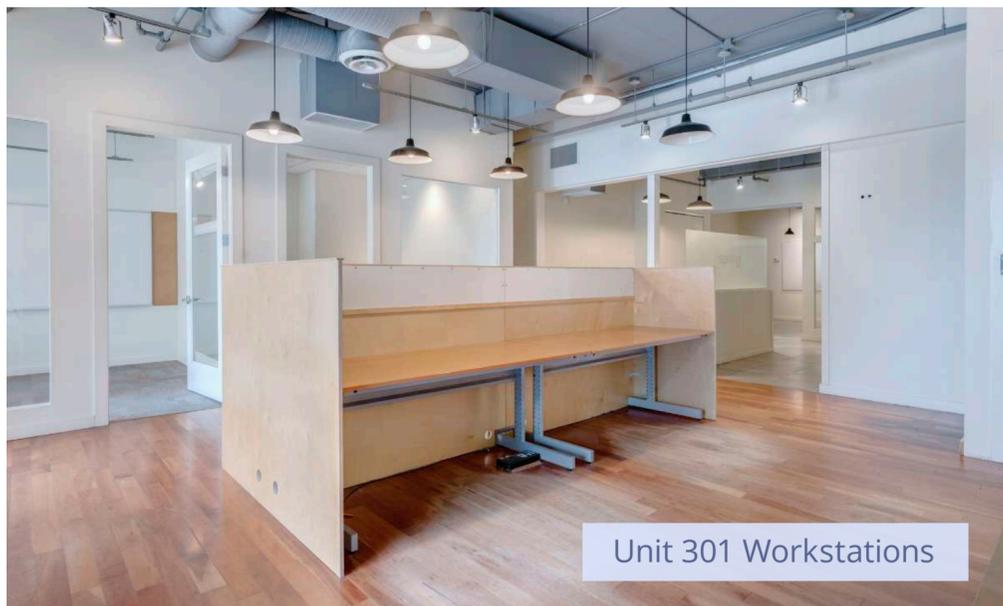
Civic Address	1250 Homer Street, Vancouver, BC	
Rentable Area	Unit 301	2,803 SF
	Unit 305	2,500 SF
	3rd Floor	5,303 SF
	Unit 502	1,970 SF
Availability	Unit 301	Immediate
	Unit 305/3rd Floor	September 1, 2025
	Unit 502	December 1, 2025
Net Rent	Contact listing agent	
Additional Rent (est. 2024)	\$20.20	



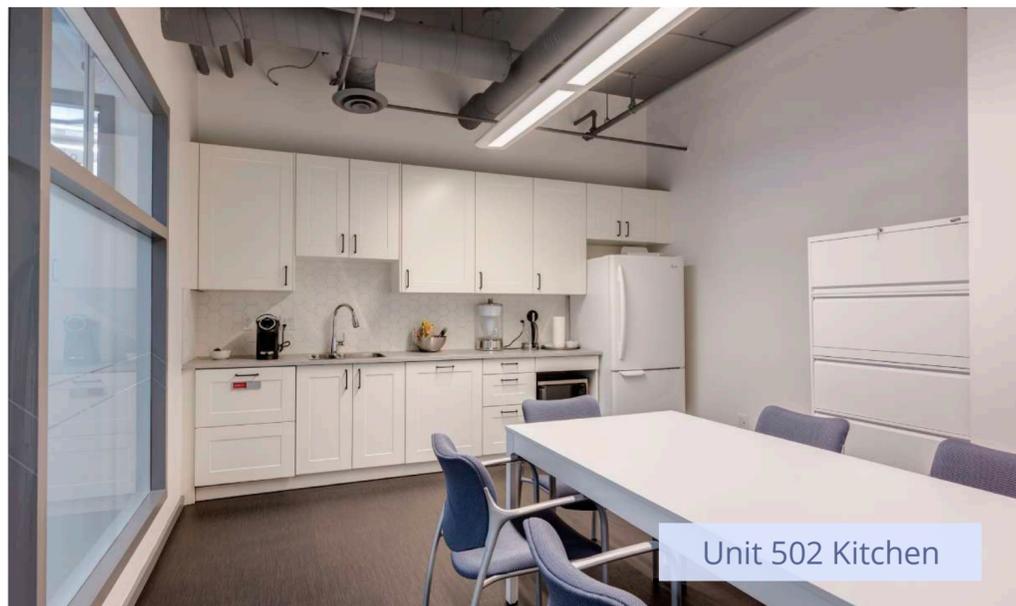
Unit 305 Meeting Room



Unit 301 Open Area



Unit 301 Workstations



Unit 502 Kitchen



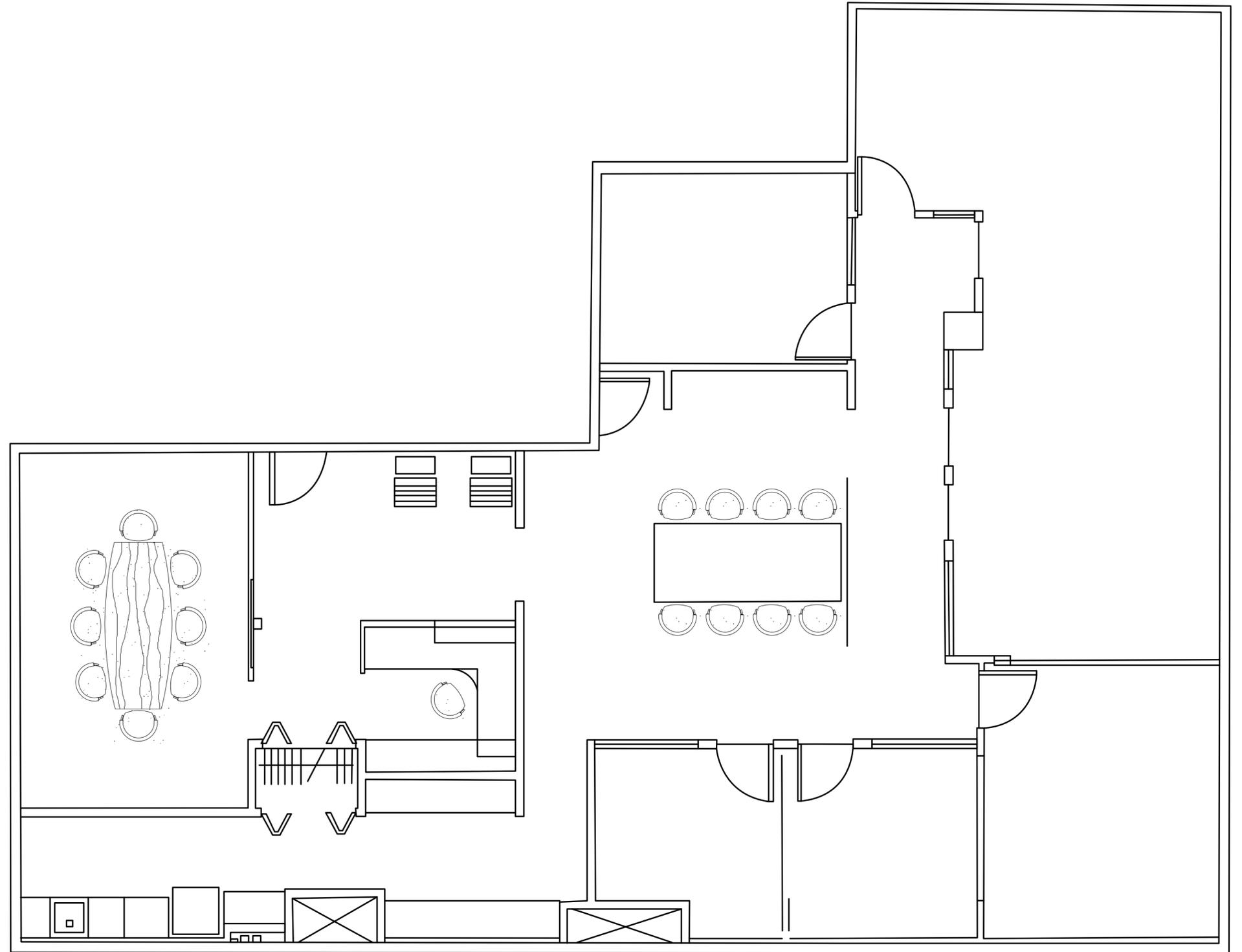
Unit 502 Collaboration Room

Floor Plan

Unit 301: 2,803 SF

- Reception Area
- Boardroom
- Kitchen
- 4 Private Offices/Meeting Rooms
- Open Office Area for Workstations
- High ceilings, natural light and hardwood flooring throughout

**Units 301 & 305 can be combined for a full floor opportunity of 5,303 SF*

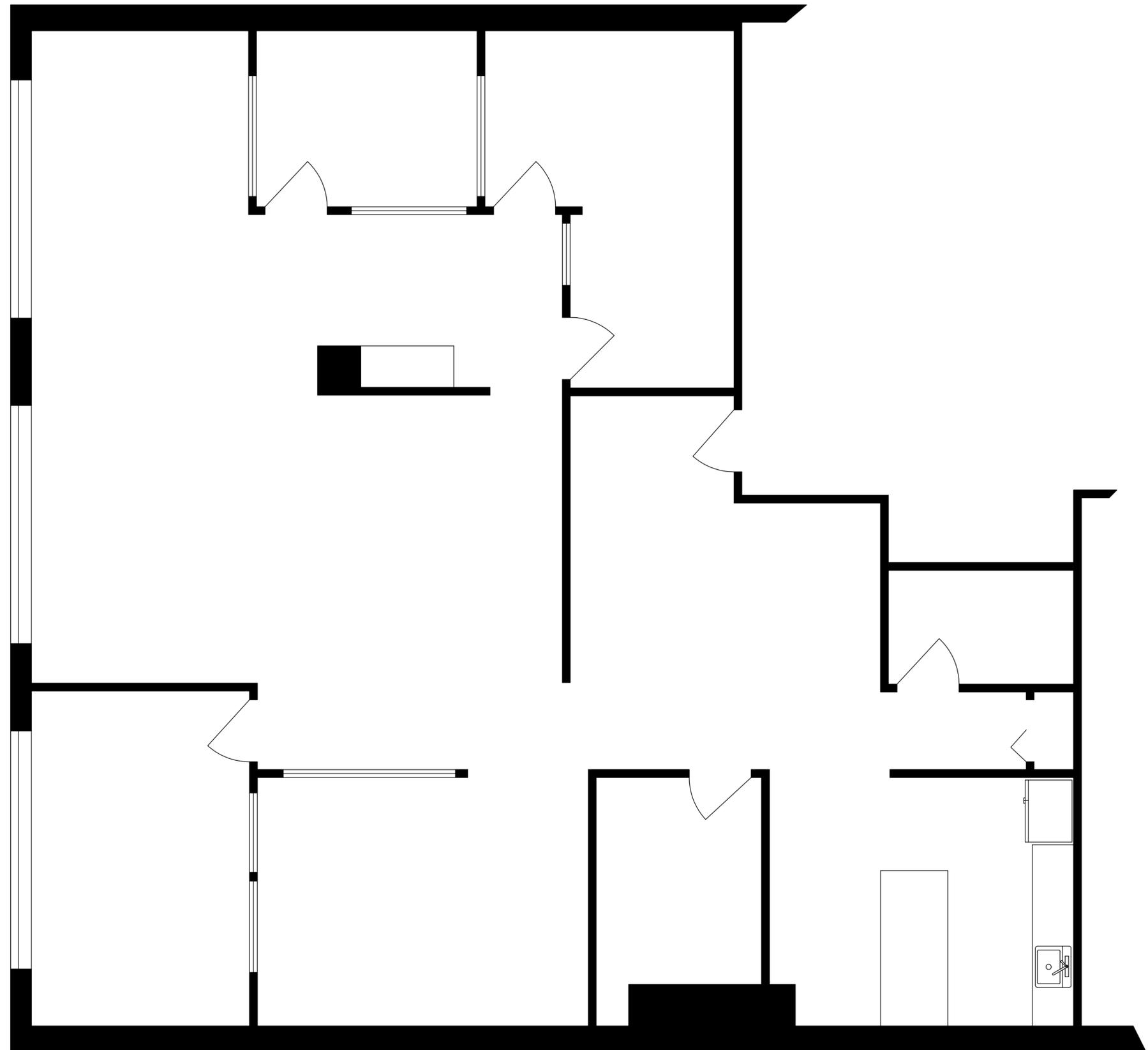


Floor Plan

Unit 305: 2,500 SF

- Reception Area
- Kitchen and Lunch Room
- Storage and Server Room
- Boardroom with sliding glass doors
- 4 offices/meeting rooms
- Open area for Workstations

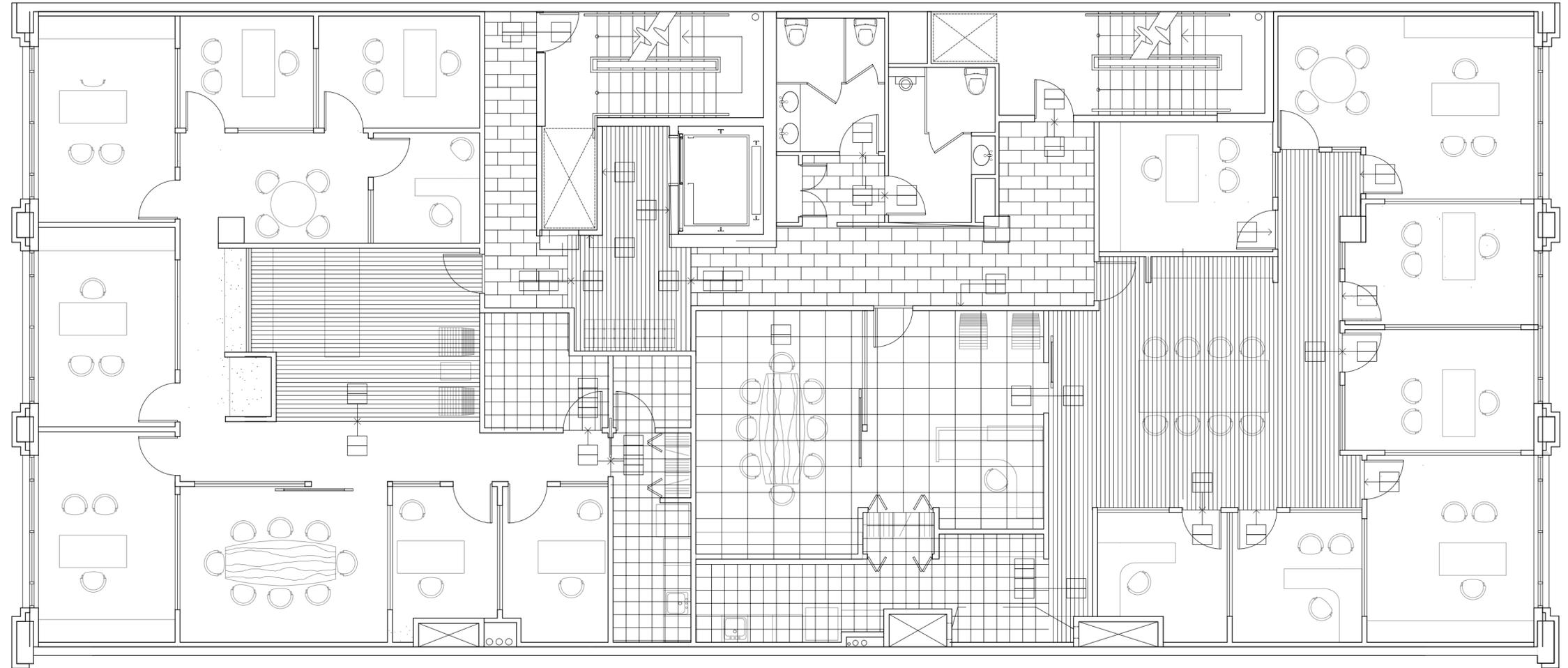
**Units 301 & 305 can be combined for a full floor opportunity of 5,303 SF*



Floor Plan

3rd Floor: 5,303 SF

- Full floor opportunity to connect the existing units
- 2 Boardrooms
- 2 Kitchen Areas
- 8 Offices/Meeting Rooms
- Reception Area
- Server Room
- In-suite Washrooms

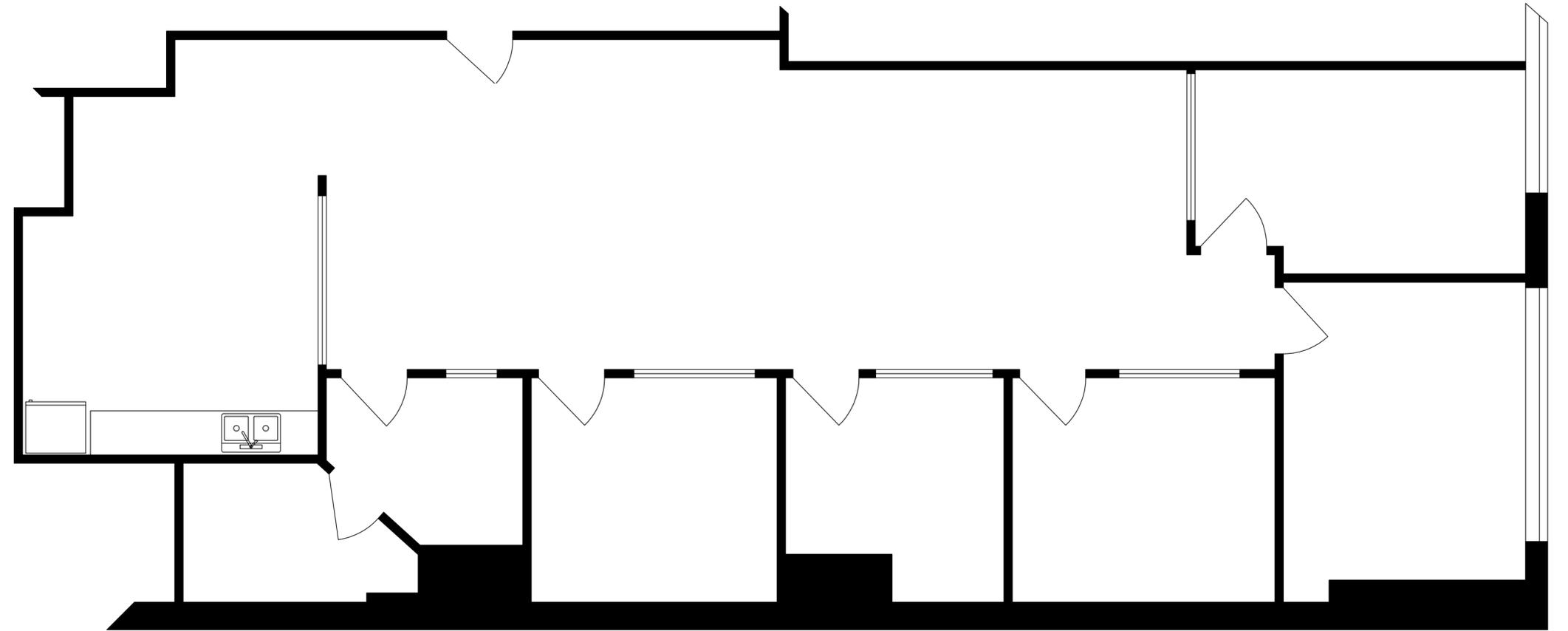


**Floor plans are not exactly as shown, please reference individual floor plans for 301 and 305 for existing improvements*

Floor Plan

Suite 502: 1,970 SF

- Kitchen and Lunchroom
- Storage and Server Room
- 5 Offices/Meeting Rooms
- Open Area for Workstations



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