



FOR LEASE

High Ceiling, Newly Renovated Office Spaces Available in the Heart of **Yaletown**

1148 Homer Street, Vancouver, BC

Marco DiPaolo

Personal Real Estate Corporation

Executive Vice President

+1 604 661 0838

marco.dipaolo@colliers.com



Accelerating success.

Property Overview

Location

1148 Homer Street is located in the heart of the Yaletown neighbourhood. Surrounded by multiple amenities including boutique retailers, trendy cafes and well-known restaurants.

The location is steps away from the popular Vancouver Seawall, Rogers Arena and the Yaletown-Roundhouse SkyTrain Station, providing convenient access to the rest of downtown Vancouver and Richmond YVR.

Suite / Building Details

Suites 404 and 302 at 1148 Homer Street offer 5,181 - 5,215 SF of character-rich space in Vancouver's popular Yaletown neighborhood.

These heritage units have been carefully restored to reveal their original timber structure and exposed brick walls.



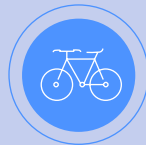
99

Walk Score



100

Transit Score



85

Bike Score



4th Floor Overview

Unit Highlights

Upgrades to unit 404 include a balance historic texture with modern infrastructure that reflects quality, craft, and creativity.

- Double height ceilings
- Freshly painted
- New flooring
- Multiple AC zones
- New lighting
- Services for kitchen
- Server room with wiring distribution
- Skylights

Common Area Upgrades

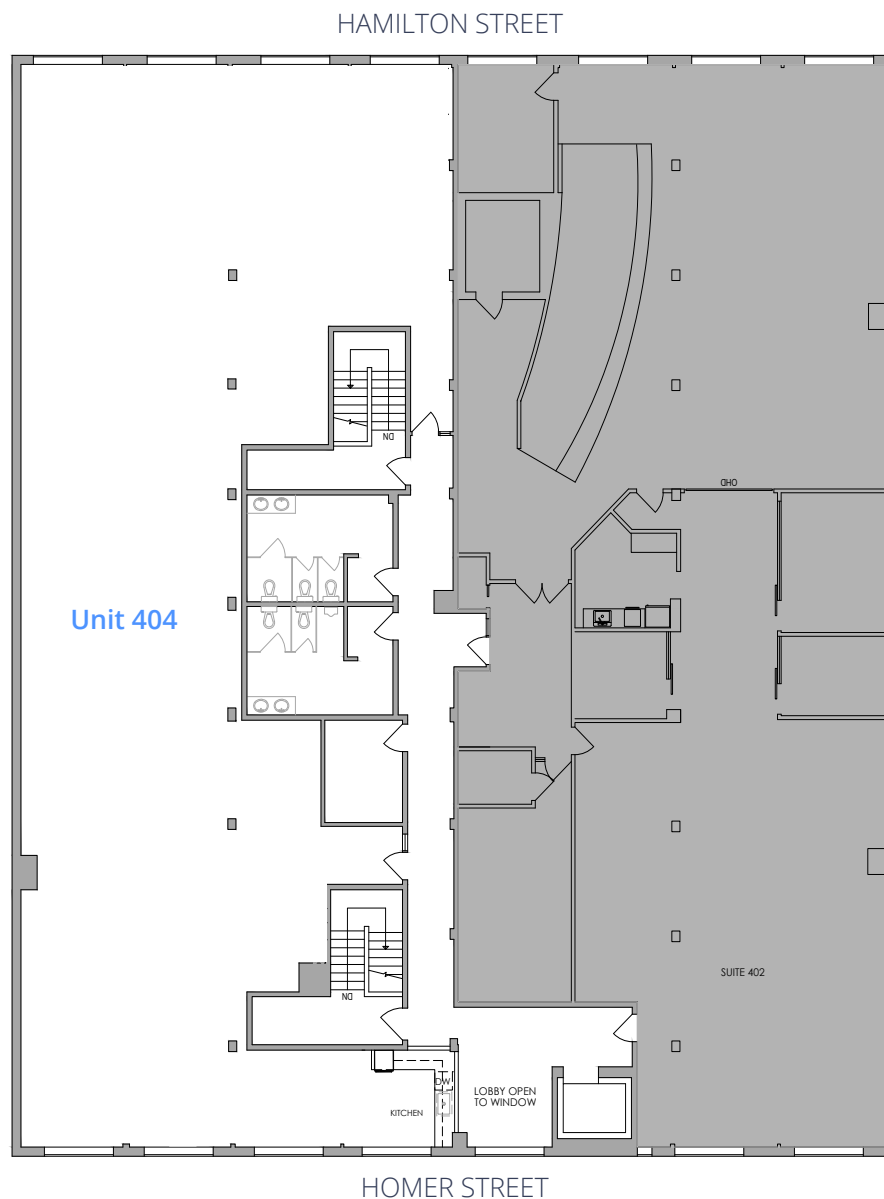
The fourth floor common area upgrades include:

- New larger fourth floor elevator lobby
- New flooring
- New bathrooms
- New signage
- New open ceiling and lighting

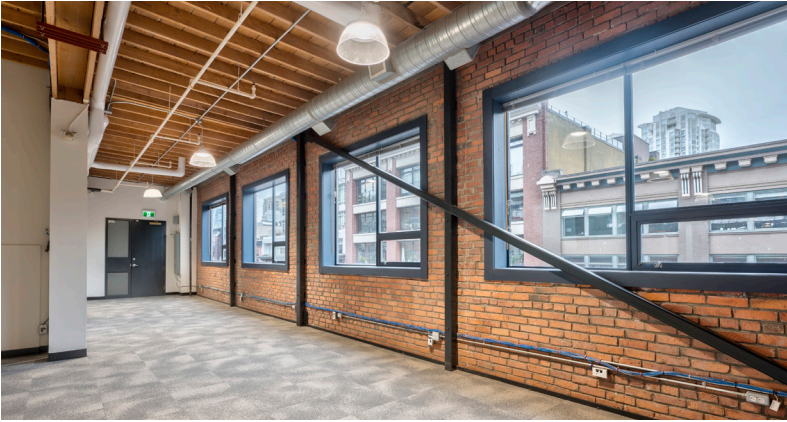
Salient Facts

Address:	1148 Homer Street, Vancouver, BC
Rentable Area:	Unit 404: 5,181 SF
Availability:	Immediately
Net Rent:	Contact listing agent
Additional Rent:	\$18.50 (est. 2025) + utilities and in suite janitorial
Parking	1 reserved stall at market rates

Floor Plan



4th Floor Photos



3rd Floor Overview

Unit Highlights

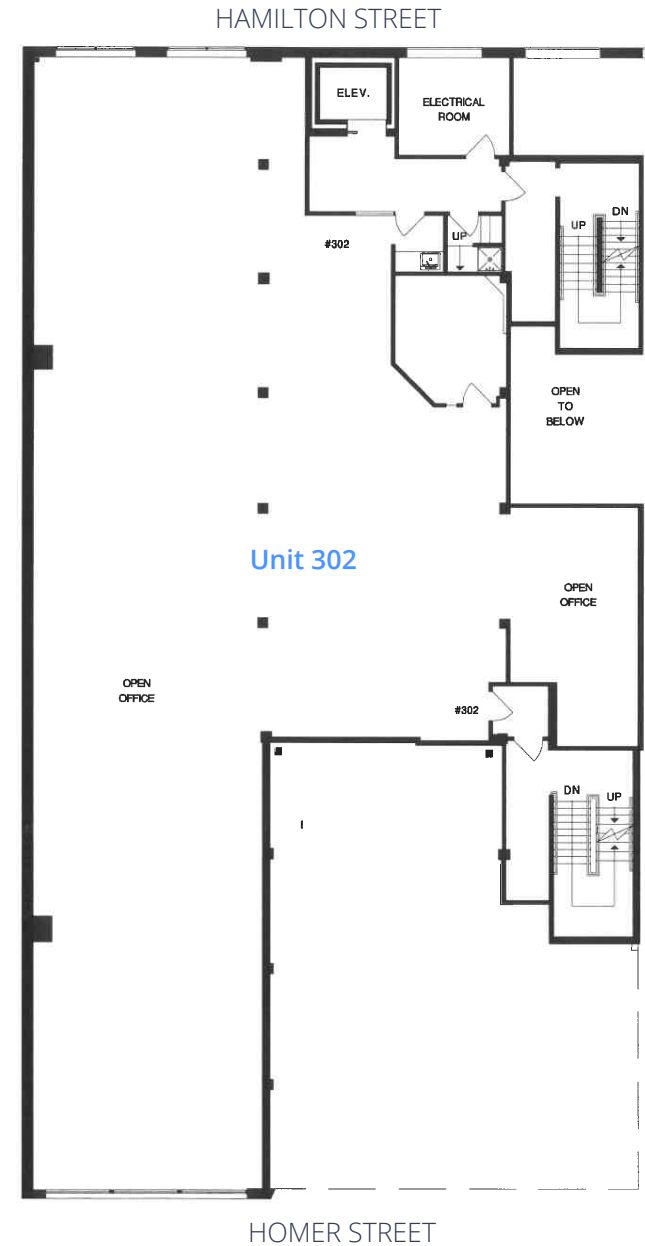
Unit 302 features blends historic character with modern infrastructure.

- Full floor premises
- Direct elevator access
- New flooring
- New lighting
- Freshly painted

Salient Facts

Address:	1148 Homer Street, Vancouver, BC
Rentable Area:	Unit 302: 5,215 SF
Availability:	Immediately
Net Rent:	Below market rates - contact listing agent
Additional Rent:	\$18.50 (est. 2025) + utilities and in suite janitorial
Parking	1 reserved stall at market rates

Floor Plan



3rd Floor Photos





Colliers

11th Floor, 1067 West Cordova Street
Vancouver, BC V6C 1C7
+1 604 661 0838

Marco DiPaolo

Personal Real Estate Corporation
Executive Vice President
+1 604 661 0838
marco.dipaolo@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Vancouver, BC.

collierscanada.com