

# 1040 Hamilton Street

Vancouver, BC



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**ALLIED CBRE**

# Property Highlights

## Brick and Beam Character Spaces

Fronting Hamilton and Mainland Streets, 1040 Hamilton offers tenants a unique brick and beam office opportunity located in the desirable Yaletown neighbourhood. Located within one block walking distance from the Yaletown/Roundhouse Canada Line station, 1040 Hamilton offers easy access to YVR Airport or Waterfront station, as well as an abundance of restaurants and cafes in the immediate area.

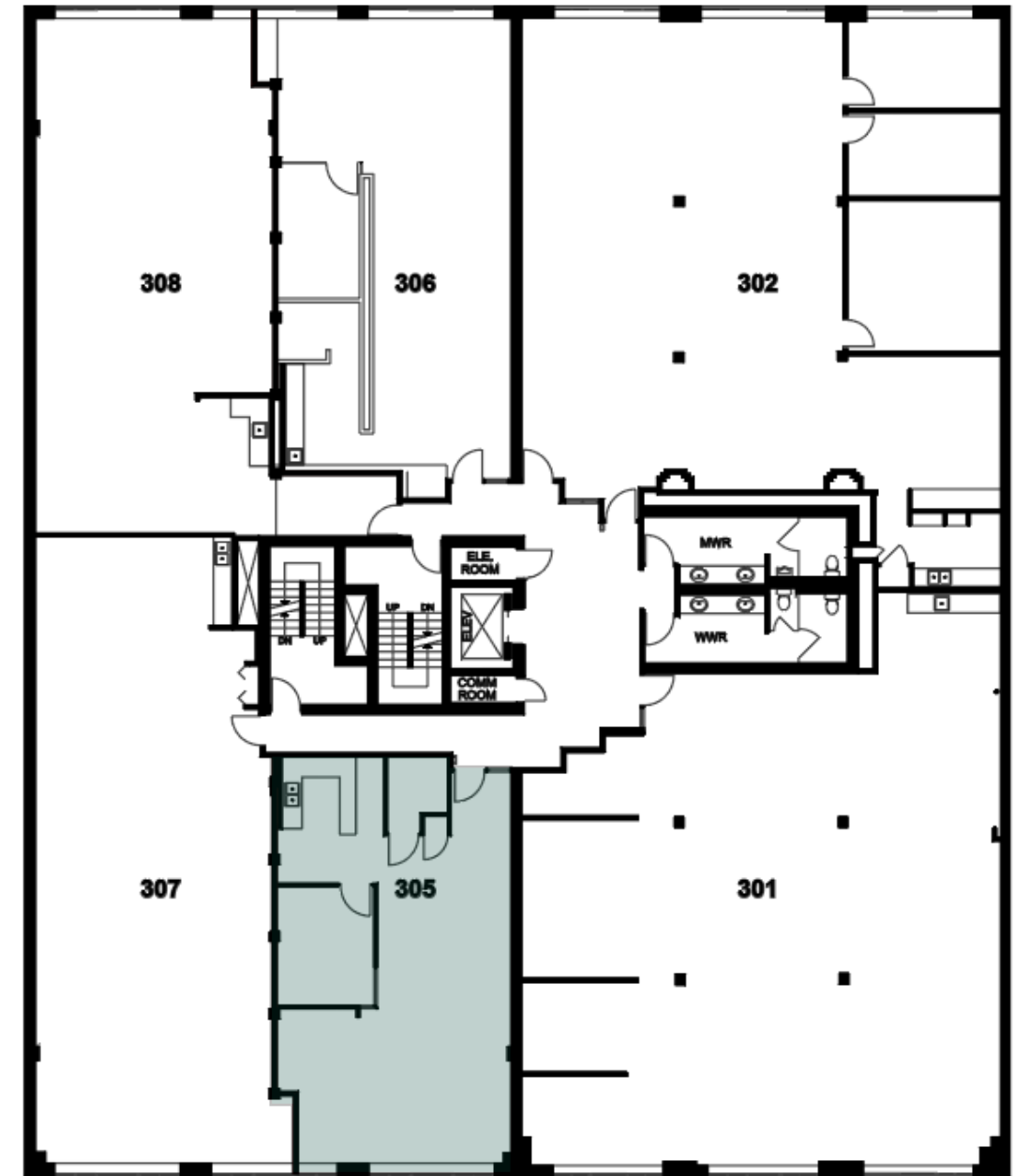
<b>Rent</b>	Contact Listing Agents
<b>Additional Rent</b>	\$21.56 PSF (2023 estimate) excludes in-suite janitorial
<b>District</b>	Yaletown
<b>Area Available</b>	Suite 305: 1,215 SF Available Immediately
<b>Parking</b>	Underground available (contact Agents for pricing)

## Building Highlights

- Recent building updates include a brand new elevator, new operable windows throughout allowing fresh air flow in combination with the efficiency and comfort provided by recent HVAC system upgrades.
- Features operable windows, brick and beam character, high ceilings and plenty of natural light.



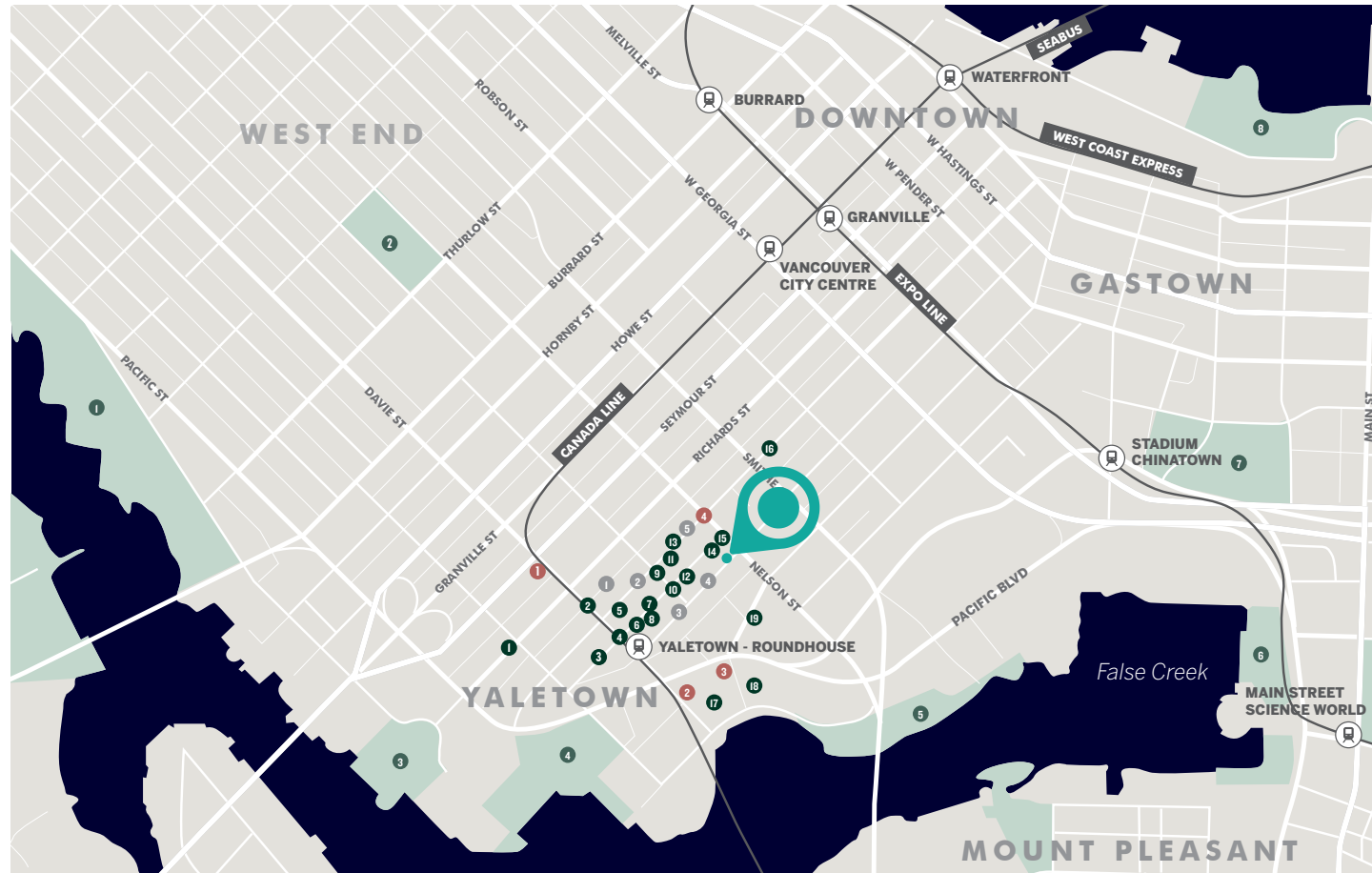
# Floor Plan Suite 305



**Suite 305** - 1,215 SF. Available Immediately

Improved suite with predominantly open area, one meeting room and kitchenette. The south side premises has brick and beam finishes. Move-in ready.

# Local Amenities



## 1040 HAMILTON STREET

### 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. YYOGA Yaletown

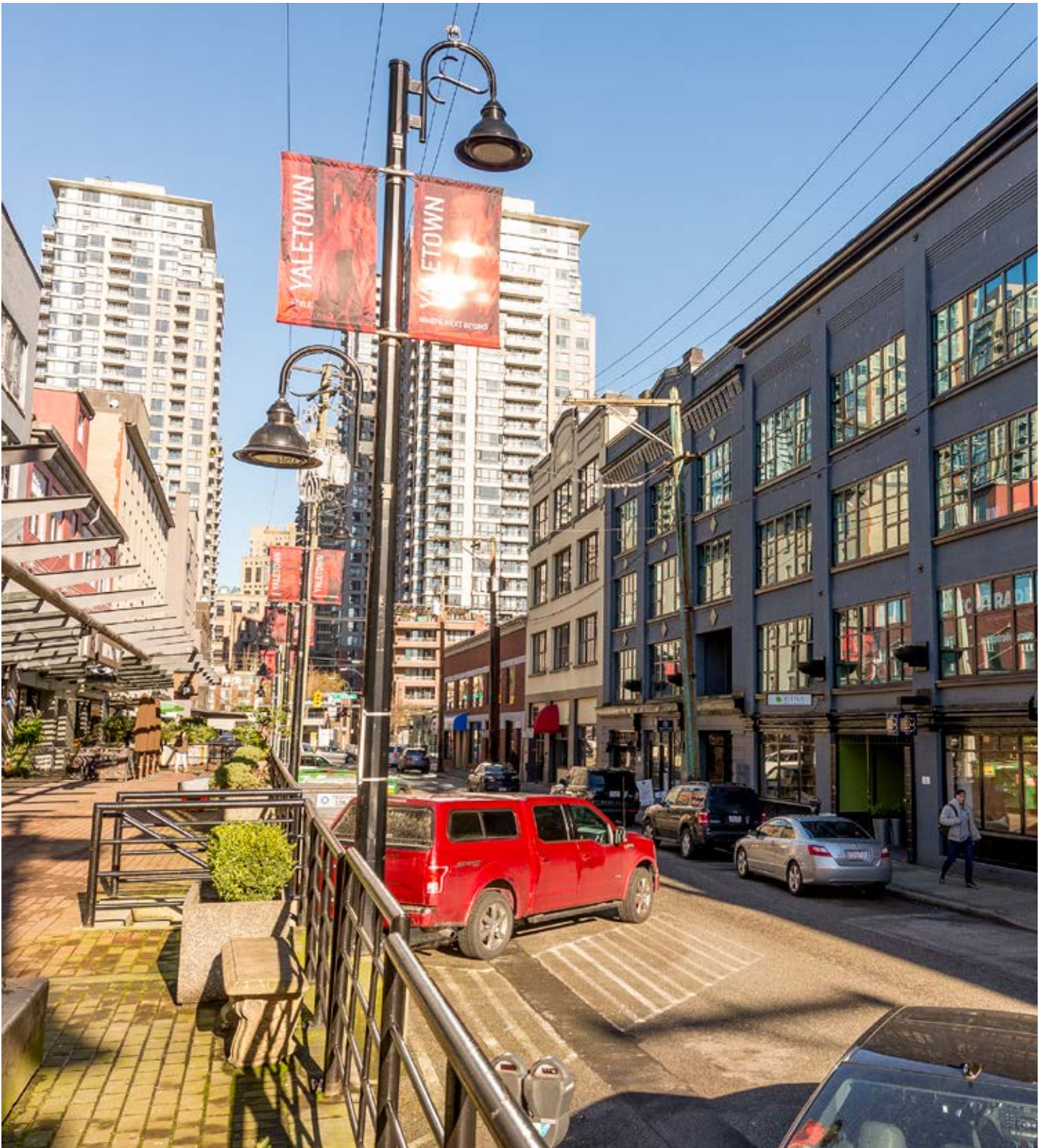
### PARKS

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

## Yaletown

Yaletown is a historically rich and magnetic area of downtown Vancouver. Once a gritty, industrial pocket of the downtown peninsula, Yaletown has been redeveloped to its current amenity rich state, offering abundant top rated restaurants and hotels mixed in with residences, commercial office spaces and shopping amenities delivering vibrancy day and night. Knowledge based, technology and gaming companies have been drawn to the character brick and beam warehouse conversion buildings available in Yaletown. Just steps from the Seawall and Yaletown RoundHouse Canada Line Station, Yaletown delivers a perfect combination of work and play atmosphere with easy access to surrounding areas of periphery and core downtown Vancouver.





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