

**for sale/
lease**

Own, Invest, or Lease Yaletown's Finest Heritage Office

YALETOWN BRICKWORKS BUILDING
1228 HAMILTON STREET, VANCOUVER, BC



contact

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HT
FG

THE HIGH
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CBRE

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. The units range from 300 SF to full floors of 3,534 SF in size, totaling 8,866 sf over 3 floors, featuring gorgeous brick and beam interiors, playing homage to its historic roots while featuring 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.

sale details

The offering includes a total of 11 fully improved strata units. Full floors available for purchase.

| | | |
|------|------------|----------|
| Area | Level 4 | 2,567 SF |
| | Level 3 | 2,765 SF |
| | Level 2 | 3,534 SF |
| | Total Area | 8,866 SF |

Ownership Freehold Strata

Availability Immediate

Zoning HA-3

Sale Price Contact Listing Agent

Property Taxes \$54,580.11

Strata Fees Approx. \$0.98/SF/month

highlights



Fully Improved Brick & Beam Interior

- Seismically upgraded and restored in 1997
- Heating and air conditioning



Building Amenities

- One passenger elevator with direct entry into every level
- Common boardrooms and washrooms



SkyTrain Access

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



Parking Stalls

- 8 parking stalls located across the street are available with the offering



Amenity Rich Neighbourhood

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

lease details

Individual units up to full floors available on short term flexible leases.

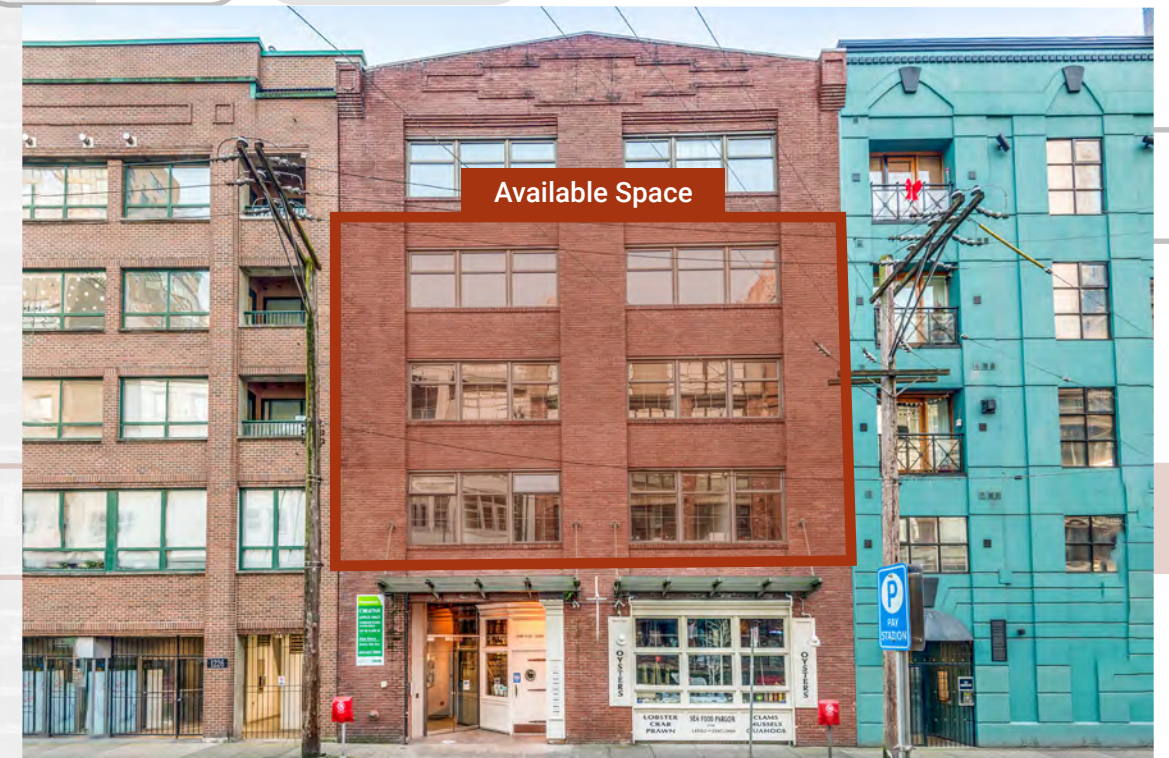
Available Sizes Sizes 300 SF up to full floors of 3,534 SF

Term Flexible Short-term Leases Available

Availability Immediate

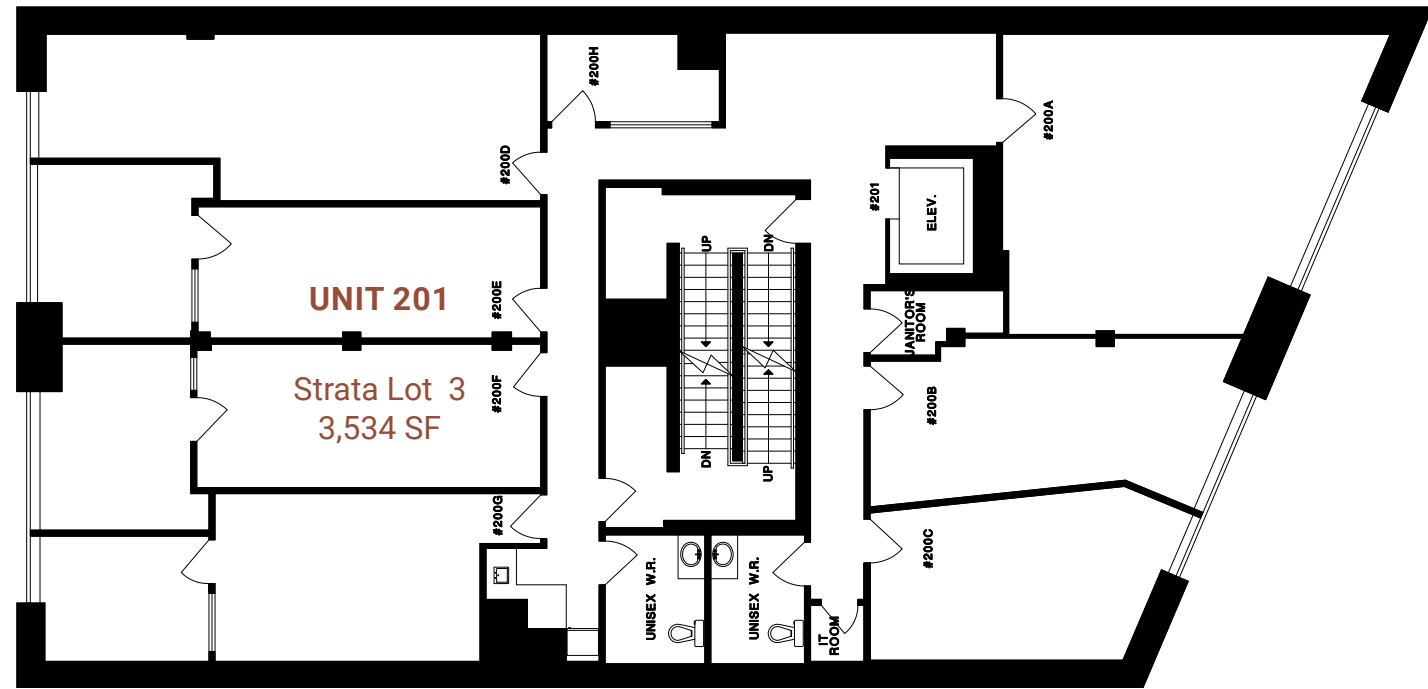
Lease Rate Contact Listing Agent

Op Costs & Taxes Included in Gross Rent



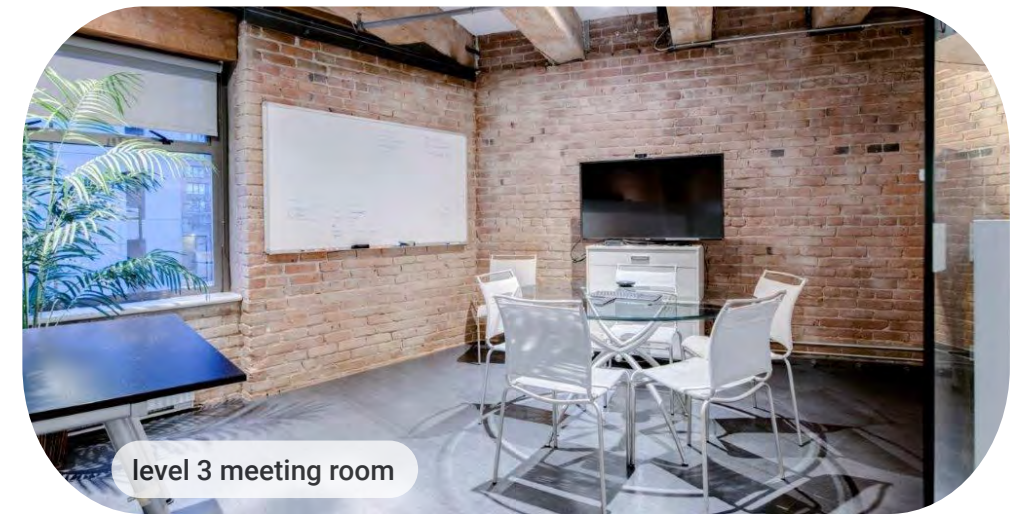
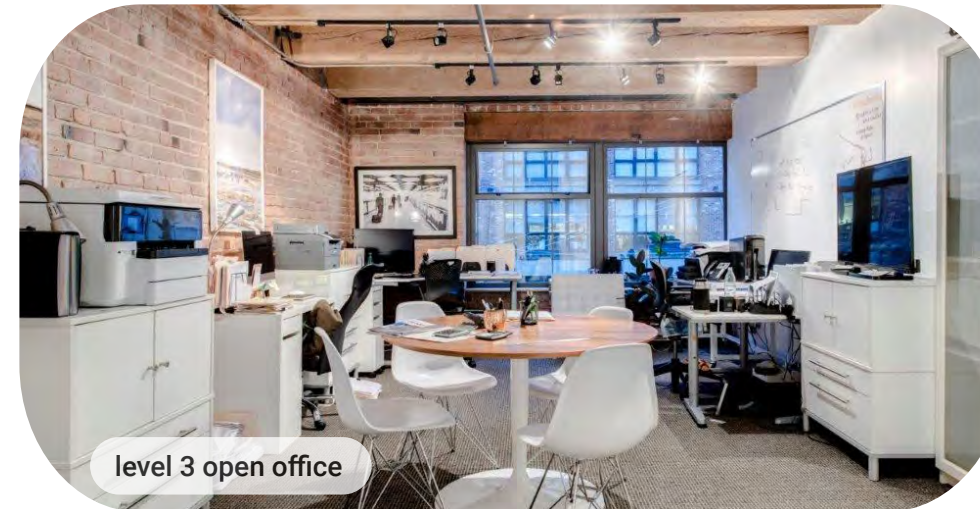
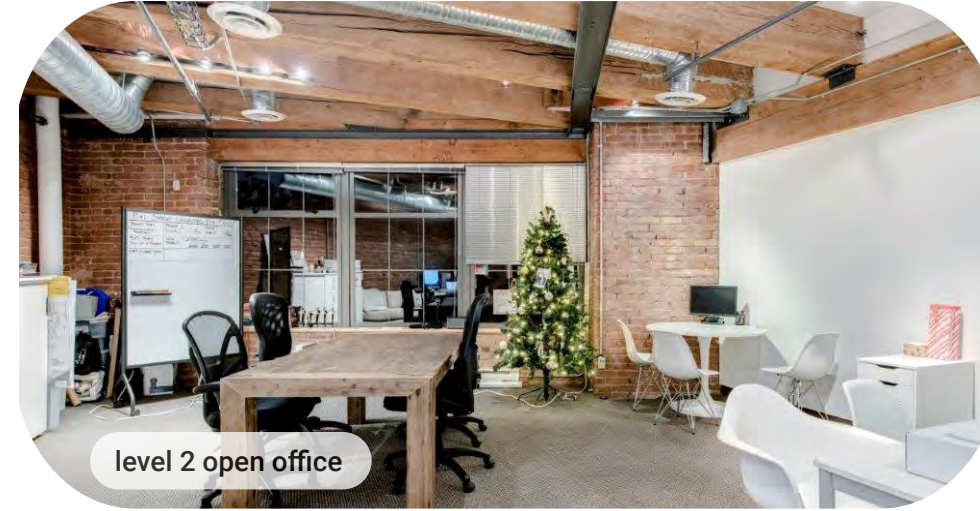
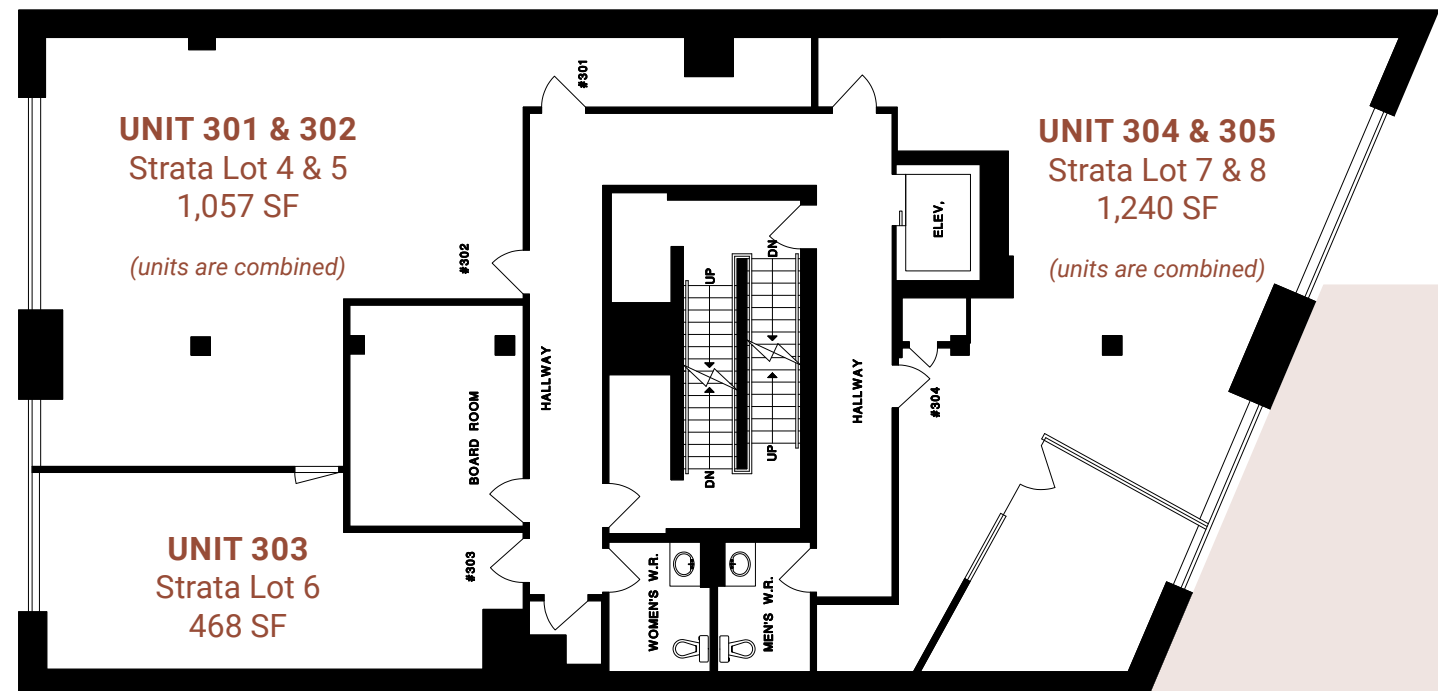
the floor plans

level 2 plan* | 3,534 SF



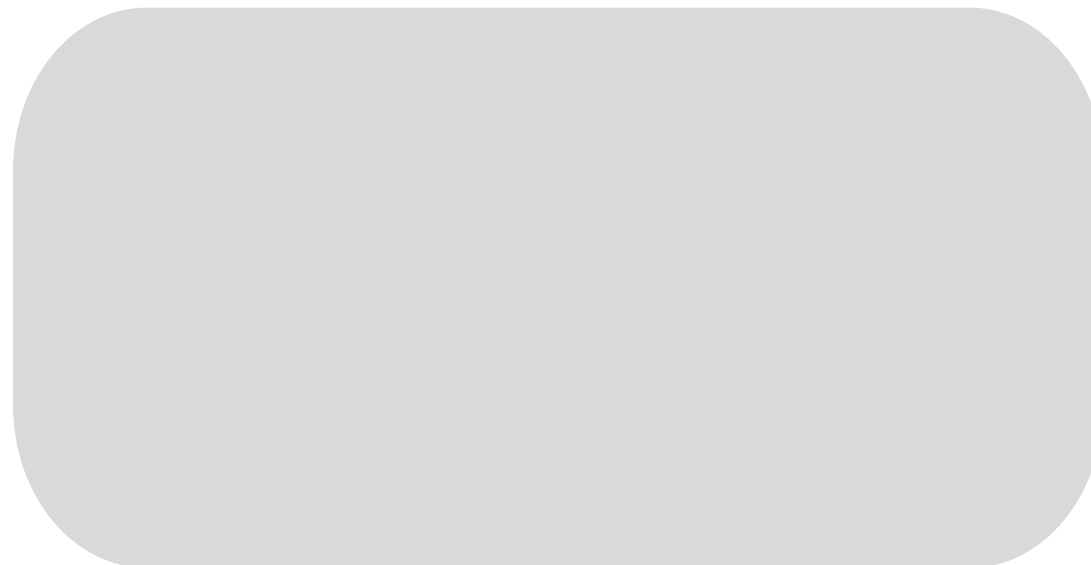
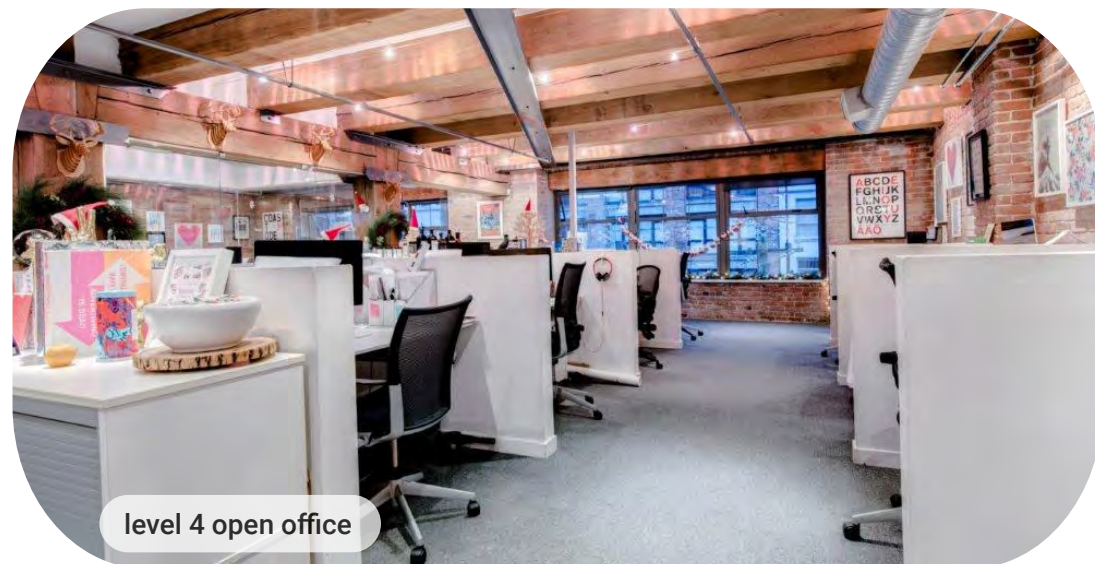
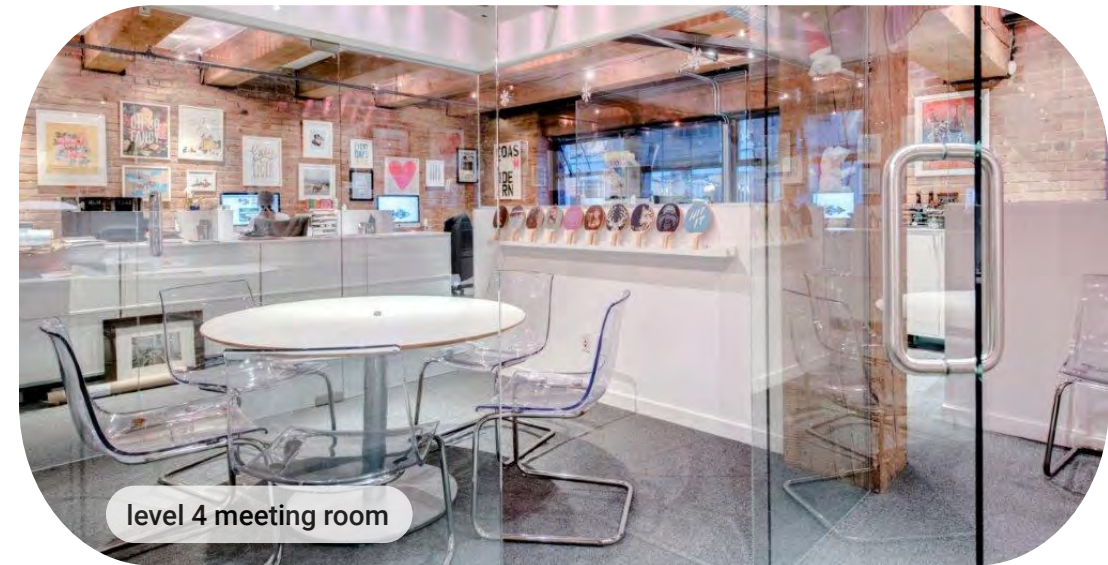
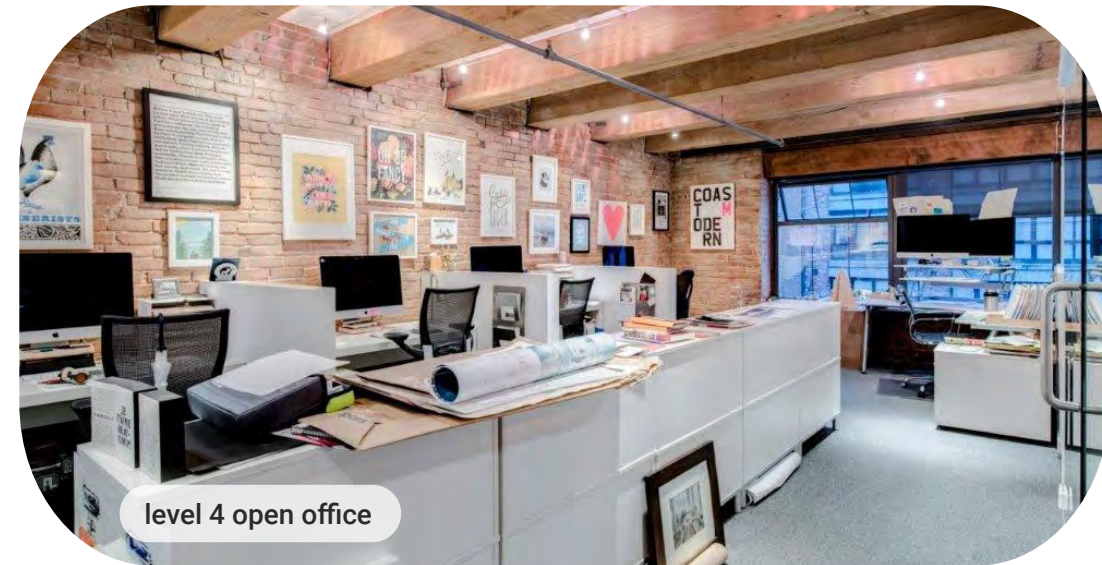
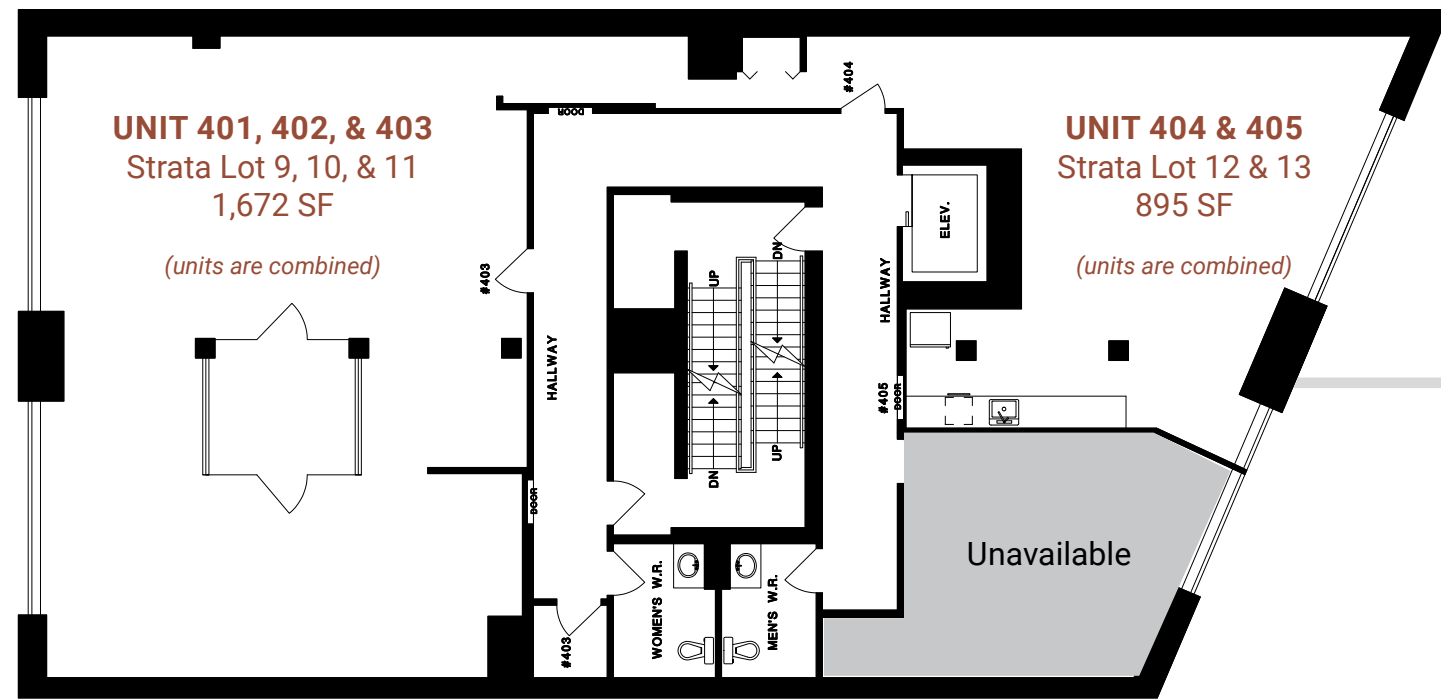
*Currently divided into 7 separate, stand-alone units

level 3 plan | 2,765 SF



the floor plans

level 4 plan | 2,567 SF



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
Cactus Club
MeeT in Yaletown
Minami
Tacofino
The Flying Pig
The Keg
The New Oxford

The Parlour
Brix & Mortar
Yaletown Brewing Company
JJ Bean Coffee Roasters
Small Victory Bakery
Choices Markets
Shoppers Drug Mart
Bank of Montreal

CIBC
RBC Royal Bank
TD Canada Trust
Barre Fitness
Soul Cycle
Jay Bird
YYOGA

RICHARDS STREET

NEW BIKE LANE

walk score



97 Walker's Paradise



100 Rider's Paradise



85 Bikeable

walkscore.com

HOMER STREET

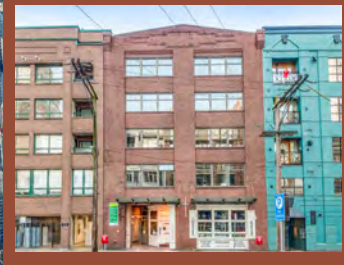


STANLEY PARK

FINANCIAL DISTRICT

GASTOWN

1228 HAMILTON STREET



YALETOWN

DAVID LAM PARK

QUAYSIDE MARINA

FALSE CREEK

CAMBIE STREET BRIDGE

CAMBIE STREET BRIDGE

SEAWALL

DRAKE STREET

DAVIE STREET

NELSON STREET

PACIFIC BOULEVARD

1228 HAMILTON STREET



YALETOWN-ROUNDHOUSE SKYTRAIN STATION



BURRARD STREET SKYTRAIN STATION

VANCOUVER CITY CENTRE SKYTRAIN STATION

WATERFRONT SKYTRAIN STATION

STADIUM-CHINATOWN SKYTRAIN STATION

YALETOWN-ROUNDHOUSE SKYTRAIN STATION



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