

FOR LEASE | BRICK & BEAM OFFICE IN HISTORIC YALETOWN
1224 HAMILTON STREET
VANCOUVER, BC

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



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CELEBRATING OVER
 **50**
YEARS IN VANCOUVER

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Location

Yaletown, a vibrant neighborhood in Downtown Vancouver, is bordered by False Creek, Robson, and Homer Streets. Once an industrial area dominated by warehouses and rail yards, it has undergone a remarkable transformation since Expo 86 into one of the city's most densely populated and dynamic communities.

The area features iconic streetscapes along Hamilton and Mainland Streets, lined with beautifully converted heritage buildings, boutique shops, and exceptional dining options. This urban regeneration success story also includes modern marinas, lush parks, and high-rise apartment blocks, making it a hub of activity and livability.

Steps from the Yaletown-Roundhouse SkyTrain Station, this full-floor heritage office is perfectly situated for work-life balance. With the Seawall nearby, offering waterfront walkways and bike lanes extending to the Olympic Village and Granville Island, as well as proximity to Thomas Lamb Park, downtown offices, top sports venues, and nightlife, this location truly has it all.



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SECOND FLOOR

Suite Highlights

- ▶ Three (3) private offices
- ▶ Boardroom
- ▶ Kitchen and dedicated lunch area
- ▶ Private washrooms
- ▶ Air-conditioned comfort
- ▶ Stunning brick-and-beam design
- ▶ Exclusive full-floor premises

Available Area

Full second floor – 4,776 SF

Lease Rate

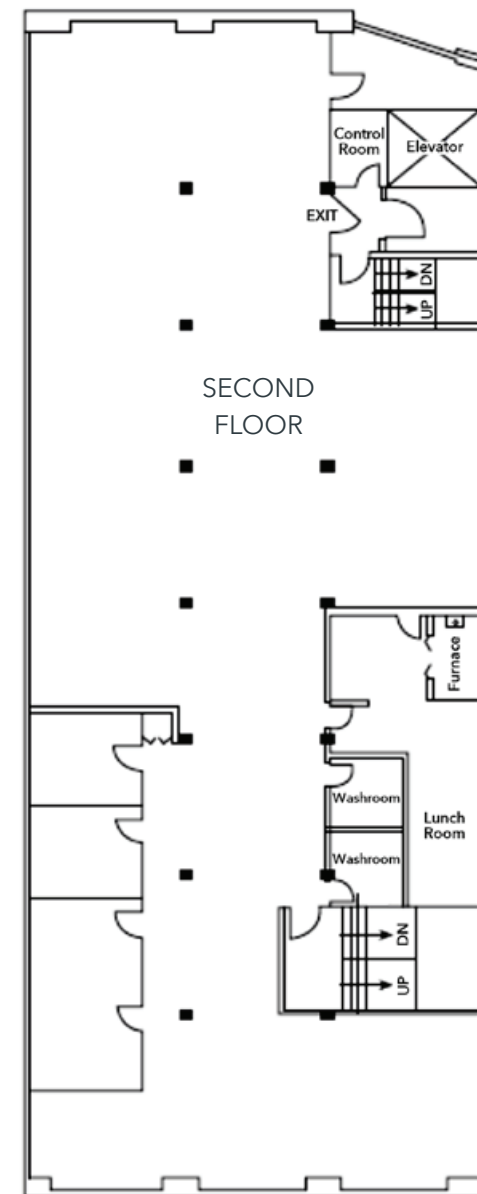
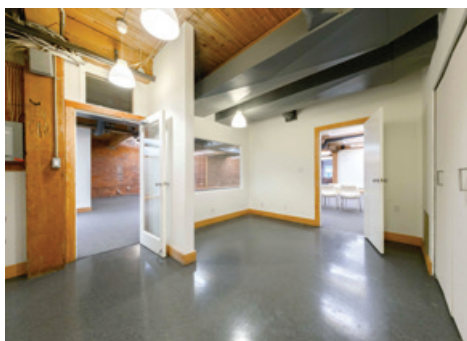
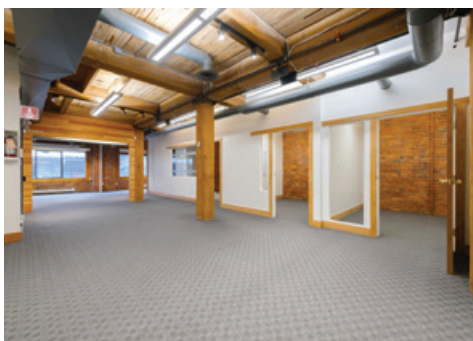
\$29.00 PSF

Taxes & Operating Costs

\$18.22 PSF (2025 estimate)

Availability

Immediate



Not to scale

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THIRD FLOOR

Suite Highlights

- ▶ Six (6) private offices
- ▶ Boardroom
- ▶ Efficient bright floorplan
- ▶ Kitchen
- ▶ Beautiful polished concrete floors
- ▶ Exposed brick and timber

Available Area

Suite 301 – 1,654 SF

Lease Rate

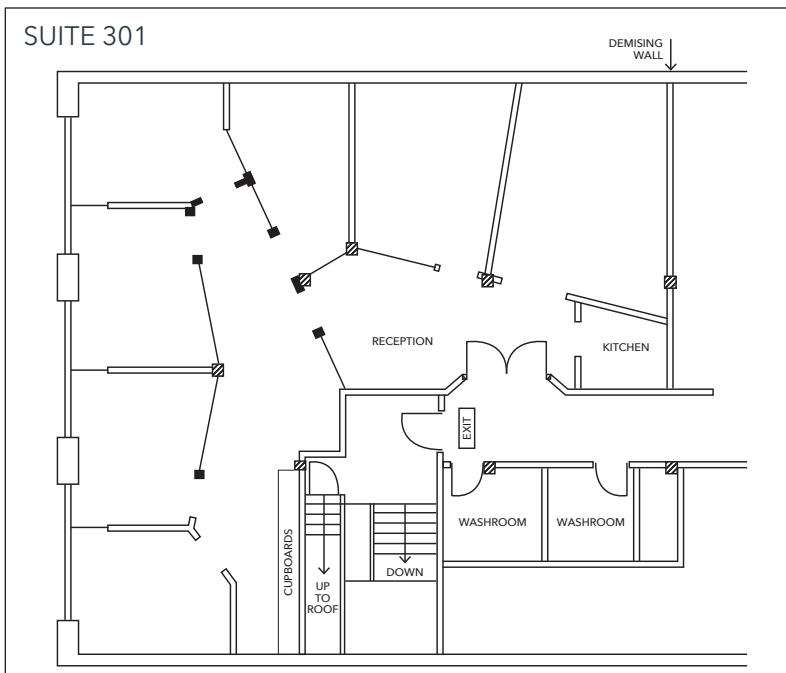
Contact agents

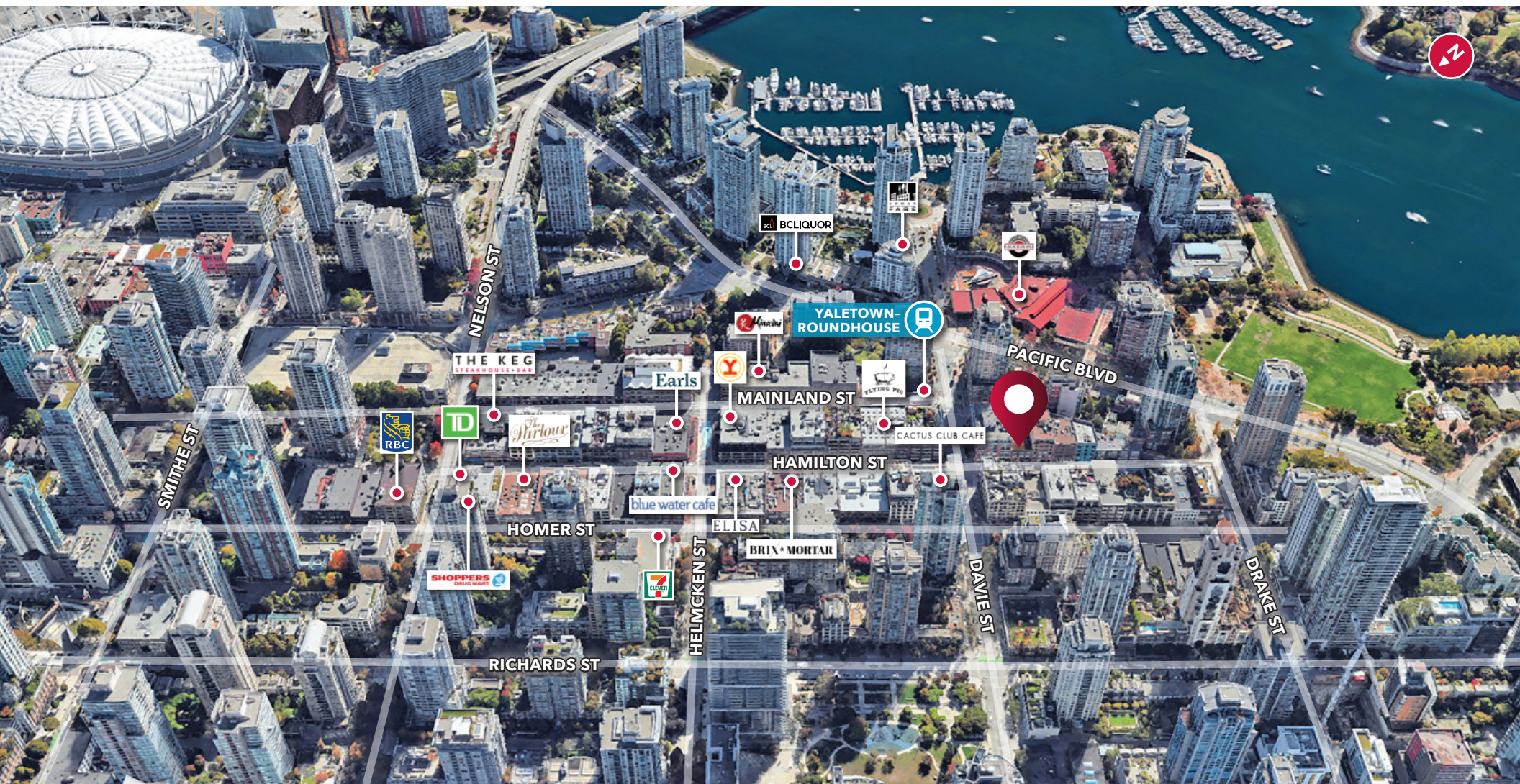
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\$18.22 PSF (2025 estimate)

Availability

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