

Suite 350 & 406

# 1168 Hamilton Street

Vancouver, BC



Beautiful brick and beam character space in one of Yaletown's most coveted buildings. 1168 Hamilton features renovated common areas with a water featured main lobby fronting Hamilton and Mainland Street and the surrounding vibrant retail amenities servicing the area. A short walk across the street provides direct access to the Canada Line via the Yaletown SkyTrain station and numerous bus lines servicing the area. Convenient underground parking, secure bike lock up and end of trip shower facility are enjoyed by tenants of the building along with a social communal rooftop patio. All suites feature air conditioning and opening windows for fresh air circulation.

## Contact

**Tara Finnegan**

Personal Real Estate Corporation  
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## Suite 350

2,170 SF (approximate)

### NET RENT

Contact Listing Agent for details

### OPERATING COSTS & TAXES

\$17.50 PSF (2022 estimate)

### SUITE FEATURES

- + 3 Offices Along Window Line
- + Interior Boardroom
- + Server Room
- + Kitchen Area
- + Open Area



ACROSS FROM YALETOWN-  
ROUNDHOUSE STATION



ROOFTOP PATIO



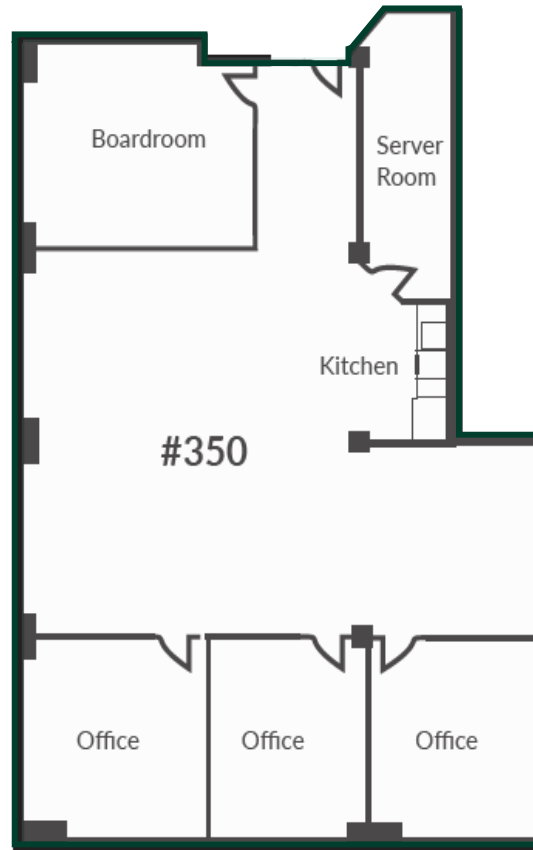
BIKE + LOCKER  
STORAGE IN COMPLEX



CENTRAL LOCATION IN  
YALETOWN CORE

### SUITE OVERVIEW

Efficient layout featuring three offices along the window line, an interior boardroom and server room, and a wall kitchen facing the open plan area within the space. Extensive use of glass and brick and beam finishes create a beautiful work environment with a combination of HVAC and fresh air circulation via opening windows.





## Suite 406

1,531 SF (approximate)

### NET RENT

Contact Listing Agent for details

### OPERATING COSTS & TAXES

\$17.50 PSF (2022 estimate)

### SUITE OVERVIEW

Efficient suite with three large offices, storage and open reception / work space. The brick and beam features along with operable windows and HVAC throughout make for an idyllic workspace.

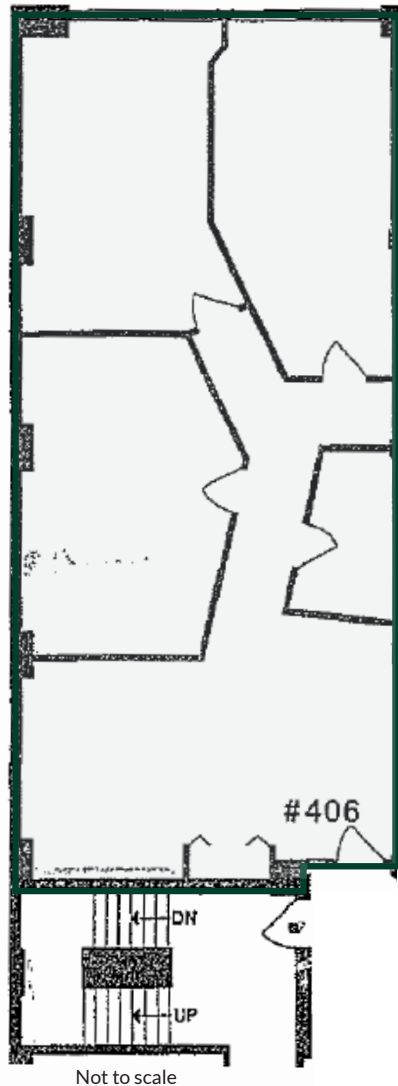
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Common Rooftop Deck



Renovated Lobby