



PRESTIGIOUS 'TURNKEY' OFFICE SPACE FOR SALE

Jameson House

#300 - 838 West Hastings Street

Vancouver, BC

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Colliers
INTERNATIONAL

OPPORTUNITY

to be in the heart of the financial district

Designed by renowned architects, Foster and Partners, Jameson House has everything an office worker could want.

Opportunity

To purchase approximately 3,765 square feet of ‘turnkey’ office premises in the renowned Jameson House complete with stunning improvements.

Location and Amenities

- > Located in the heart of the financial district on West Hastings Street between Hornby and Howe Streets.
- > Directly across from the prestigious Terminal City Club and a stones throw from the historic Vancouver Club.
- > Three Skytrain stations, Pacific Centre Shopping Mall, the Vancouver Convention Centre and the waterfront along Canada Place are all within two city blocks.
- > West Hastings Street is lined with high-end boutiques including Birks, Cartier, Leone, Montecristo and Palladio Jewellers.
- > Numerous restaurants and food courts are in the immediate area, including Bentall Centre, Waterfront Centre and Harbour Centre.

Jameson House

- > Completed in 2011, Jameson House is a 37 level mixed-use tower incorporating retail, office and residential space.
- > AAA class boutique office space with design and finishes by world renowned architects, Foster & Partners.
- > Constructed by Bosa Properties who are known for their hallmarks of excellence and quality visible across the Lower Mainland communities of Vancouver.
- > 24-hour concierge services for security and deliveries, and card activated glass doors that lead to a separate commercial lobby with two high-tech elevators servicing the office floors.
- > Contemporary convenience of a fully mechanized underground parkade. This precision system has been proven for over forty years in Europe.



Salient Details

Civic Address:	Unit 300 - 838 West Hastings Street, Vancouver, BC		
Legal Description:	PID: 028-435-621 Air Parcel 4, Bl 21, DL 541, Group 1, NWD Air Space Plan BCP47057		
Interest in Land:	Air Parcel		
Survey Area:	349.7 m ² or approximately 3,764 SF		
Zoning:	CD-1 (443 - Building specific zoning allowing for a range of residential, office, institutional and retail uses)		
Common Fees (approx):	Maintenance and Upkeep:	\$1,000/mth	
	Parking:	<u>\$ 460/mth</u>	
	Total:	\$1,460/mth	
(Amounts shown above are estimates only. Vendor will provide detail on request.)			
Parking:	Four (4) stalls included in the purchase price and up to two (2) additional stalls may be purchased at a cost of \$100,000 each plus applicable taxes.		
Property Taxes (2015):	\$37,244.58		
Listing Price:	\$2,795,000		



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Contact Us

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