

40,275 SF Available for Sublease The Best Tech Space in Vancouver

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Opportunity to immediately sublease the best tech space in Vancouver in one of Yaletown's newest buildings. Formerly occupied by a global visual effects company, the space is improved to a high standard with open plan and perimeter offices.

## SALIENT FACTS

Civic Addresses	1120 & 1132 Hamilton Street, Vancouver, BC
Available Area	1120 Hamilton Street1,775 SF1132 Hamilton Street38,500 SFTotal40,275 SF
Availability Date	Immediate
Sublease Expiry	May 30 <sup>th</sup> , 2022
Net Rent	Please call listing agent for details
Operating Costs & Taxes (est. 2020)	1120 Hamilton Street: \$18.55/SF (including hydro, but excluding janitorial) 1132 Hamilton Street: \$15.32/SF (excluding hydro and janitorial)

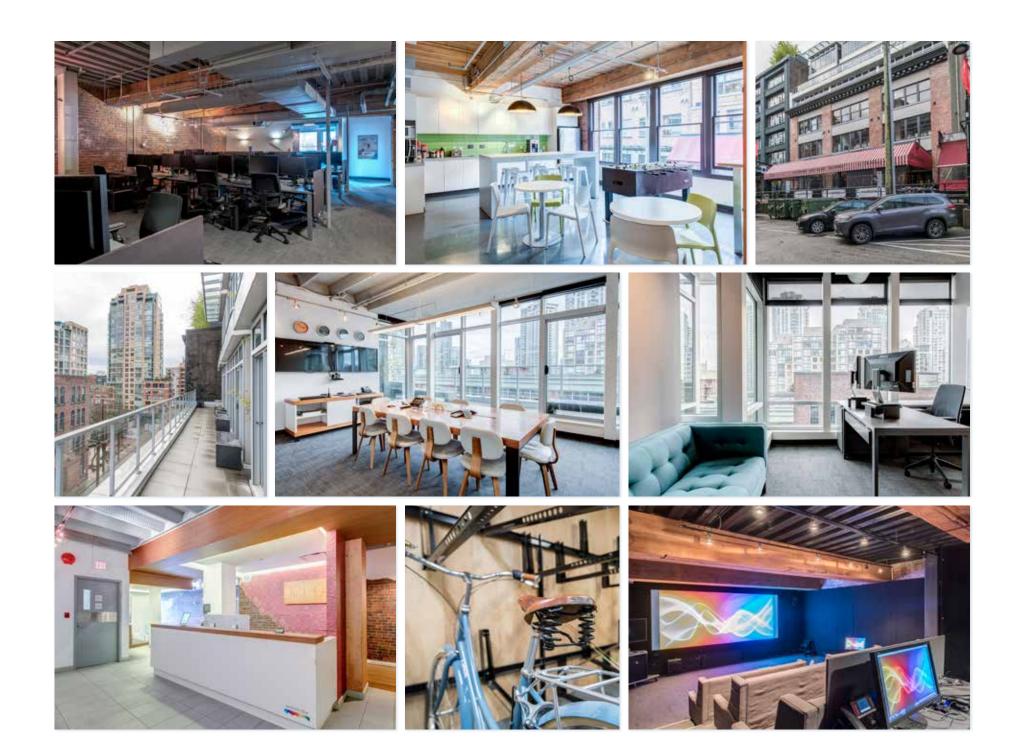


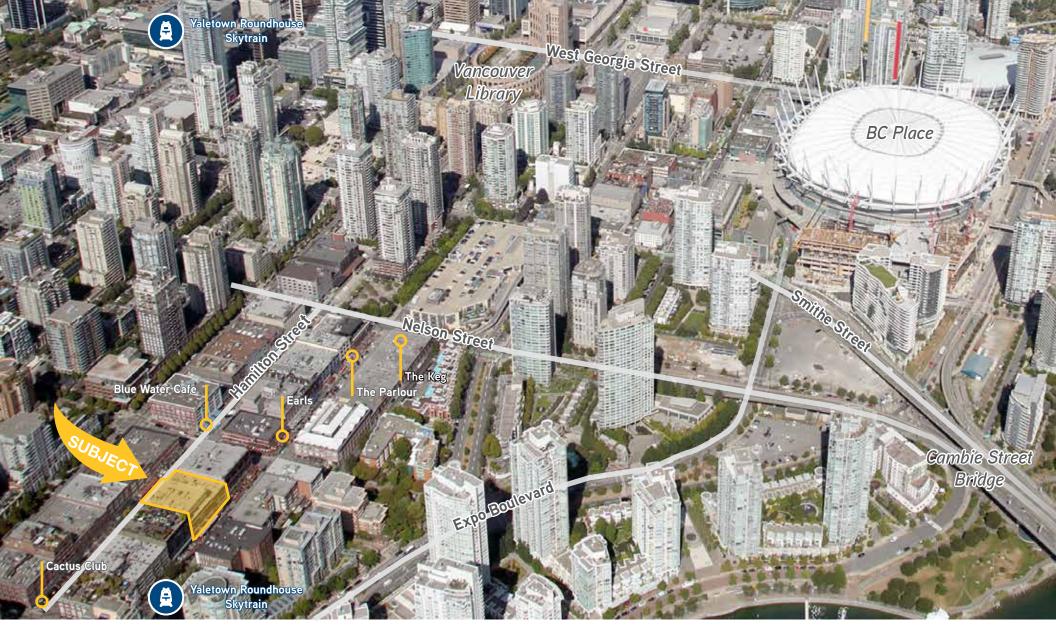


## **PROPERTY HIGHLIGHTS**

- Open plan and perimeter
  offices
- Signage potential
- Private entrance
- Patios and opening windows
- Bike storage and showers
- Increased washrooms
- Inrow cooling server room
- Substantial electrical/ infrastructure to support significant density









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