



FOR SUBLEASE

Plug and Play
Tech Space

1120 & 1132
Hamilton Street
Vancouver, BC

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 Street	1,775 SF
	1132 Hamilton Street	38,500 SF
	Total	40,275 SF
Availability Date	Immediate	
Sublease Expiry	May 30 th , 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



WALK SCORE

99



TRANSIT SCORE

100



BIKE SCORE

95





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