



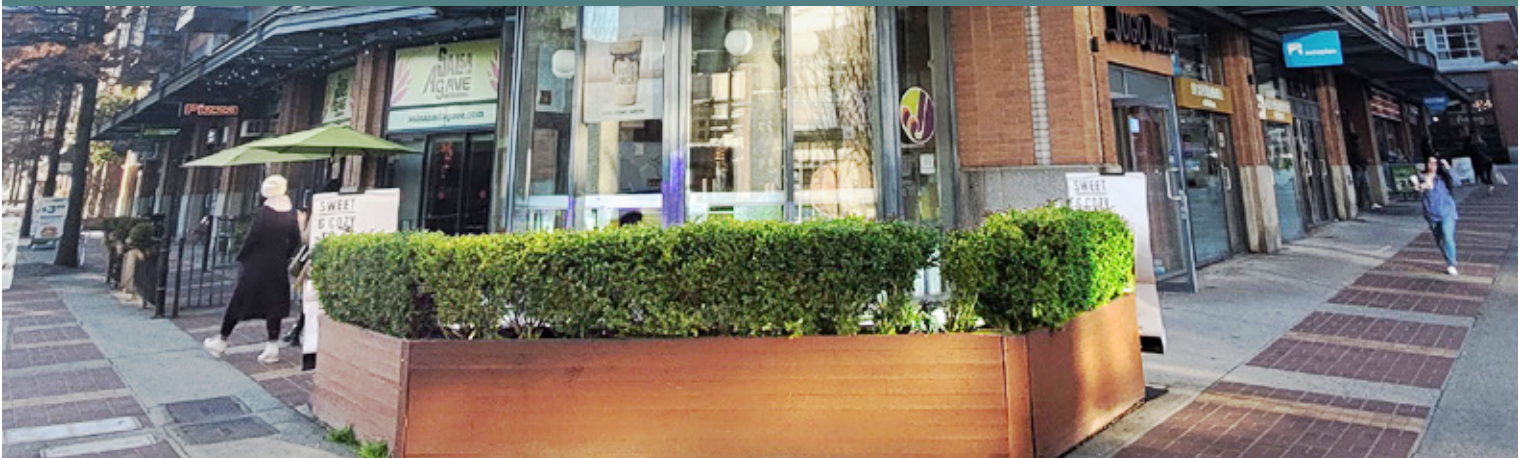
CBRE

For Sale
& Lease
OFFICE

300
1207 PACIFIC
BOULEVARD

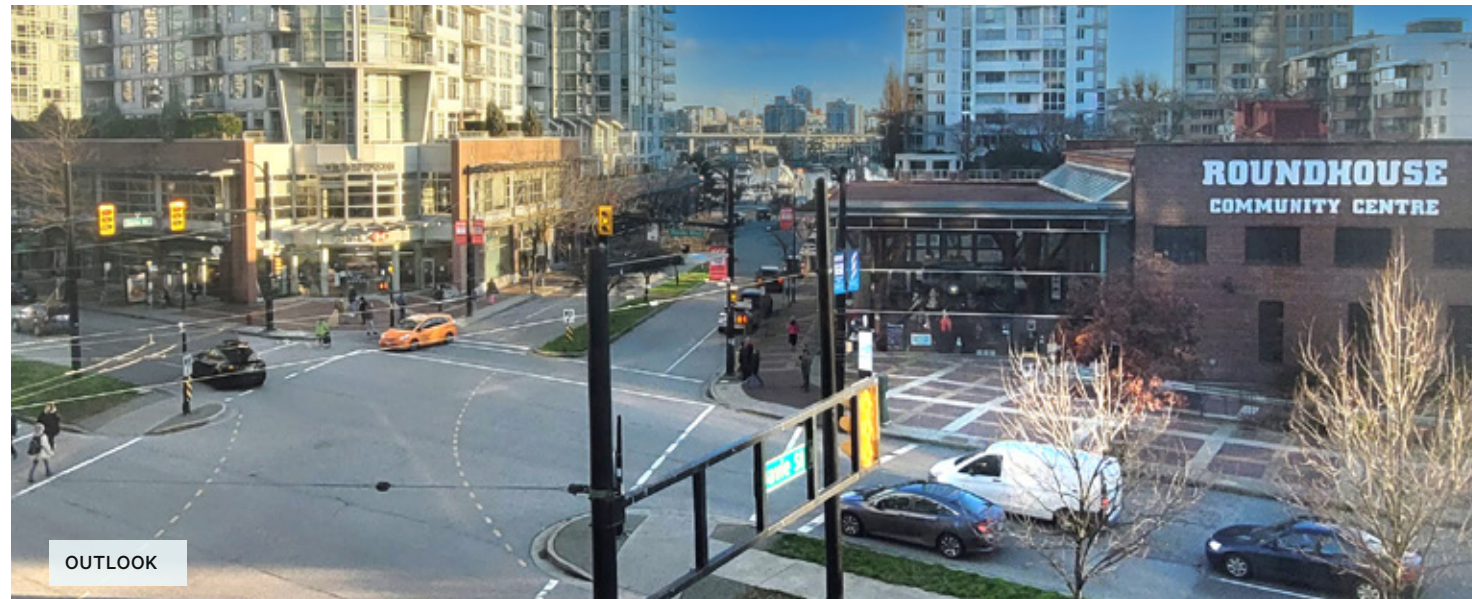
VANCOUVER, BC

Office with views located in Yaletown, minutes from the Vancouver Waterfront and across from Yaletown-Roundhouse SkyTrain Station.



OFFICE SPACE | FOR SALE & LEASE

300 - 1207 PACIFIC BOULEVARD | VANCOUVER, BC



OUTLOOK

LEGAL:

STRATA LOT 10 FALSE CREEK STRATA PLAN LMS1213 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.



PREMISES

Office



PARKING

3 underground reserved/secure stalls



TITLE

Clear Title



AVAILABILITY

Immediately



ZONING

CD-1 (266) Office, Laboratory
Beauty & Wellness

PID:	018-597-033
PREMISES SIZE:	1,569 SF
LAND ASSESSMENT:	Building: \$142,000 Land: \$1,845,000 Total: \$1,987,000
GROSS TAXES:	\$20,673.69 (2024)
STRATA MONTHLY:	Unit 300: \$1,001.40/month
STRATA YEARLY:	Parking stalls 74, 75, 80: \$1,392.40/year
CURRENT VACANCY:	Vacant
BASIC RENT:	Contact Listing Agent
ADDITIONAL RENT:	\$22.55 PSF (2024 Estimate)

The Opportunity

CBRE is pleased to announce an opportunity to purchase or lease an office totalling 1,569 SF on the 3rd floor overlooking the corner of Pacific Blvd and Davie Street. The office is in the heart of Yaletown, minutes from the Waterfront and across from the Yaletown-Roundhouse SkyTrain Station.



GROUND LEVEL ELEVATOR



ELEVATOR OPENS TO THE 3RD FLOOR

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The Floor Plan

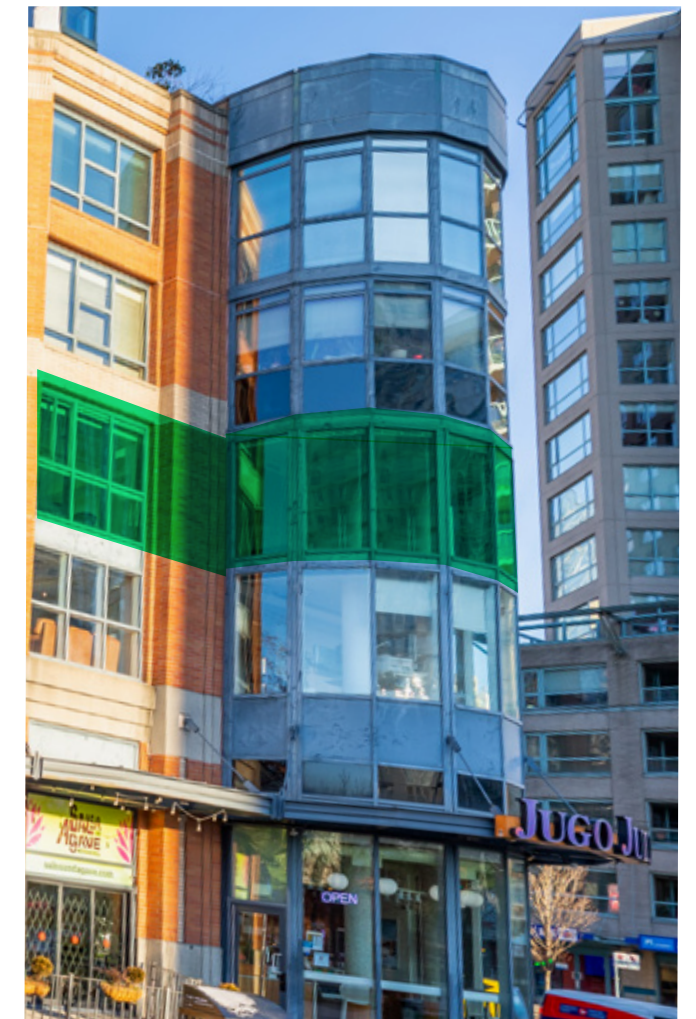
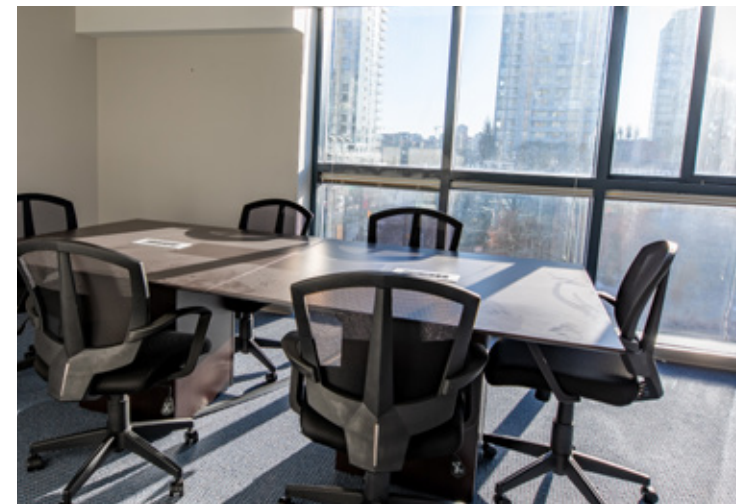
NOT TO SCALE



The Property

This move-in-ready 3rd floor at 1207 Pacific Boulevard features views from every office, direct elevator access from the ground floor to the 3rd floor, and secured underground parking. Fully improved with three offices, kitchen, boardroom, open office area and reception area.

The surrounding area of Yaletown is historically rich, serving once as a Western terminus for the Canadian Pacific Railway. Now, it has turned into a magnetic and chic neighbourhood, offering attractive amenities including the city's top-rated restaurants, hotels and residences and charmingly designed parks. Home to an abundance of older professionals with the median age of 37, the neighbourhood holds roughly 27,298 people with an average household income of \$122,241. Within just steps to the famous Seawall and Yaletown-Roundhouse SkyTrain Station.



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Yaletown

Yaletown is the ultimate in Work - Play - Live featuring world-class restaurants, cafés, theatres, services, unique retail and a rich combination of offices in tech and business services.

ENTERTAINMENT

Yaletown has an enormous number of options, with a wide selection of dining and specialty food café options that provide a growing palette for any food or beverage connoisseur. The area also is a considerable pull with the increasing collection of festivals, art displays, seawall, and parks. There is always something to do, attracting people from all areas of Greater Vancouver.

TRANSPORTATION

Yaletown hosts the Canada Line Station nearby the Roundhouse, an artery of buses running down Homer Street and Pacific Street with a large inventory of bike share, electric scooters, and bike lanes, giving commuters endless options to get to their destination.

LIVING

Yaletown includes an eclectic mixture of high-rise towers, hotels, and short-term rentals. The area is surrounded by a mix of luxury condos and rental towers that accommodate every age group and income level.

COMMERCE

You are in good company and a shining business district in Vancouver with growing tech, education, and professional service firms in the area.



23
Bar / Pub

Explore well over 23+ local bars and pubs to celebrate or unwind your day.



82
Restaurants

Experience dining at lively and vibrant 82+ restaurants in the area.



32
Cafés

Enjoy a perfectly crafted coffee brew or a delicate pastry at one of 32+ local cafés.



117
Retail

Home to 117+ local and international retailers, grow your business in this thriving community.

97 100 95

MAJOR VEHICLE ROUTES

BIKE PATHS

SKYTRAIN LINES



WALKER'S PARADISE



RIDER'S PARADISE



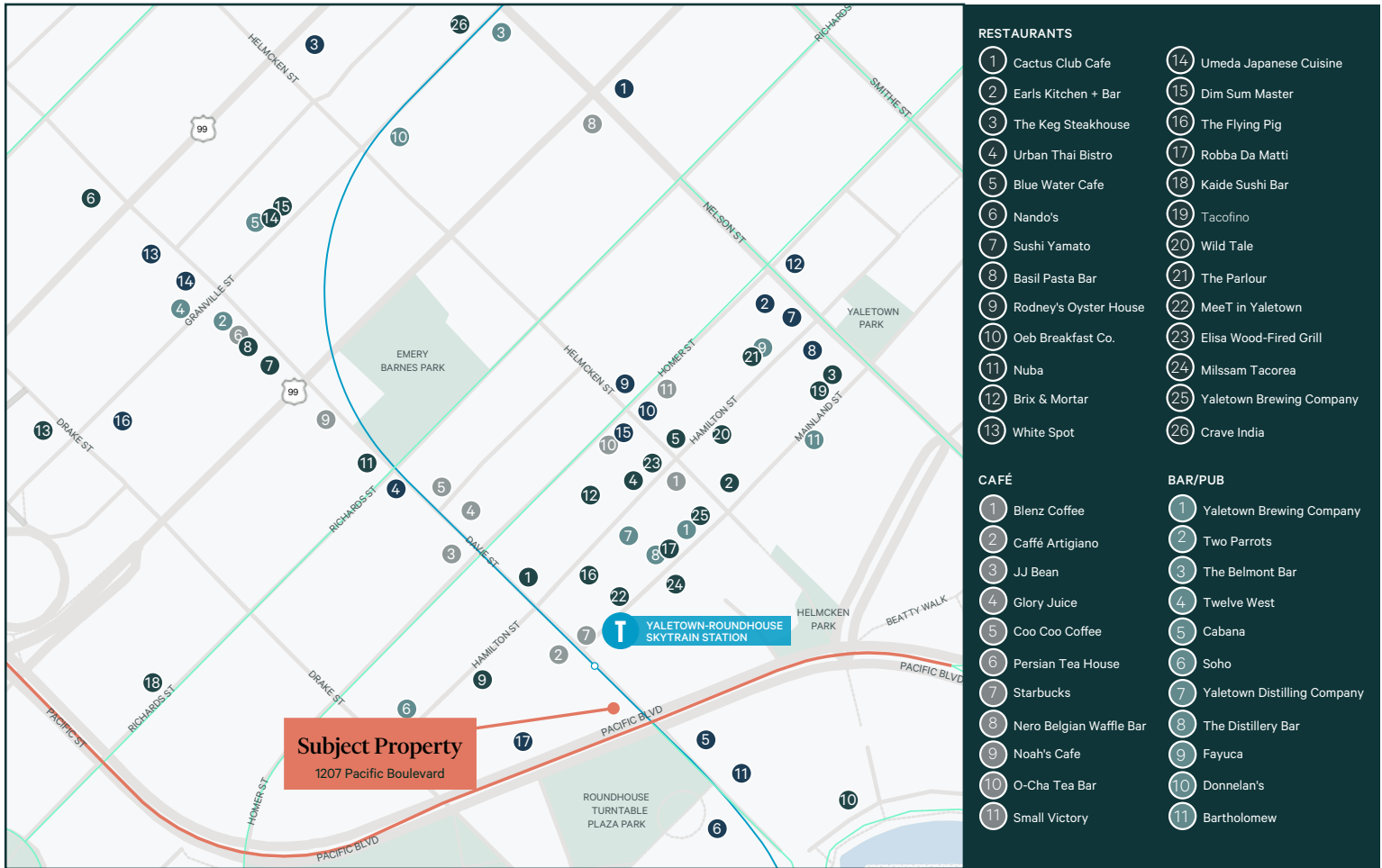
VERY BIKEABLE

Source: Walkscore.com

500M RADIUS FROM SUBJECT PROPERTY

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