

# 1001-1085 Cambie Street, Vancouver, BC Yaletown Mews



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## YALETOWN

Formerly a warehouse district, Vancouver's historic Yaletown area has been redeveloped for retail, office and residential use, while retaining the distinct character of its buildings. Now home to an estimated 25,000 people and still growing, Yaletown is made up of numerous character loft residences and high rise condominium towers, trend setting restaurants, unique retail stores, and exciting cafes.

Containing over 2 million square feet of office space, the Yaletown area is home to numerous cutting edge businesses in high tech, engineering, and architectural fields, enjoying its stylish and urban atmosphere. The Yaletown area is also a destination shopping and dining area for consumers throughout Greater Vancouver, home to such well know restaurants and retailers as Cactus Club, Glowbal, Blue Water, Rodney's Oyster House, Milestone's, Urban Thai, Cioppino's, La Terrazza, Circolo, Mavi Jeans and Yaletown Mini.

Surrounding Yaletown is the city's greatest concentration of arts, cultural, entertainment and sports facilities. The Queen Elizabeth Theatre and Playhouse, BC Stadium, General Motors Place and the impressive Library Square are steps away, as are several notable hotels including Westin Grand and the boutique Opus Hotel.

## THE BUILDING

Yaletown Mews is located at the corner of Cambie and Nelson Streets, and is ideally suited to those destination retailers or office users who do not require the same level of walk by traffic found on Mainland or Hamilton Streets. The Building offers an economical alternative to the soaring rental rates in Yaletown, where there is currently 1% vacancy and rental rates approaching \$50.00 net psf for retail space.

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## UNITS (APPROXIMATE SIZE)

Unit 1003 - 1,774 square feet 2 <sup>nd</sup> floor, 5 offices, boardroom, kitchen, 2 washrooms, lots of natural light	\$20.00 net
Unit 1025 - 1,170 square feet Main level, open area, kitchen, washroom	\$22.00 net
Unit 1057 - 3,050 square feet 2 levels, kitchen, washroom, open area lots of plumbing, former hair salon/spa	\$22.00 net
Unit 1067 - 1,317 square feet 2 <sup>nd</sup> floor, 2 offices, kitchen, washroom	\$20.00 net

## ESTIMATED OP COSTS AND TAXES (2010)

\$19.19 psf. per annum (includes heat, air conditioning and hydro)

## PARKING

Secured Underground Stall: \$125 per month plus tax  
Grade Level Courtyard Stall: \$110 per month plus tax  
Alley Stall: \$100 per month plus tax



Map courtesy of "Street Wise" Map Book