



From
\$319,000

For Sale: Office

1118 Homer Street

Own Your Office in the Heart of Yaletown

Available Units • 216 • 222 • 229/ 230

Lennard: 520-800 West Pender Street, Vancouver
604.636.2620

lennard.com

Property Details

1118 Homer Street



Lennard Commercial is pleased to present **three boutique strata office opportunities** at the Empress Galleria, located at 1118 Homer Street in the heart of Yaletown.

The Opportunity

Ranging from 255 to 637 square feet, the available units provide an attractive opportunity for businesses seeking to own and occupy their office premises in one of Vancouver’s most established and desirable business districts. The units may be purchased individually, providing flexible ownership options for a range of professional and creative office users.

The Empress Galleria combines the character of a heritage brick-and-beam building with the functionality of a modern office environment, all within steps of Yaletown’s restaurants, amenities, transit and waterfront.

Property Highlights

- Three boutique strata office opportunities ranging from 255 to 637 SF
- Opportunity to own and occupy office space in the heart of Yaletown
- Character heritage building featuring exposed brick-and-beam construction and high ceilings
- Building features include full HVAC, operable windows and elevator access
- Shared amenities include reception, boardroom and kitchen facilities
- Flexible unit sizes well suited to professional, creative and independent office users
- Steps from Yaletown-Roundhouse Canada Line Station, the Vancouver Seawall and an exceptional selection of restaurants, cafés and amenities
- Units available for purchase individually

Property Details

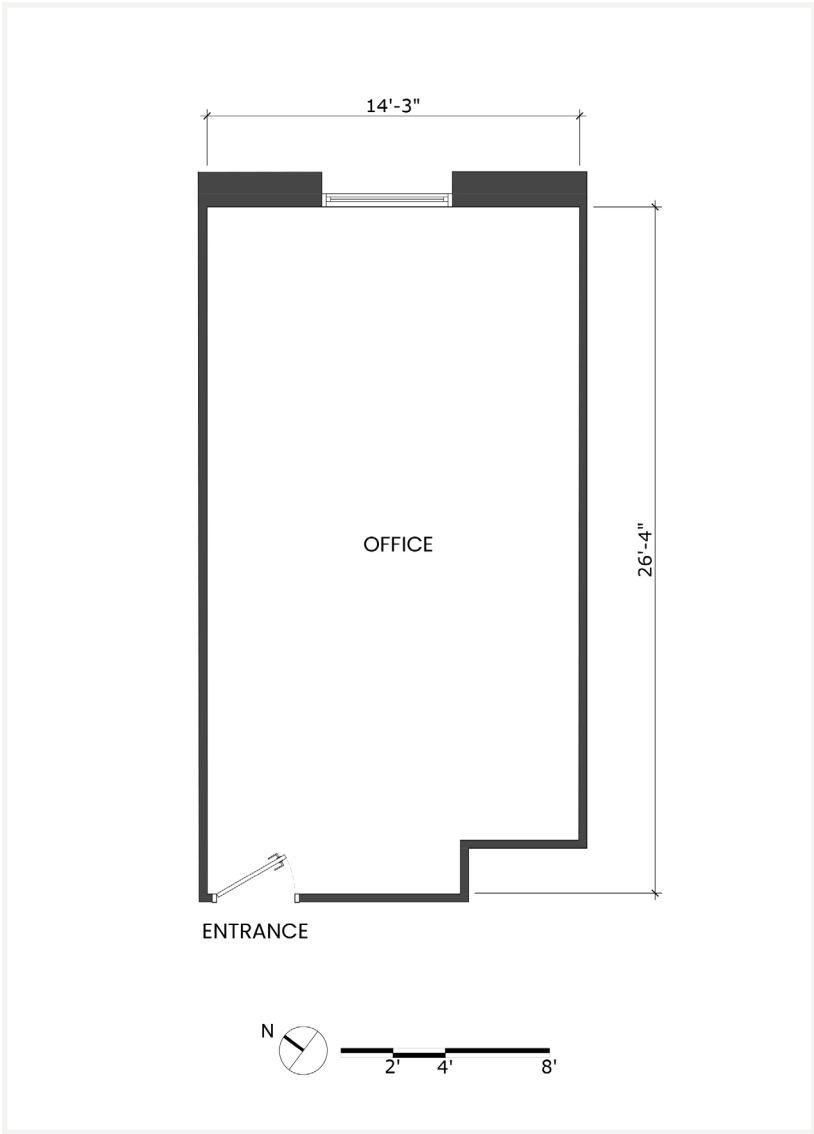
1118 Homer Street

Unit	Available Space	Taxes	Strata Fees	Net Price	PID
216	415 SF	\$6,696.44	\$311.00	\$499,000	023-980-648
222	260 SF	\$4,341.83	\$194.00	\$319,000	023-980-605
229/230	638 SF	\$11,525.88	\$483.00	\$785,000	023-980-567 023-980-559



Floor Plans

Unit 216



Efficient Office Layout

Unit 216 offers approximately 415 SF of functional office space within the Empress Galleria. The open layout provides flexibility for a range of professional or creative users, while the building’s exposed brick-and-beam character adds warmth and distinction to the space.



Unit Details

Available Space	415 SF
Ceiling Height	8'-6"
Tenancy	Until September 2027 (Tenant may vacate earlier)
Taxes	\$6,696.44
Strata Fees	\$ 311.00
Price	\$499,000

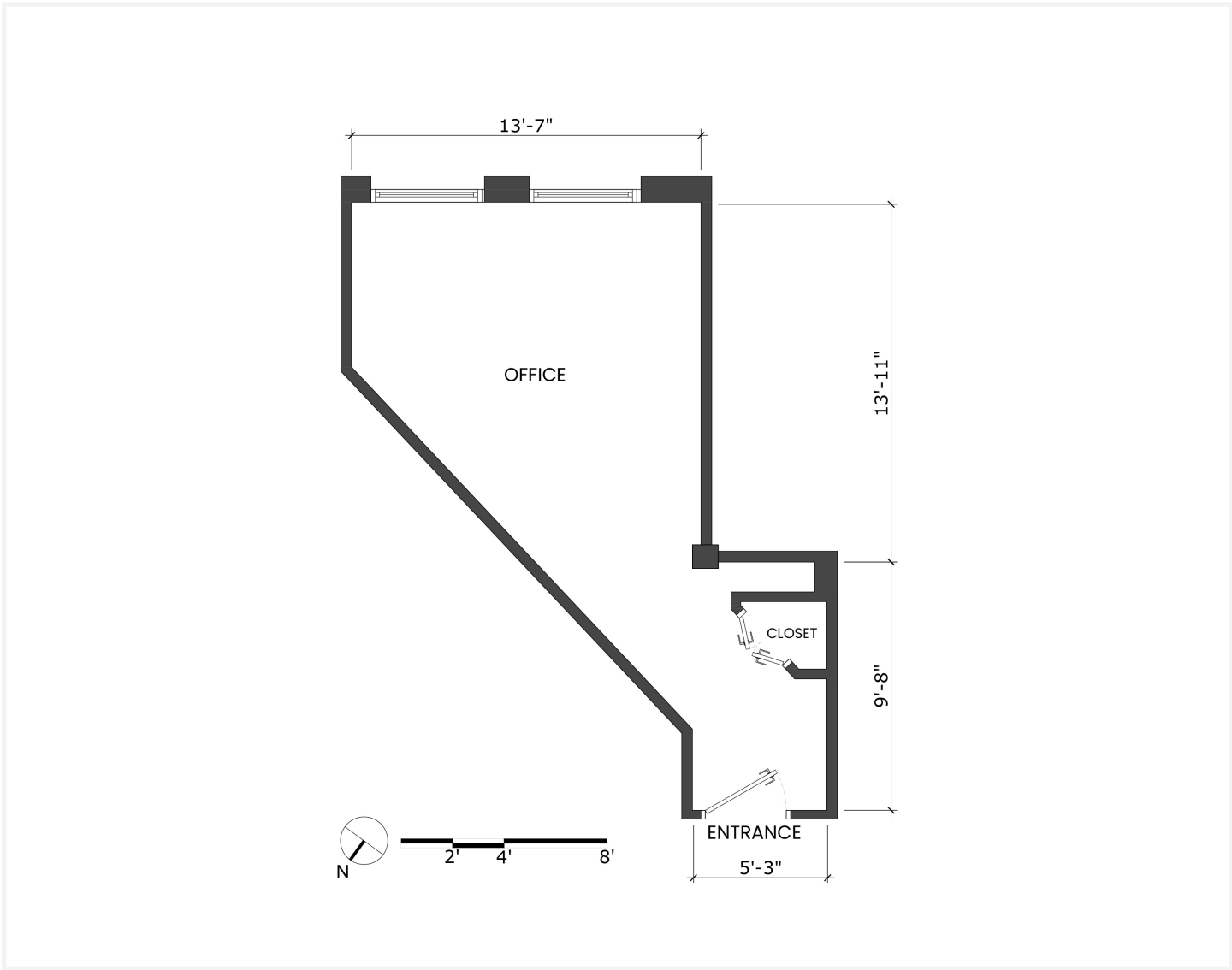
Photos

Unit 216



Floor Plans

Unit 222



Private Office

Unit 222 offers approximately 260 SF of private office space with a distinctive angled layout. The efficient footprint is well suited to an individual professional or small team seeking a dedicated workspace in the heart of Yaletown.

Unit Details

Available Space	260 SF
Ceiling Height	9'-10"
Tenancy	Month to month
Taxes	\$4,341.83
Strata Fees	\$194.00
Price	\$319,000

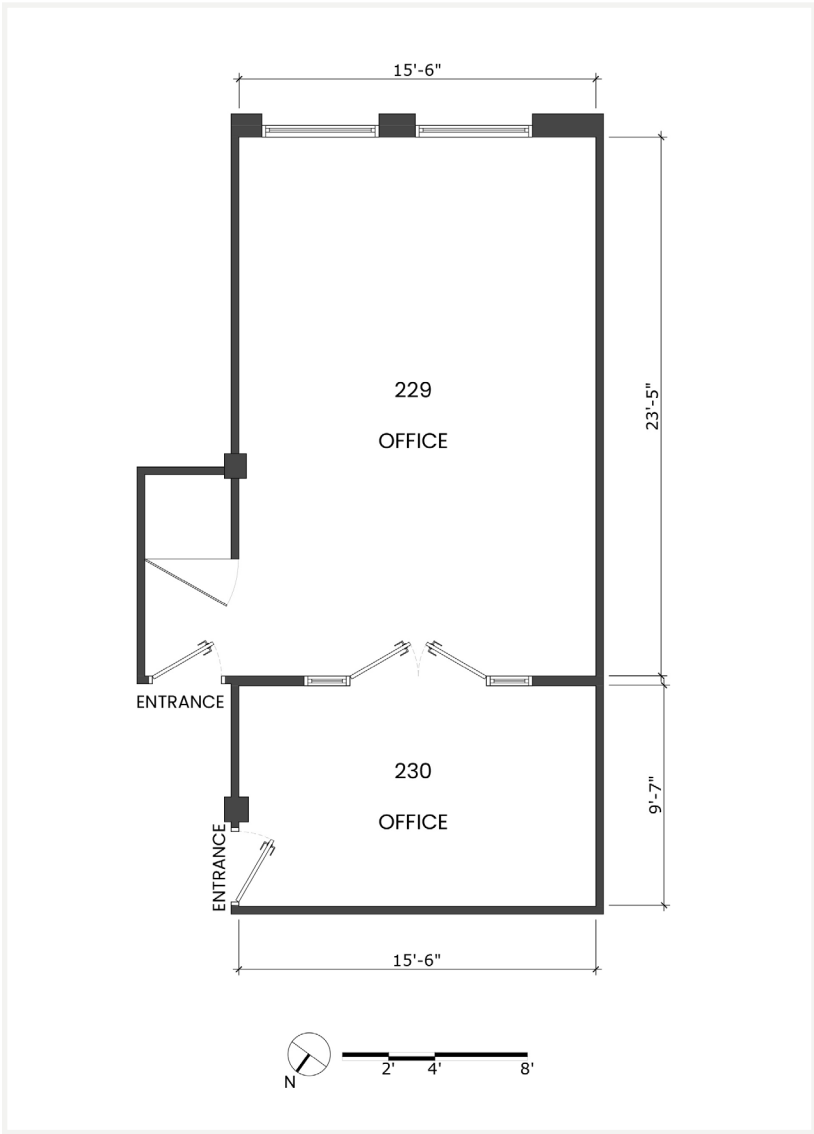
Photos

Unit 222



Floor Plans

Unit 229/230



Flexible Two-Room Layout

Unit 229/230 offers approximately 638 SF of adaptable office space with two connected work areas. Exposed brick, natural light and existing furnishings create a warm, character-rich environment suited to professional or creative users.



Unit Details

Available Space	638 SF
Ceiling Height	8'-6" to 10'-3"
Tenancy	Vacant
Taxes	\$11,525.88
Strata Fees	\$483.00
Price	\$785,000

Photos

Unit 229/230



Prime Location

1118 Homer Street

Located in the heart of Yaletown, 1118 Homer Street offers an exceptional combination of accessibility, amenities and neighbourhood character.

The property is surrounded by some of Vancouver’s most popular restaurants, cafés, fitness studios and professional services, while the Vancouver Seawall and neighbourhood parks are only minutes away. Yaletown-Roundhouse Canada Line Station is within a short walk, providing convenient rapid transit connections throughout Downtown Vancouver and the Lower Mainland.

For businesses looking to establish a permanent presence downtown, the location offers the opportunity to own office space within one of Vancouver’s most recognizable and amenity-rich neighbourhoods.



Nearby Amenities (1km radius)

 205+ Restaurants

 44+ Bars & Pubs

 102+ Cafes

 459+ Retail Services

Walkscore

 100 Rider’s Paradise

 99 Walker’s Paradise

 85 Biker’s Paradise

The Building

Empress Galleria

The Empress Galleria is a distinctive heritage office and retail building prominently situated at Homer and Helmcken Streets in the heart of Yaletown. Characterized by exposed brick, heavy timber construction, high ceilings and operable windows, the building offers the authentic character of Yaletown’s historic warehouse district within a functional professional office environment.

Owners and occupants benefit from shared reception, boardroom and kitchen facilities, allowing smaller office users to enjoy amenities typically associated with significantly larger premises.

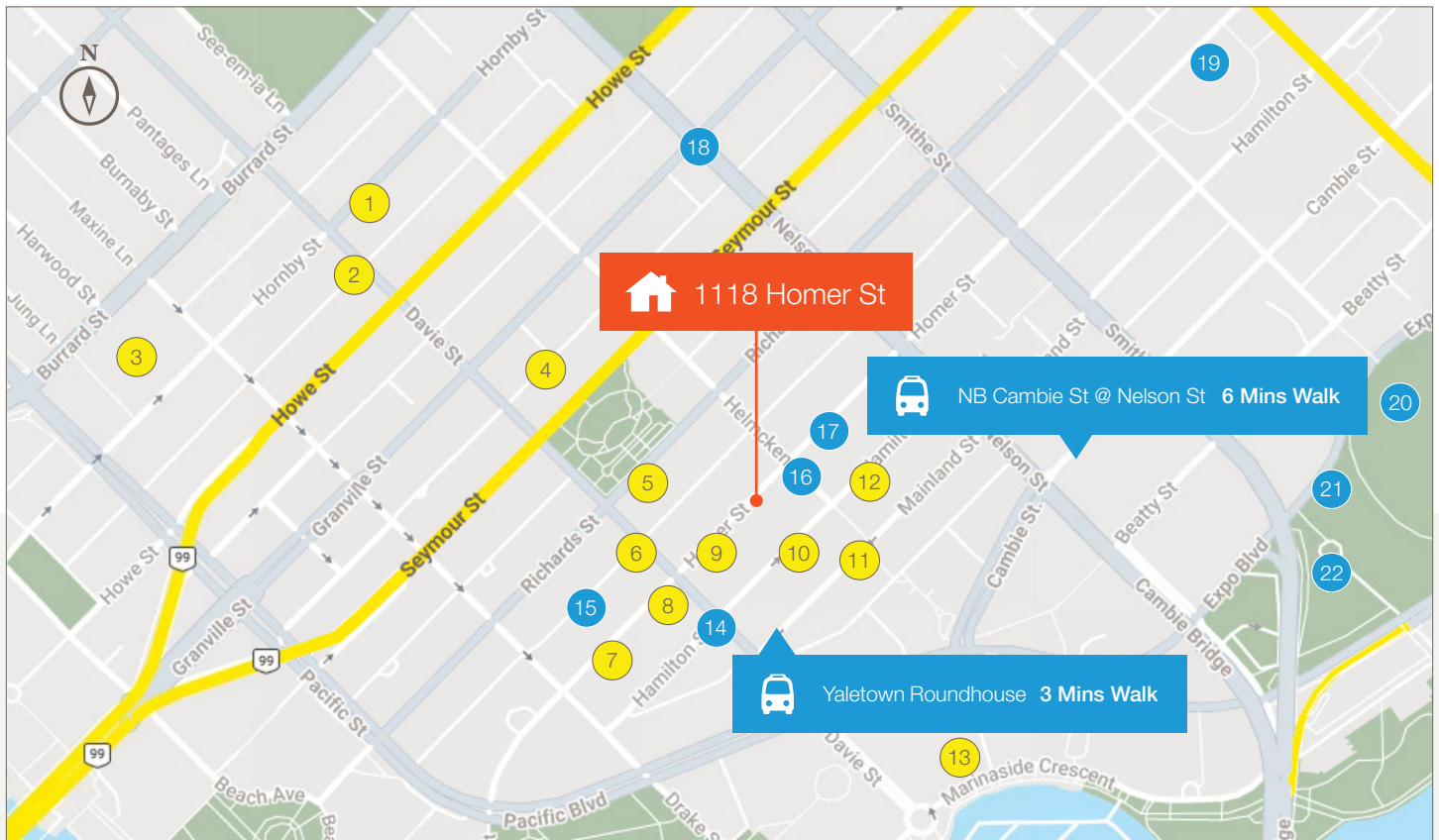


Restaurants & Cafes

- 1 Breka Bakery & Cafe
- 2 Nando's Chicken
- 3 Desi Indian Lounge
- 4 Perfecto Cafe
- 5 Nine Bar Coffee
- 6 JJ Bean Cofee
- 7 Alchemy Bar & Kitchen
- 8 Zab Zab Cuisine
- 9 Cactus Club
- 10 RAY'S
- 11 Minami
- 12 Ear's Kitchen + Bar
- 13 OEB Breakfast Co

Amentities & Hotels

- 14 OPUS Vancouver
- 15 Everyday Athletes
- 16 Scotiabank
- 17 CIBC
- 18 Hotel Belmont
- 19 VPL - Central Library
- 20 BC Place
- 21 JW Marriott Parq
- 22 Anytime Fitness



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