



Yaletown

THE HOOPER BUILDING



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1. *Double height lofts*

2. *Abundant natural light*

3. *Exposed brick and timber heritage detailing*

4. *Unique architectural finishes*

5. *Contemporary conveniences*

6. *Water-view rooftop decks*

7. *Exclusive 21-suite residence*



unique spaces

for creative living



When Thomas Hooper designed 869 Beatty Street in 1910, he laid the foundation for a place with a bright future. A shining example of the architecture of its day, over the decades the building's large open spaces, towering wooden beams and high ceilings have enjoyed several incarnations: wholesale grocers, printers, and then for almost 40 years, a thriving BC government wine and spirits warehouse.

Today, the distinctive sienna-hued structure is an elegant tribute to its industrial beginnings. Re-designed in 1999 by award-winning Acton Ostry Architects, 21 unique heritage loft homes have been crafted on the existing site, using original wood beams, bricks and architectural detailing. Contemporary finishes stand alongside vintage features—an inspired fusion of old and new.





ROOFTOP RETREAT

With their coveted cityscape and water views, the rooftop decks are a perfect place to settle back: a private oasis in the heart of the city.

- _ Shared and private decks
- _ Wooden deck floor
- _ Barbeque and deck chairs
- _ Ambient outdoor lighting and foliage





EXCEPTIONAL LIGHT
EXPANSIVE WINDOWS
UP TO 18FT. CEILINGS
507-1259 SQUARE FEET
GENEROUS CLOSET AND STORAGE SPACE
ROOFTOP DECKS
IN-SUITE LAUNDRY
QUALITY APPLIANCES
IN-SUITE SECURITY SYSTEMS
HIGH-SPEED INTERNET ACCESS
CUSTOM CONTROL HOT WATER HEATING
DOWNTOWN VIEWS
OVERSIZED ELEVATOR
LOADING BAY ELEVATOR ACCESS
SECURE PARKING
CREATIVE BUSINESS AND RESIDENTIAL USES



ERRORS AND OMISSIONS EXCEPTED

gas fireplaces

hardwood floors

skylights

custom kitchens

sheer-weave roller blinds



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DEVELOPER/BUILDER	<i>Ron Dick Prior Yaletown Development – 1155 Mainland Street, Del Prado</i>
ARCHITECTS	<i>1910: Thomas Hooper 1999: Acton Ostry Architects Inc.</i>
STRUCTURAL ENGINEER	<i>Glotman Simpson Consulting Engineers Chiu Engineering Inc.</i>
RAINSCREEN ENGINEER	<i>Gordon Spratt & Associates Ltd.</i>
INTERIOR DESIGNERS	<i>Robert Ledingham Interior Design Inc. Box Interior Design Inc.</i>



SOARING SPACES

Discretely tucked away behind the building's façade, a smart entranceway opens onto a contemporary-flavoured wood-paneled hall. The artful feature steel staircase, with its modern industrial twist, is a nod to the residence's historic past, coupled with the lobby's exposed brick walls and aggregate floor.

Exceptional natural light and high ceilings greet you as you step inside each of *The Hooper Building's* 21 spacious lofts. Tall, wide windows, with European tilt-turn mechanisms and sheer-weave roller blinds, meet sparkling hardwood floors. Sleek gas fireplaces and track lighting meld with distinctive heritage architectural details, adding touches of classic and new world charm. Each home is distinguished by a unique layout, spanning

expansive one-floor spaces with exposed brick and wood beams features, to airy two-level penthouse lofts with streamlined steel staircases that lead to private rooftop decks. Ranging from 507-1259 square feet, all feature custom kitchens that can be further tailored for individual preferences, quality appliances and convenient in-suite laundry. Hidden storage supplements the already uncommonly generous closet space.



CREATIVE PLACES

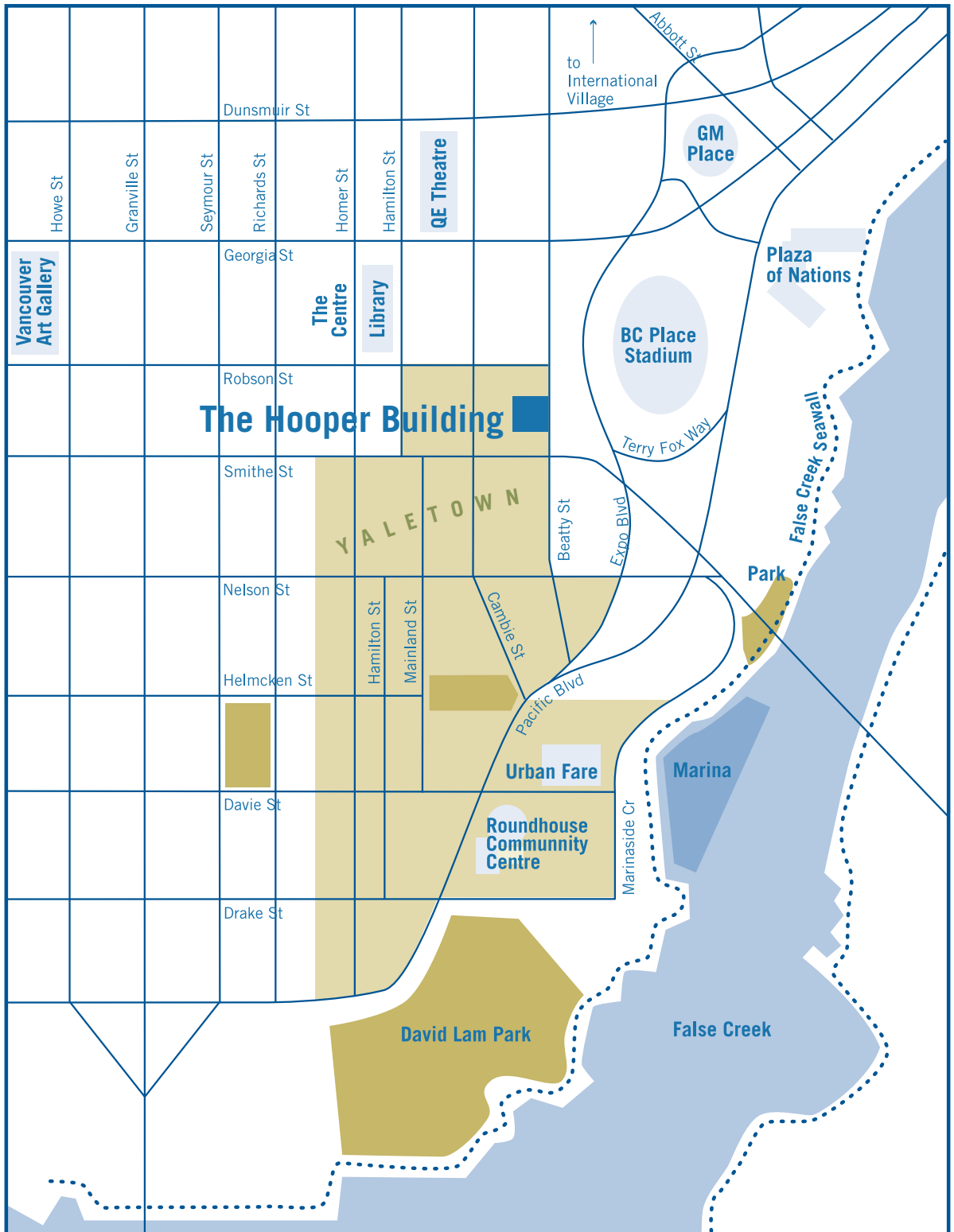
Living options are as varied as the spaces themselves: creative nooks can be transformed into cozy sleeping quarters, while second storey alcoves double as perfect home offices. And with the building well-suited for business and residential purposes—each suite is also equipped with high speed Internet access—residents can choose to make home a place to live, work, or live, work and play.

Topping things off, the shared, finished rooftop deck is a quick getaway from urban bustle and, with Vancouver's temperate climate, an enviable alternate locale for outdoor entertaining.

The Hooper Building offers numerous amenities, including an in-suite private security systems and secure parking around the clock. *Dix*, Mark James' upscale eatery and brewpub on the building's main floor, is a great spot for post-work meals, impromptu get-togethers or client lunches. Nearby Robson Street, a half block away, West Georgia Street and Yaletown present endless options to take advantage of the building's downtown location, from the popular Belgian bistro *Chambar* and Queen Elizabeth Theatre complex to epicurean haven *Urban Fare*.





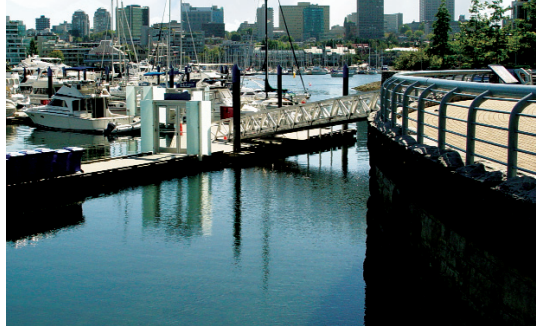


Official Boundaries of Yaletown Business Improvement Association



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THE NEIGHBOURHOOD

Originally known as an industrial district, Yaletown has emerged in recent years as one of Vancouver's most dynamic neighbourhoods.

Located just east of the downtown core by the north edge of False Creek, the area's streets are lined with a colourful mix of shops, residences, restaurants and offices. Chic boutiques share corners with trendy clothiers; elevated brick-paved loading docks buzz with vibrant sidewalk cafes. Heritage buildings contrast sleek modern residential towers in this evolving community, complemented by a growing number of green spaces that spring up daily. A walker's paradise, everyday needs are readily available at local gourmet markets and retail stores.

Steps away, the ocean-lined seawall and sprawling park lawns are welcome destinations for outdoor recreational pursuits and canine outings. Professional sports are on hand at nearby arenas, with the Roundhouse Community Centre offering a range of athletic and extracurricular programs.

Alternatively, the city's flourishing cultural centre, home to the Vancouver Public Library, numerous theatres, galleries and nightclubs, is within short walking distance, as is vibrant Robson Street, with its own eclectic blend of shops and restaurants. Easy access to major connector routes and public transit are just a few of the additional benefits heightening the community's growing popularity.





THE HOOPER BUILDING

Since 1910

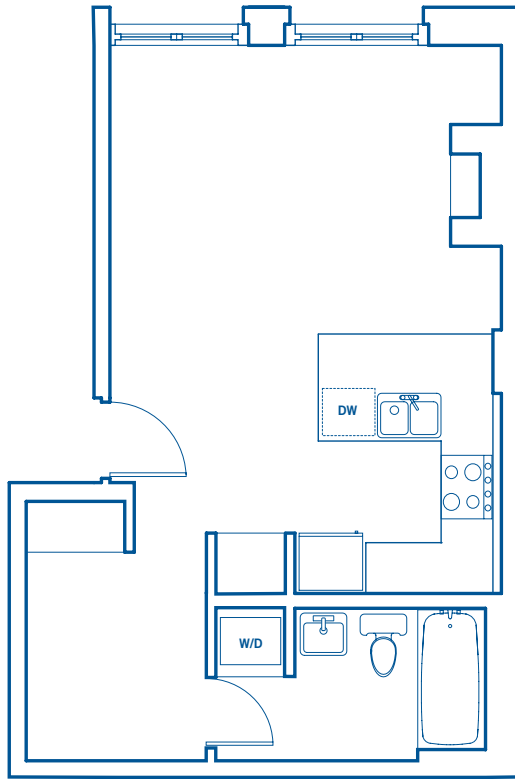


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THE PLANS





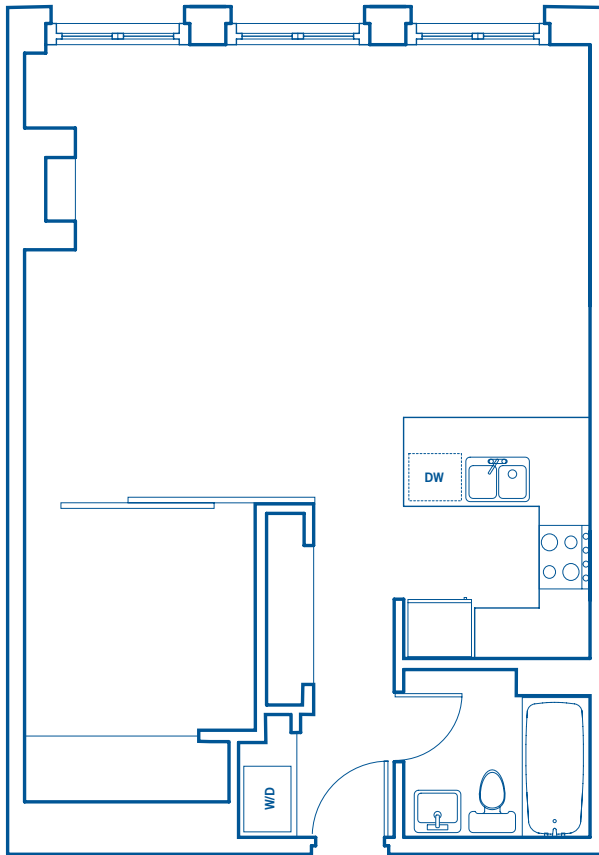
Suite 201

507 square feet (47.1 m²)
9 foot ceilings
exposed brick and timber
hardwood floors
gas fireplace

European tilt + turn windows
custom kitchen
sheer-weave roller blinds
in-suite laundry
hot water heating

in-suite security system
high-speed internet included
in strata fees





Suite 202

704 square feet (65.4 m²)
 9 foot ceilings
 exposed brick and timber
 hardwood floors
 gas fireplace

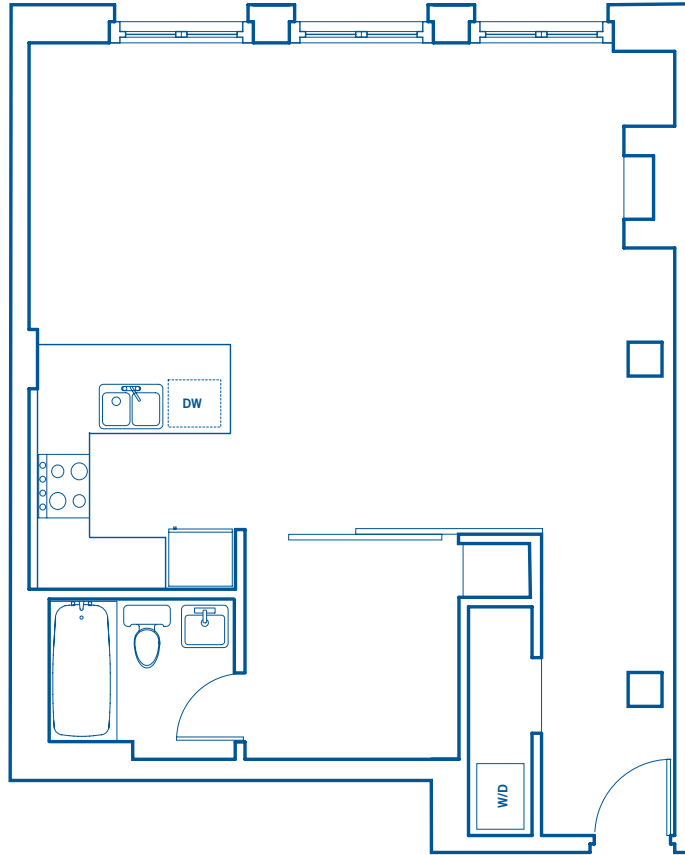
European tilt + turn windows
 custom kitchen
 in-suite laundry
 hot water heating
 in-suite security system

high-speed internet included
 in strata fees
 sheer-weave roller blinds



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Suite 203

790 square feet (73.4 m²)
9 foot ceilings
exposed brick and timber
hardwood floors
gas fireplace

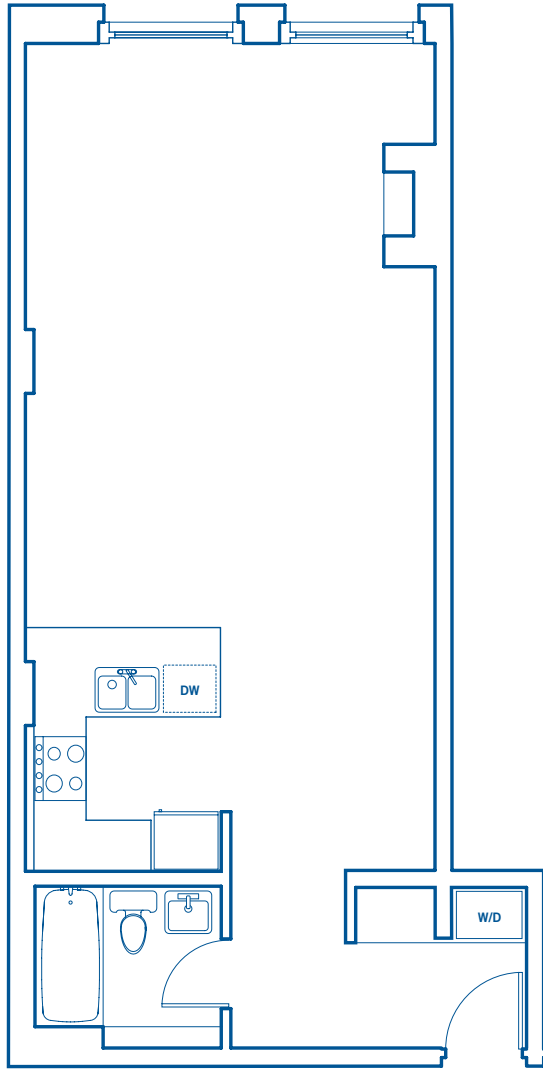
European tilt + turn windows
custom kitchen
in-suite laundry
hot water heating
in-suite security system

high-speed internet included
in strata fees
sheer-weave roller blinds



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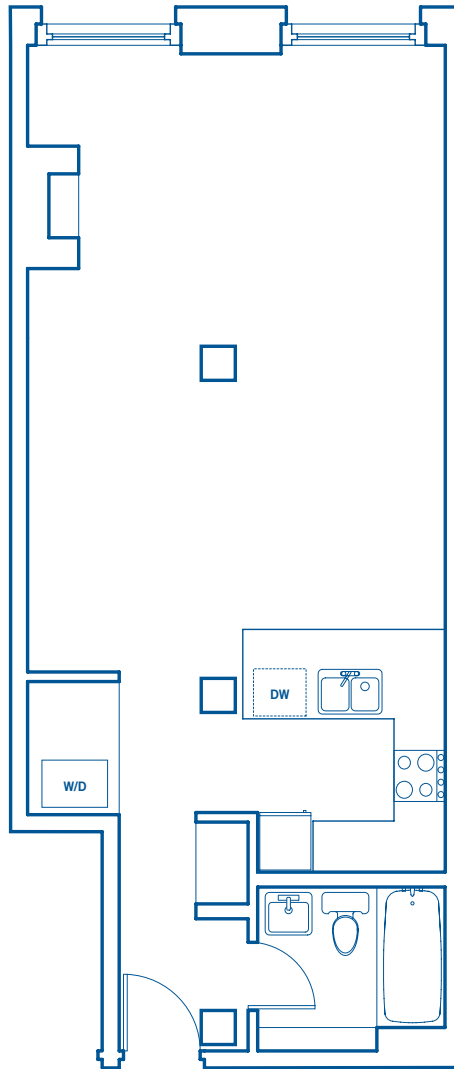
Suite 204

707 square feet (65.7 m²)
 9 foot ceilings
 exposed brick and timber
 hardwood floors
 gas fireplace

European tilt + turn windows
 custom kitchen
 in-suite laundry
 in-suite security system
 hot water heating

high-speed internet included
 in strata fees
 sheer-weave roller blinds





Suite 205

643 square feet (59.7 m²)
9 foot ceilings
exposed brick and timber
hardwood floors
gas fireplace

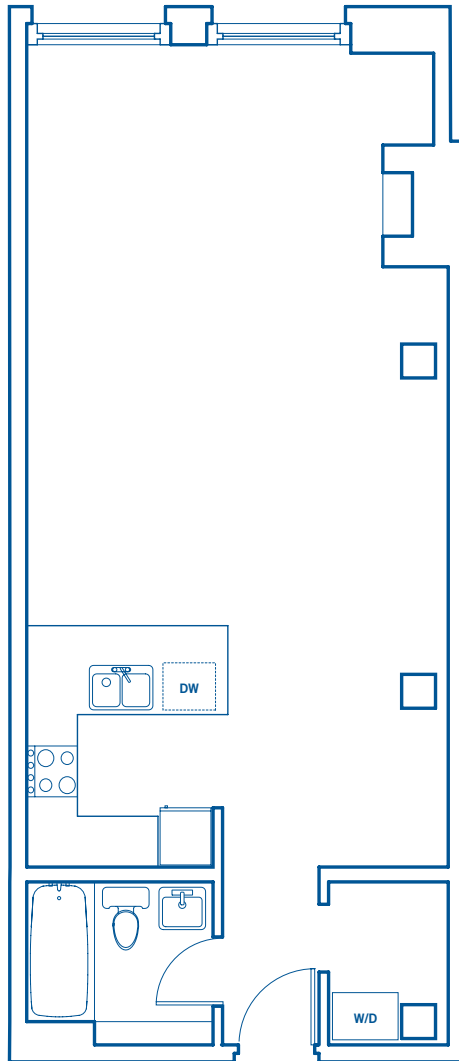
European tilt + turn windows
custom kitchen
in-suite laundry
hot water heating
in-suite security system

high-speed internet included
in strata fees
sheer-weave roller blinds



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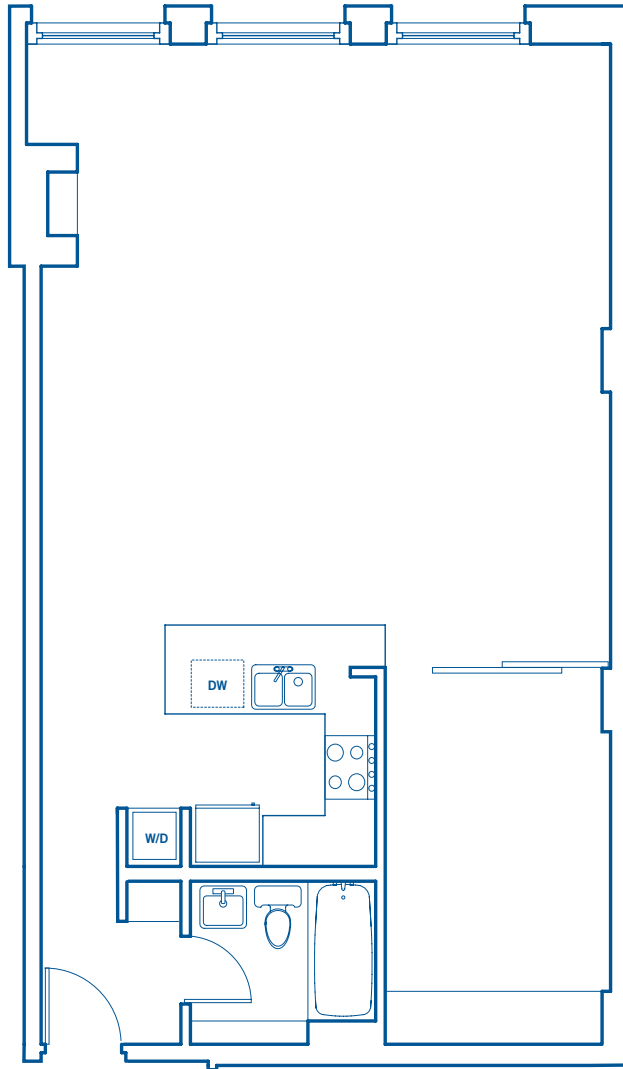
Suite 206

686 square feet (63.7 m²)
 9 foot ceilings
 exposed brick and timber
 hardwood floors
 gas fireplace

European tilt + turn windows
 custom kitchen
 in-suite laundry
 in-suite security system
 hot water heating

high-speed internet included
 in strata fees
 sheer-weave roller blinds





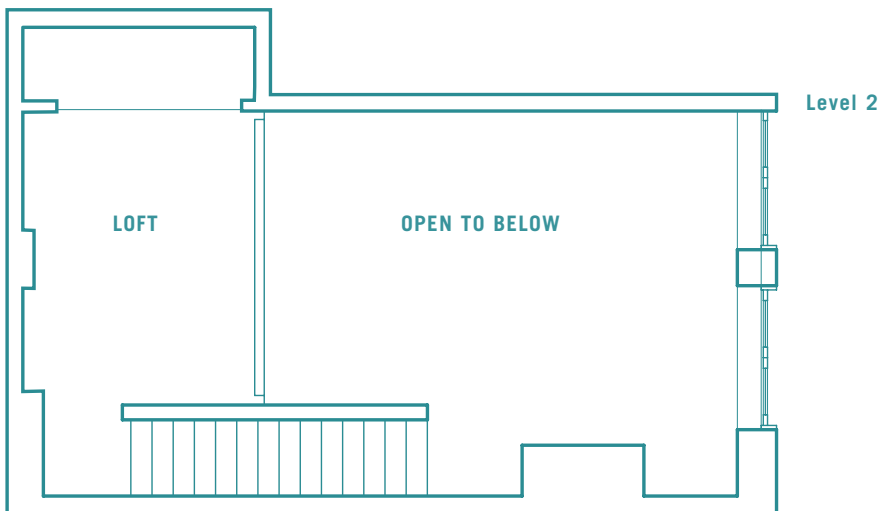
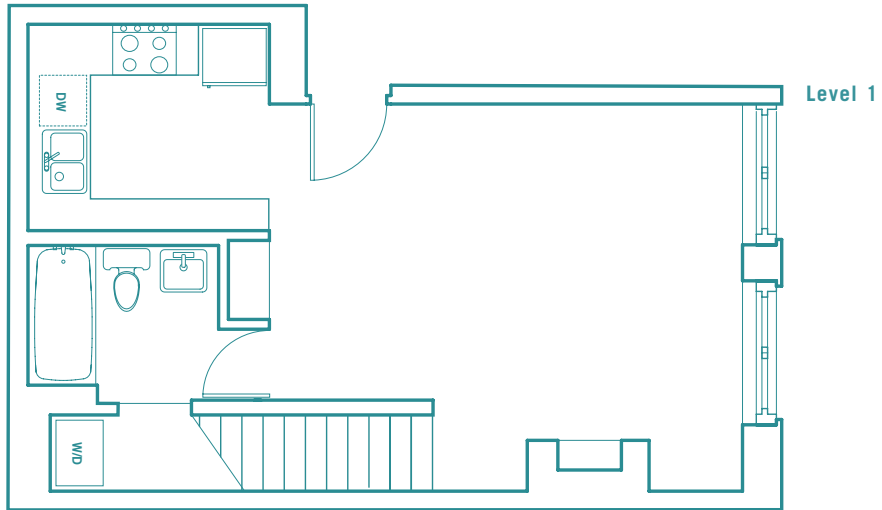
Suite 207

933 square feet (86.7 m²)
9 foot ceilings
exposed brick and timber
hardwood floors
gas fireplace

European tilt + turn windows
custom kitchen
in-suite laundry
in-suite security system
hot water heating

high-speed internet included
in strata fees
sheer-weave roller blinds





Suite 301

690 square feet (64.1m²)
17 foot ceilings
generous storage
hardwood floors
gas fireplace

European tilt + turn windows
custom kitchen
in-suite laundry
hot water heating
halogen ceiling lighting

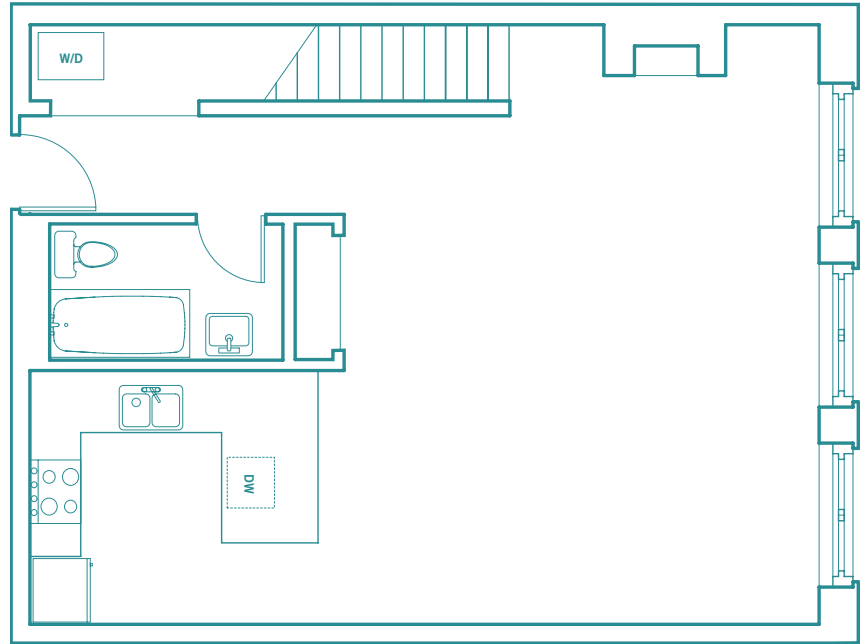
high-speed internet included
in strata fees
sheer-weave roller blinds
in-suite security system



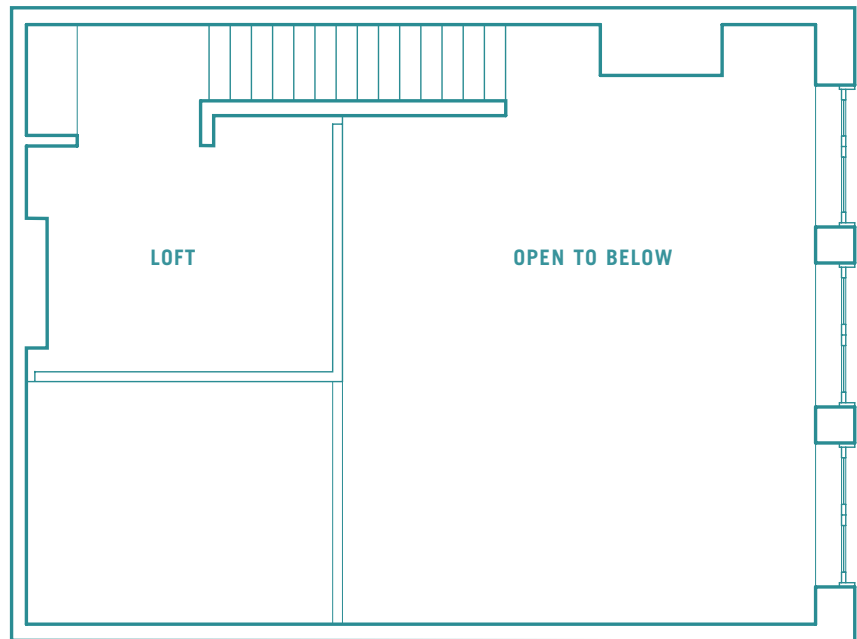
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Level 1



Level 2



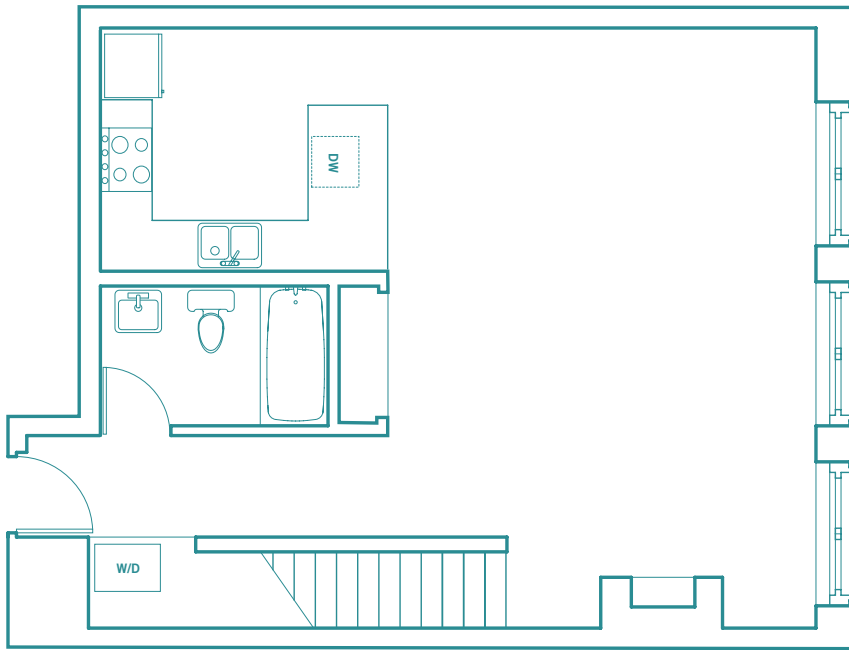
Suite 302

976 square feet (90.7m²)
17 foot ceilings
generous storage
hardwood floors
gas fireplace

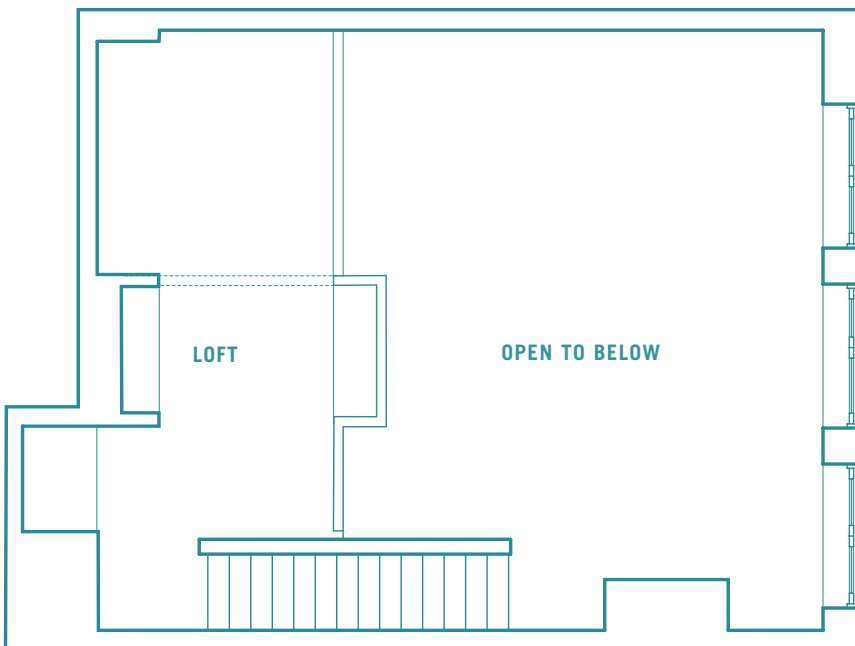
European tilt + turn windows
custom kitchen
in-suite laundry
hot water heating
halogen ceiling lighting

high-speed internet included
in strata fees
sheer-weave roller blinds
in-suite security system





Level 1



Level 2

Suite 303

902 square feet (83.8 m²)
17 foot ceilings
generous storage
hardwood floors
gas fireplace

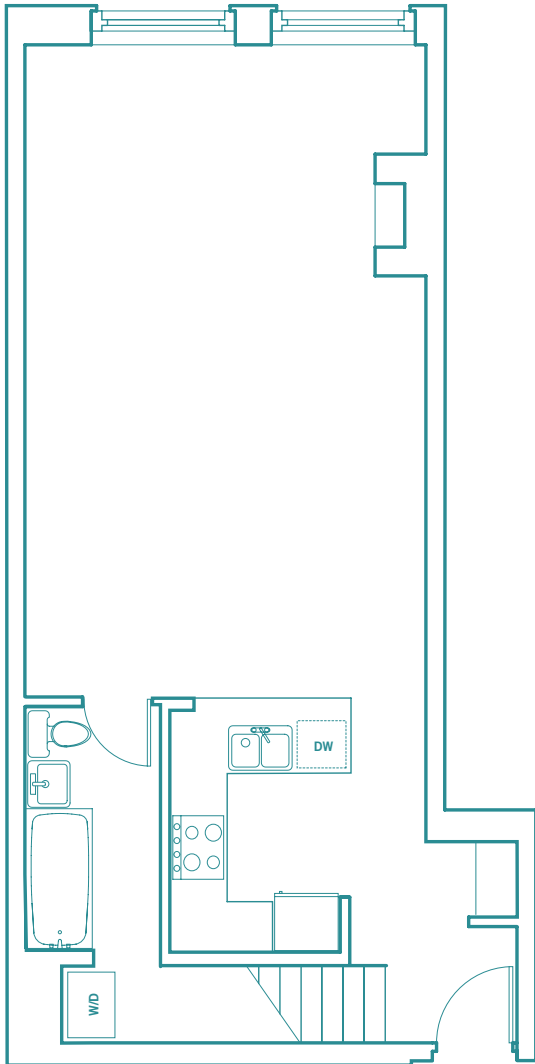
European tilt + turn windows
custom kitchen
in-suite laundry
hot water heating
halogen ceiling lighting

high-speed internet included
in strata fees
sheer-weave roller blinds
in-suite security system

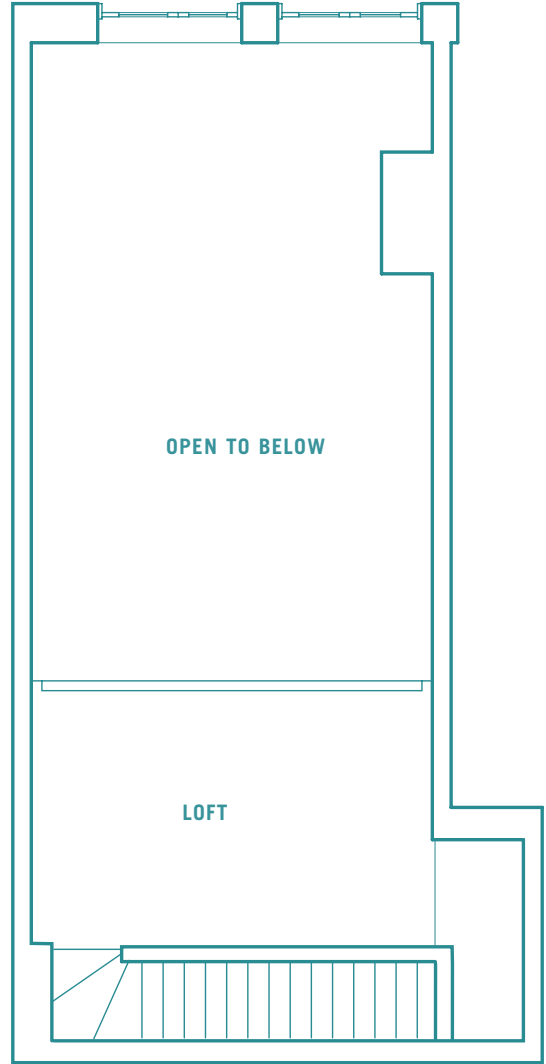


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Level 1



Level 2

Suite 304

958 square feet (89 m²)
17 foot ceilings
generous storage
hardwood floors
gas fireplace

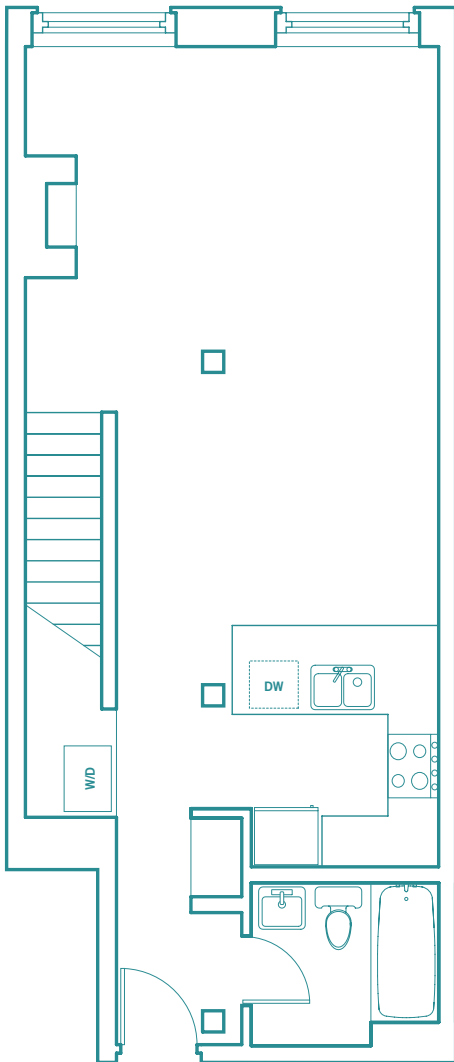
European tilt + turn windows
custom kitchen
in-suite laundry
hot water heating
halogen ceiling lighting

high-speed internet included
in strata fees
sheer-weave roller blinds
in-suite security system

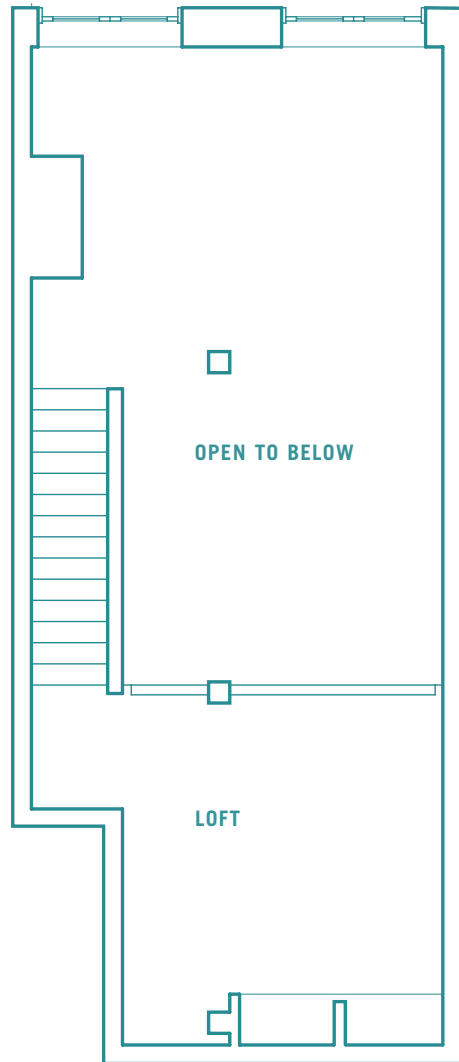


B C C O N D O S . N E T





Level 1



Level 2

Suite 305

901 square feet (83.7 m²)
17 foot ceilings
generous storage
hardwood floors
gas fireplace

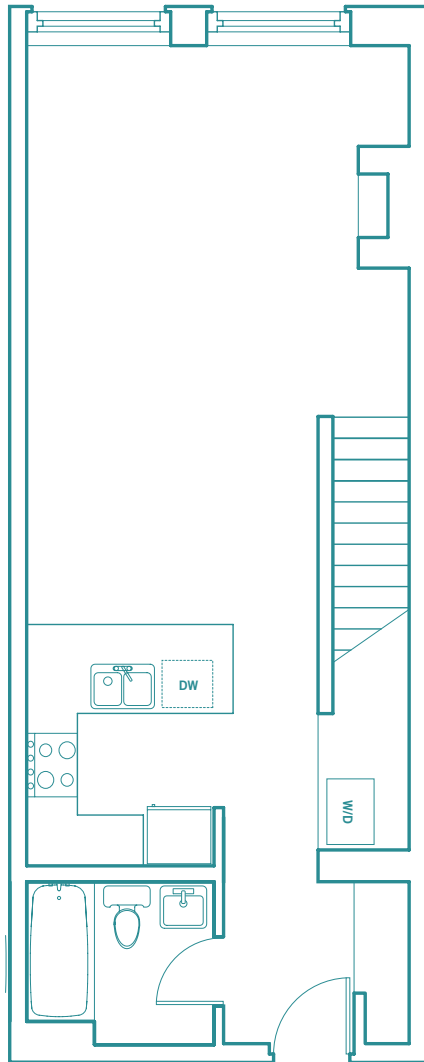
European tilt + turn windows
custom kitchen
in-suite laundry
hot water heating
halogen ceiling lighting

high-speed internet included
in strata fees
sheer-weave roller blinds
in-suite security system

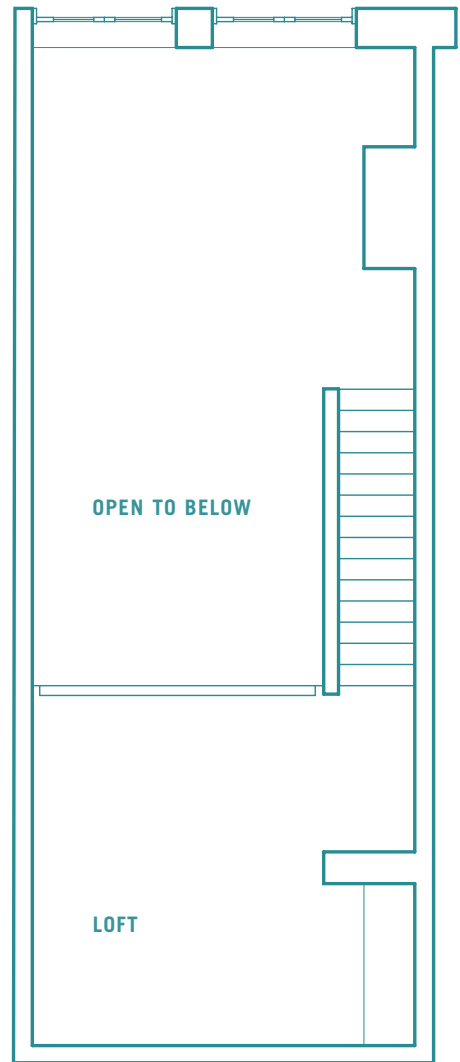


B C C O N D O S . N E T





Level 1



Level 2

Suite 306

874 square feet (81.2 m²)
17 foot ceilings
generous storage
hardwood floors
gas fireplace

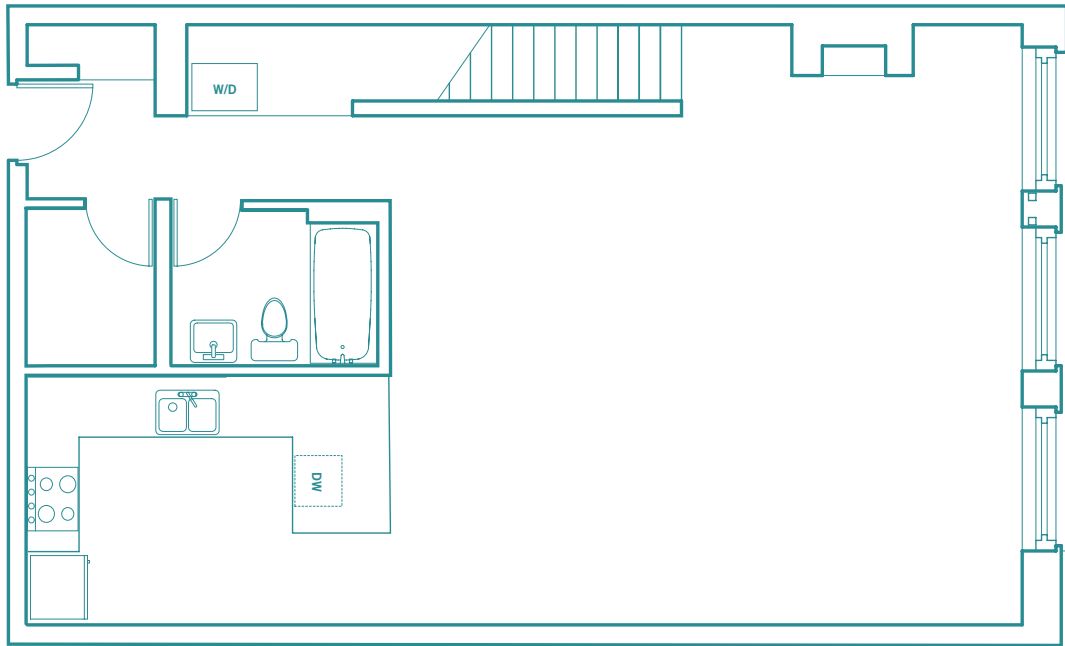
European tilt + turn windows
custom kitchen
in-suite laundry
hot water heating
halogen ceiling lighting

high-speed internet included
in strata fees
sheer-weave roller blinds
in-suite security system

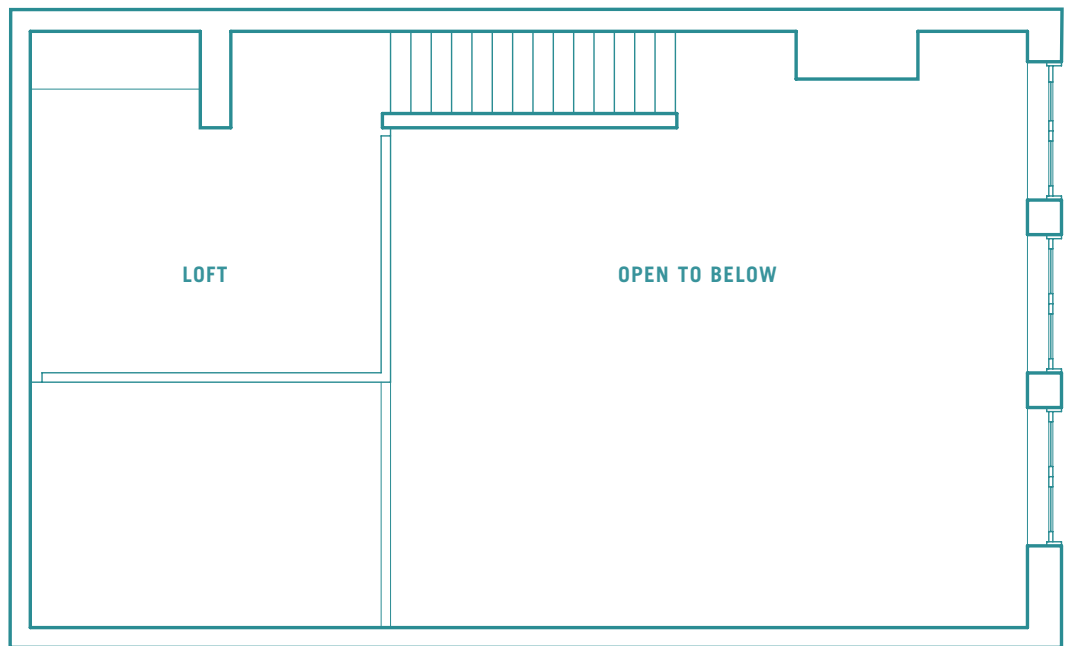


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Level 1



Level 2

Suite 307

1215 square feet (112.9 m²)
17 foot ceilings
generous storage
hardwood floors
gas fireplace

European tilt + turn windows
custom kitchen
in-suite laundry
hot water heating
halogen ceiling lighting

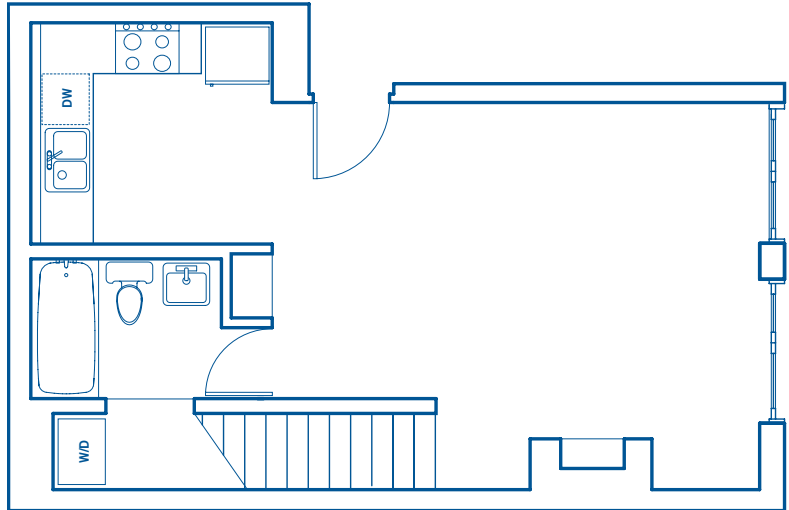
high-speed internet included
in strata fees
sheer-weave roller blinds
in-suite security system



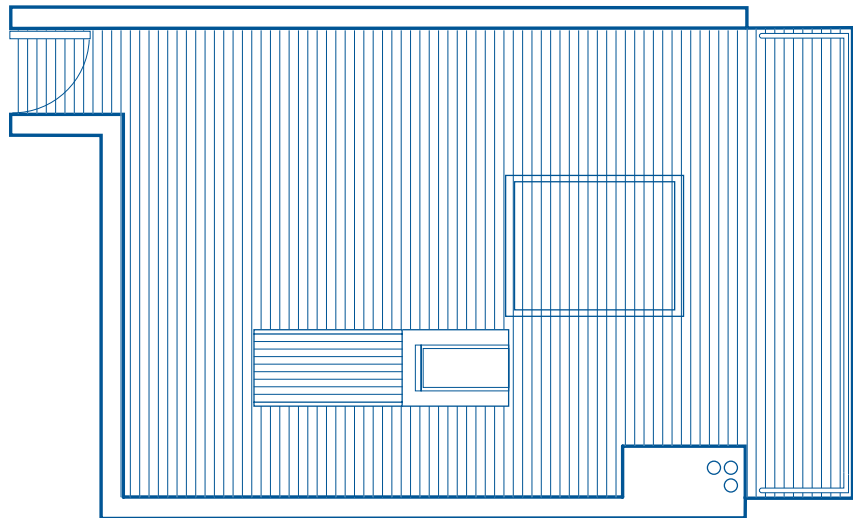
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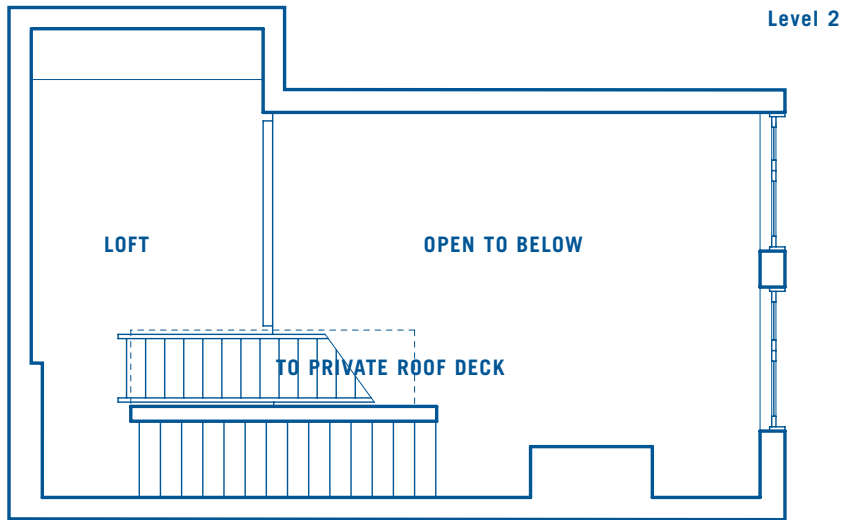


Level 1



Level 3: Roof Deck





Penthouse 1

721 sq ft (67 m²) plus private
deck: 725 sq ft (67.4 m²)
16 foot ceilings
gas fireplace
hardwood floors
halogen ceiling lighting

European tilt + turn windows
custom kitchen
sleek metal stairway
skylight
in-suite laundry
sheer-weave roller blinds

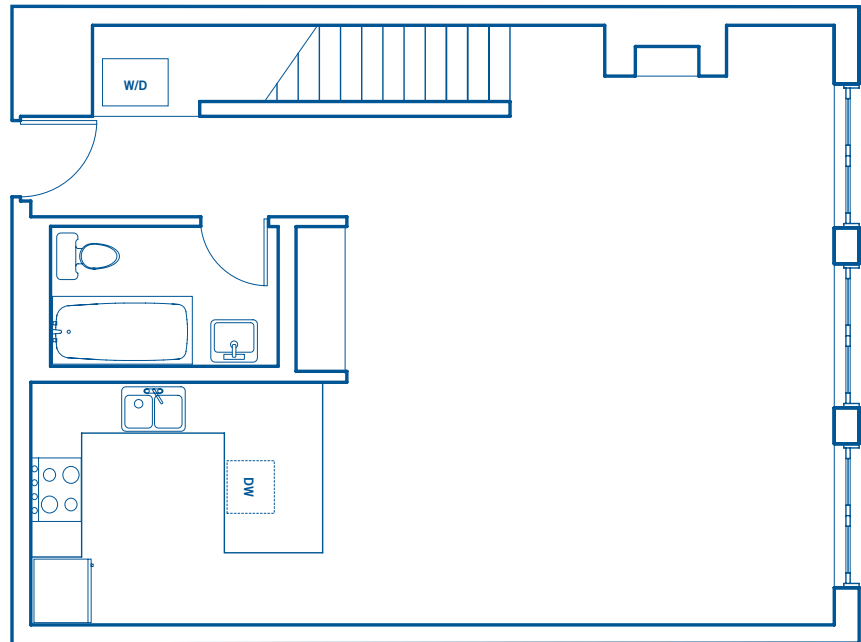
generous storage
hot water heating
high-speed internet included
in strata fees
rooftop a/c rough-in
in-suite security system



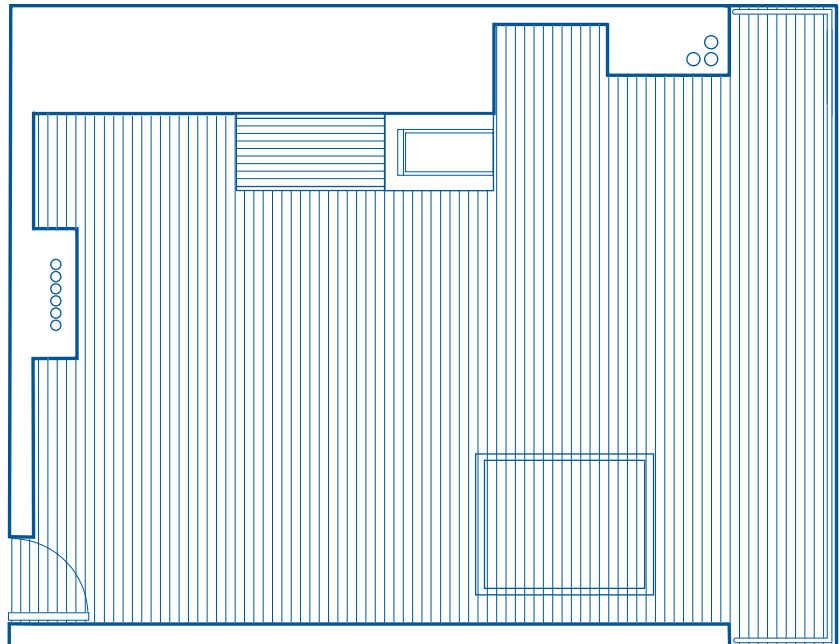
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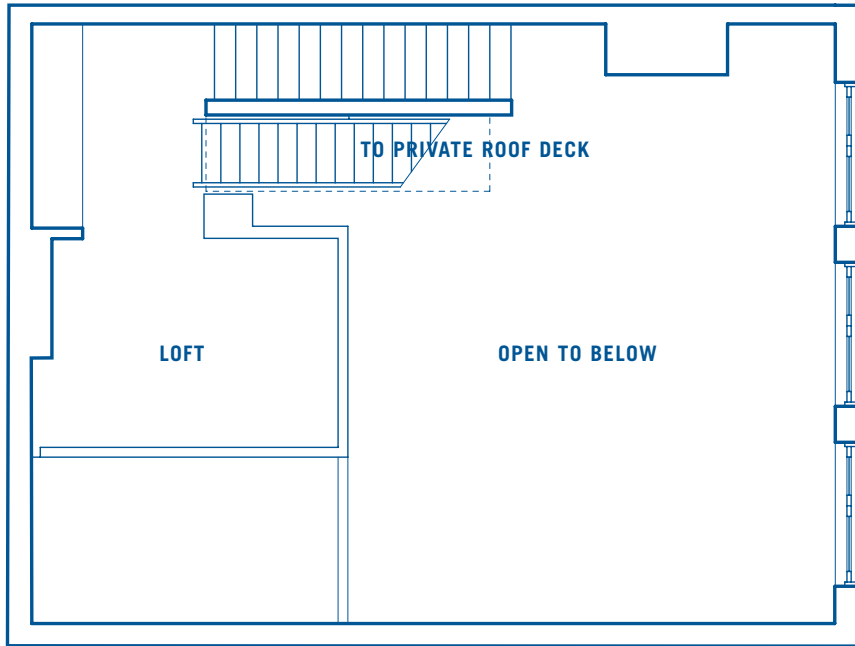


Level 1



Level 3: Roof Deck





Level 2

Penthouse 2

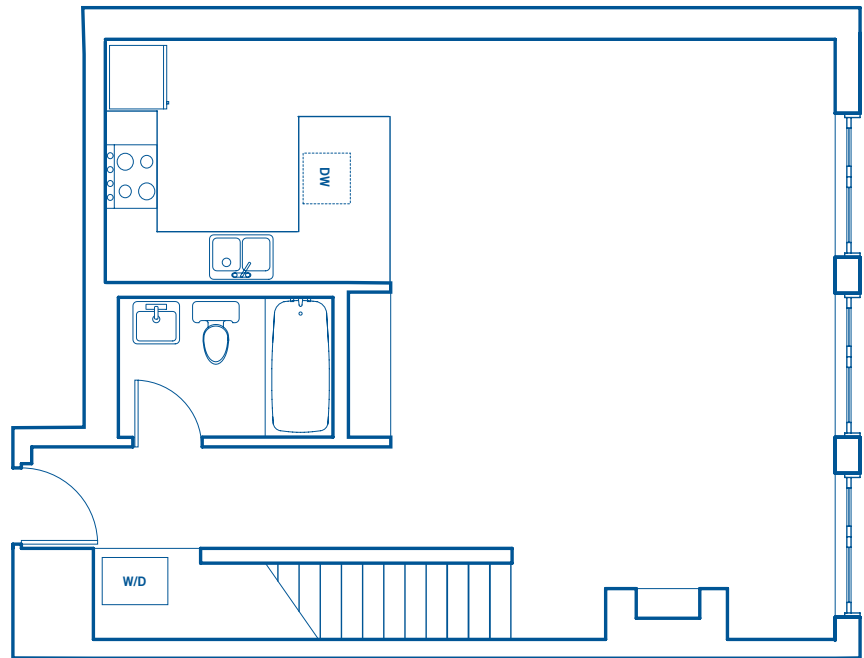
1041 sq ft (96.7 m²) plus
private deck: 697 sq ft (64.8 m²)
16 foot ceilings
gas fireplace
hardwood floors
halogen ceiling lighting

European tilt + turn windows
custom kitchen
sleek metal stairway
skylight
in-suite laundry
sheer-weave roller blinds

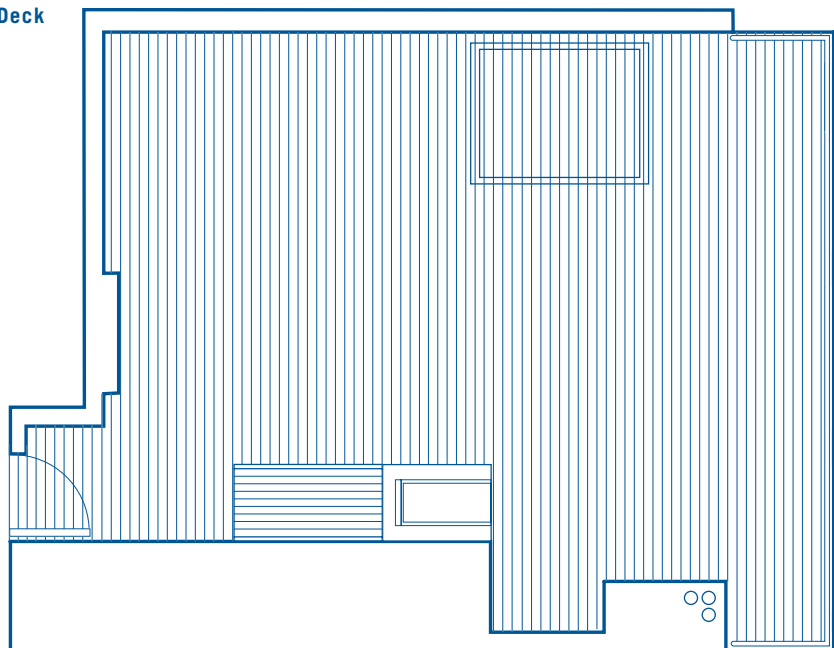
generous storage
hot water heating
high-speed internet included
in strata fees
rooftop a/c rough-in
in-suite security system

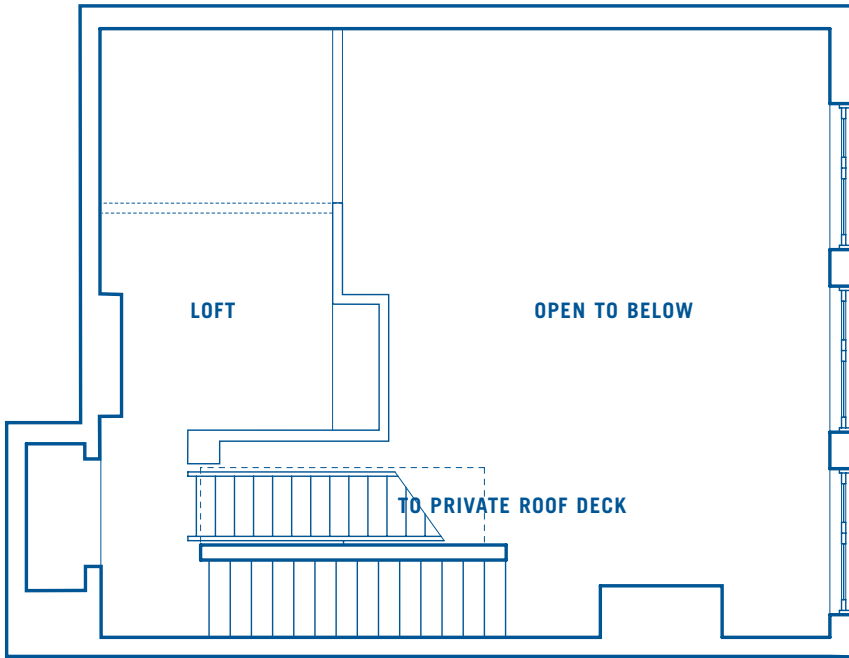


Level 1



Level 3 Roof Deck





Level 2

Penthouse 3

948 sq ft (88.1 m²) plus private
deck: 643.5 sq ft (59.8 m²)
16 foot ceilings
gas fireplace
hardwood floors
halogen ceiling lighting

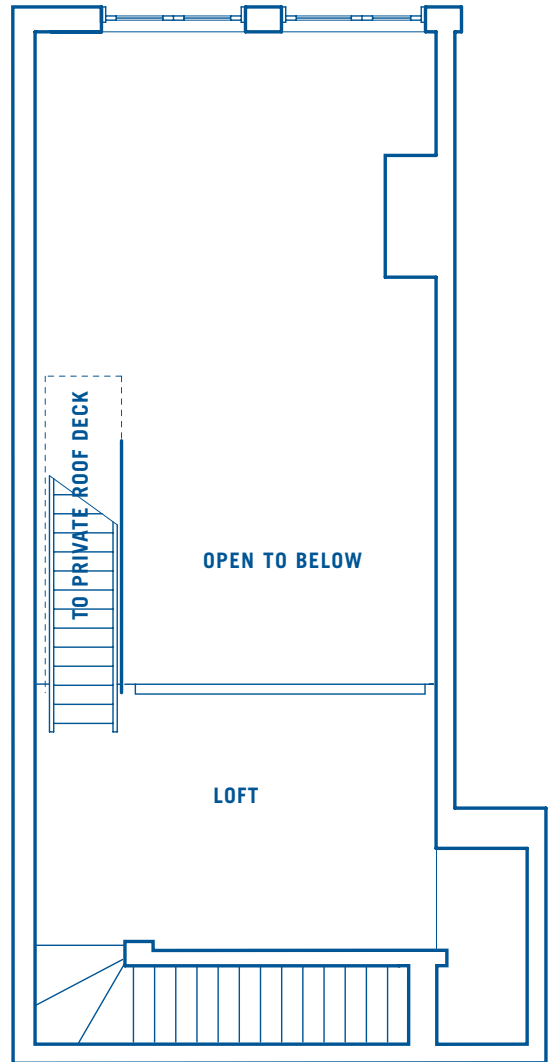
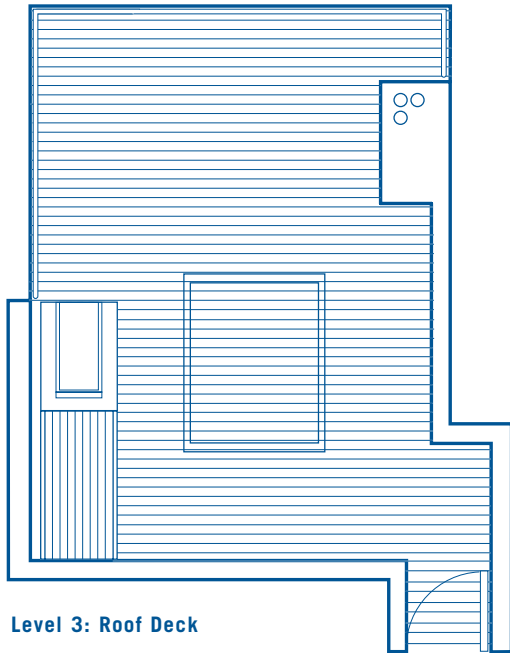
European tilt + turn windows
custom kitchen
sleek metal stairway
skylight
in-suite laundry
sheer-weave roller blinds

generous storage
hot water heating
high-speed internet included
in strata fees
rooftop a/c rough-in
in-suite security system

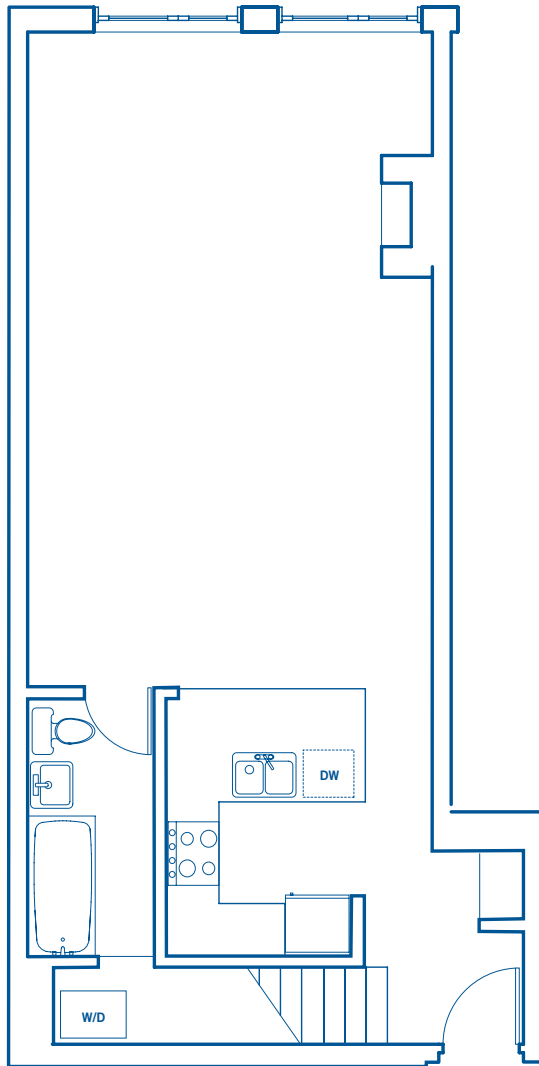


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Level 2



Level 1

Penthouse 4

994 sq ft (92.3 m²) plus private
deck: 408 sq ft (37.9 m²)
19 foot ceilings
gas fireplace
hardwood floors
halogen ceiling lighting

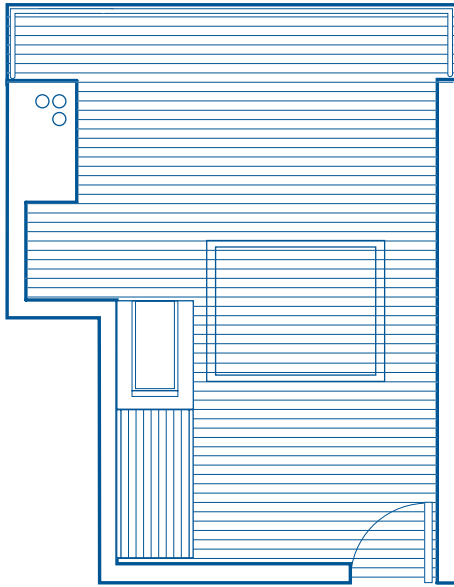
European tilt + turn windows
custom kitchen
sleek metal stairway
skylight
in-suite laundry
sheer-weave roller blinds

generous storage
hot water heating
high-speed internet included
in strata fees
rooftop a/c rough-in
in-suite security system

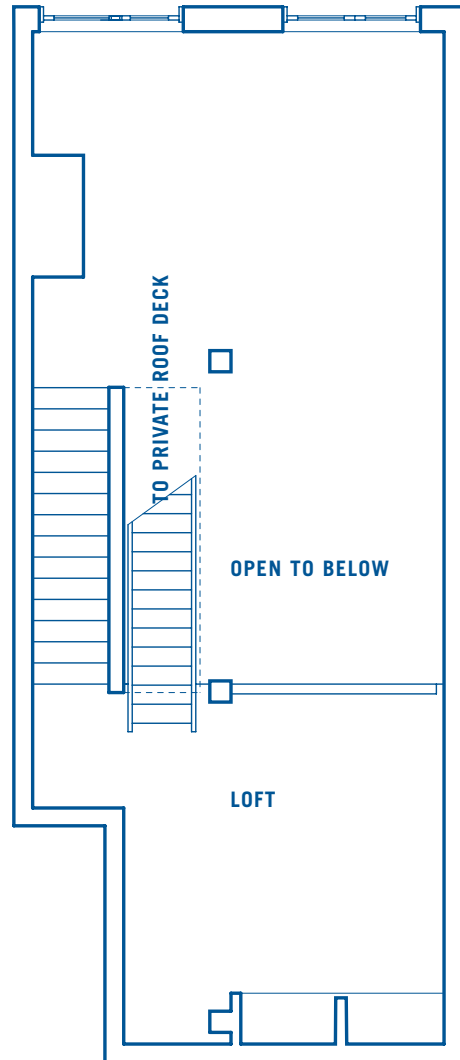


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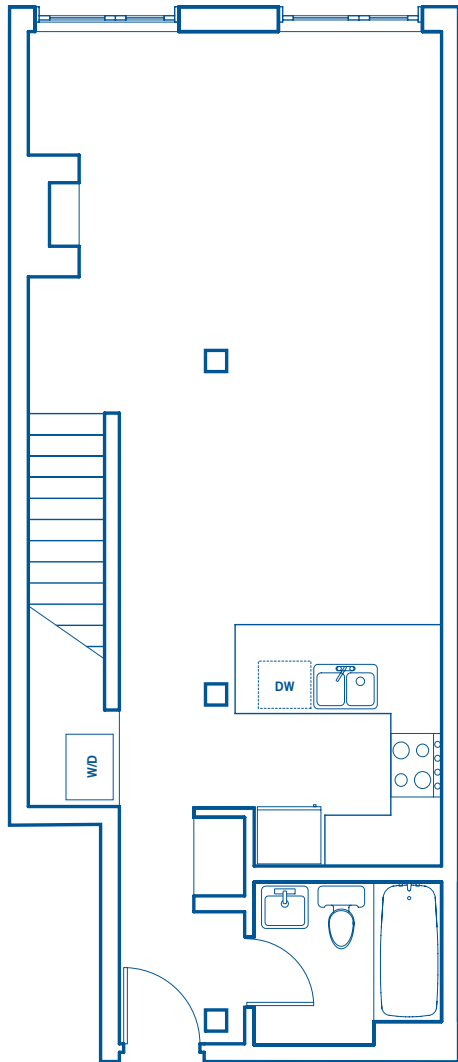


Level 3: Roof Deck



Level 2





Level 1

Penthouse 5

936 sq ft (355 m²) plus roof
deck: 355 sq ft (33 m²)
19 foot ceilings
gas fireplace
hardwood floors
halogen ceiling lighting

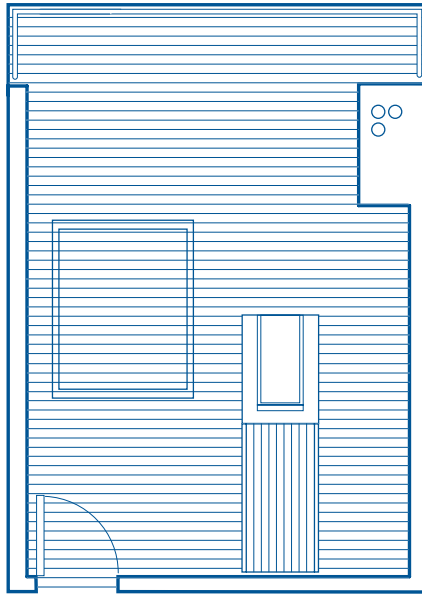
European tilt + turn windows
custom kitchen
sleek metal stairway
skylight
in-suite laundry
sheer-weave roller blinds

generous storage
hot water heating
high-speed internet included
in strata fees
rooftop a/c rough-in
in-suite security system

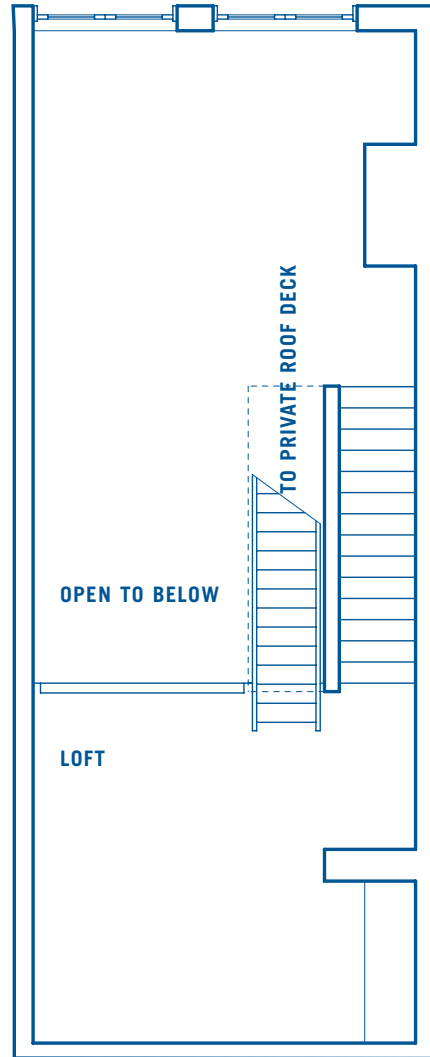


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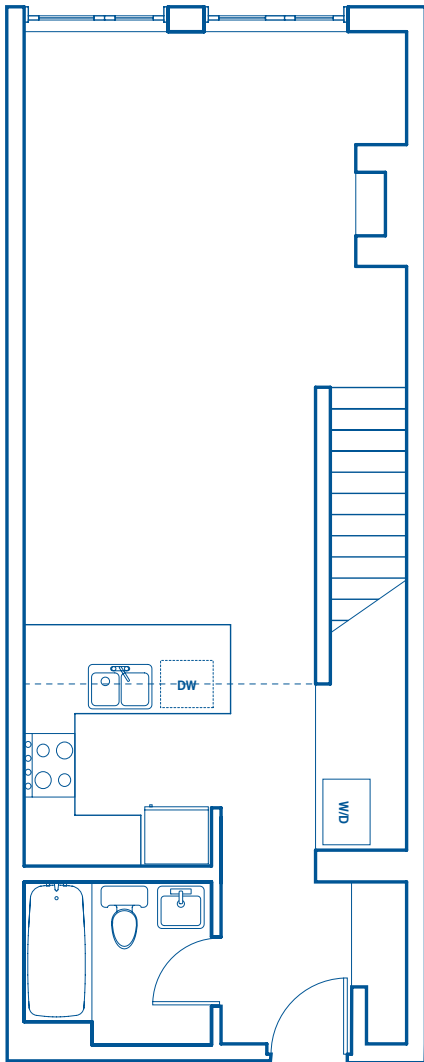




Level 3: Roof Deck



Level 2



Level 1

Penthouse 6

918 sq ft (85.3 m²) plus roof
deck: 368 sq ft (34.2 m²)
19 foot ceilings
gas fireplace
hardwood floors
halogen ceiling lighting

European tilt + turn windows
custom kitchen
sleek metal stairway
skylight
in-suite laundry
sheer-weave roller blinds

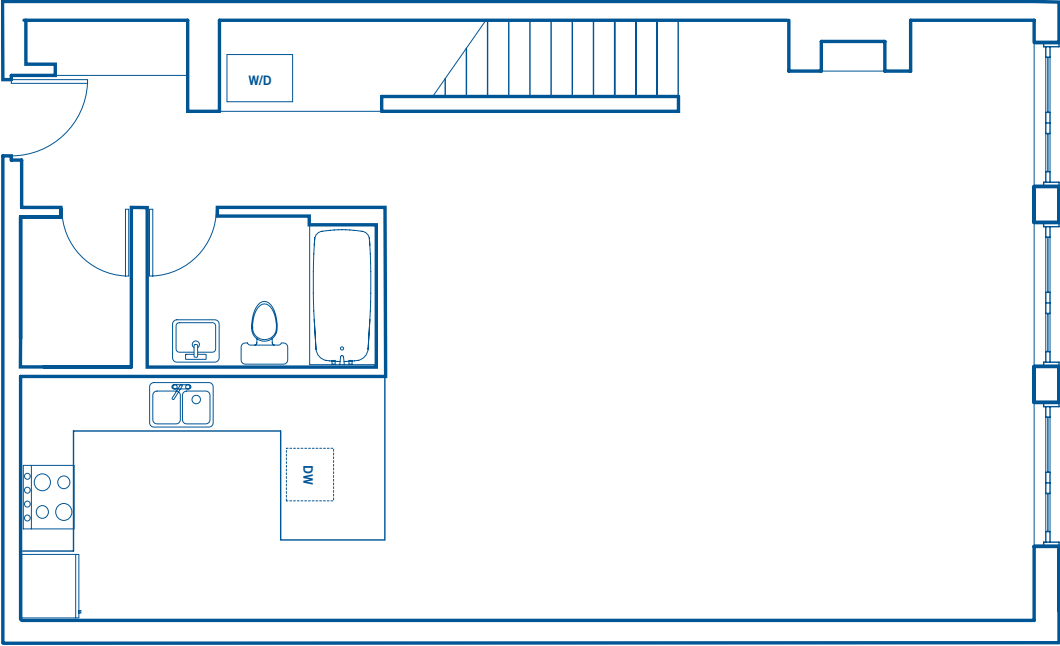
generous storage
hot water heating
high-speed internet included
in strata fees
rooftop a/c rough-in
in-suite security system



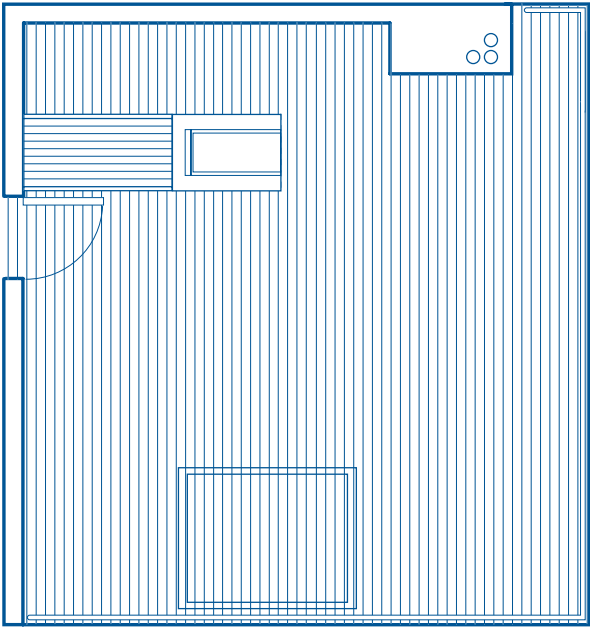
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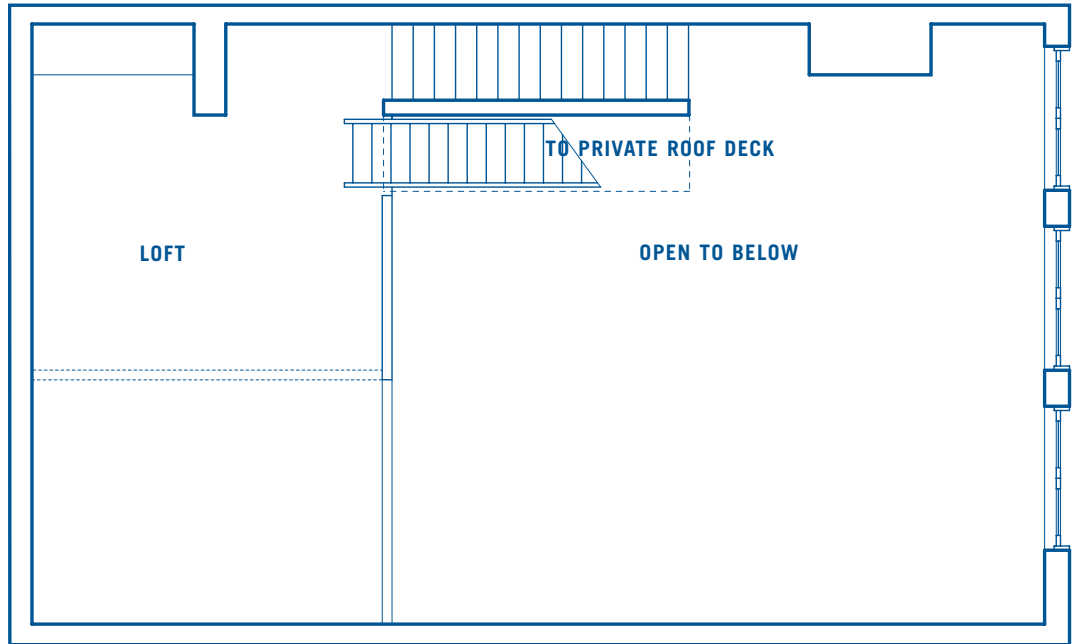
Level 1



Level 3: Roof Deck



Level 2



Penthouse 7

1259 sq ft (117 m²) plus roof
deck: 581 sq ft (54 m²)
19 foot ceilings
gas fireplace
hardwood floors
halogen ceiling lighting

European tilt + turn windows
custom kitchen
sleek metal stairway
skylight
in-suite laundry
sheer-weave roller blinds

generous storage
hot water heating
high-speed internet included
in strata fees
rooftop a/c rough-in
in-suite security system



B C C O N D O S . N E T



