

For Lease // Up to 54,901 SF

815 West Hastings Street

// TRANSIT-ORIENTED LOCATION/STUNNING ROOFTOP PATIO

 FLOORSPACE

Introduction

Centrally located at the northwest corner of Howe and West Hastings Street, the property offers direct access to the city's best restaurants, shopping, fitness, and culture.

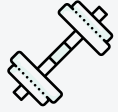
The location is a commuter's dream, with Waterfront Station less than 5 minutes by foot, secure underground parking, various bike routes nearby, and shower facilities and secure bike storage for cyclists on-site.

The 10-story building is home to a variety of professional firms working across various sectors, including tech, finance, and education. A spectacular rooftop patio and heated solarium are available for tenants to enjoy year round.

Take a Virtual Tour of the Patio



Property Overview



// Tenant fitness centre, end-of-trip facilities, and secure bike storage



// Exceptional transit access



// Pet-friendly building



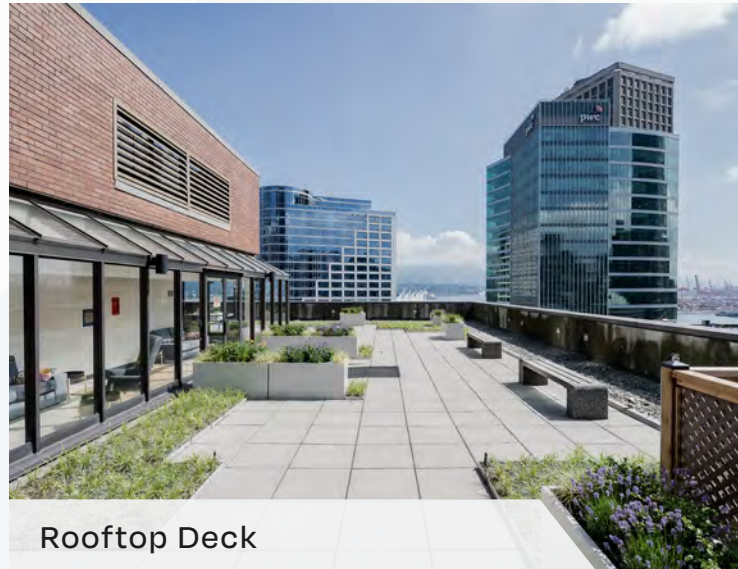
// Surrounded by downtown Vancouver's best restaurants and cafés



// Flexible inducement packages offered



// Professionally managed by West Pender Property Group



Rooftop Deck



Fitness Centre



Rooftop Solarium



Health, Wellness, and Sustainability

// Tenants enjoy year-round access to sunlight and fresh air on the 360-degree rooftop patio and heated solarium

// Annual air quality testing with an accelerated air filter replacement schedule

// BOMA BEST® Gold certified building

// Rooftop apiary contributes to our urban ecosystem

// Comprehensive recycling program including compost and e-waste

Property Overview

Year built	1975
Year renovated	Recently renovated
Floors	10
Size	+/- 113,170 SF
Parking ratio	1/4,500
Additional Rent	\$21.02 PSFPA (2023)
Accessible	Yes
Environmental Certification	BOMA BEST Gold

A rare opportunity for building crown signage may be considered for a qualified multi-floor tenant. Please contact agent for details.





Availabilities

Unit	Size	Availability	Basic Rent	Comments
305	5,209	Immediately	\$27.00 PSFPA	Large open plan space in shell condition, ready for tenant improvements.
400	14,269	Immediately	\$27.00 PSFPA	Full floor with existing improvements. Landlord will offer a TI to refresh the space.
500	14,251	On notice	\$28.00 PSFPA	Full floor move-in ready space with quality improvements.
601	5,124	Immediately	\$29.00 PSFPA	Large open plan space in shell condition, ready for tenant improvements.
710	5,189	On notice	\$28.00 PSFPA	Efficient move-in ready space with quality improvements.
900	10,859	Immediately	\$32.00 PSFPA	Full top floor with quality improvements, arched windows, and expansive water views.

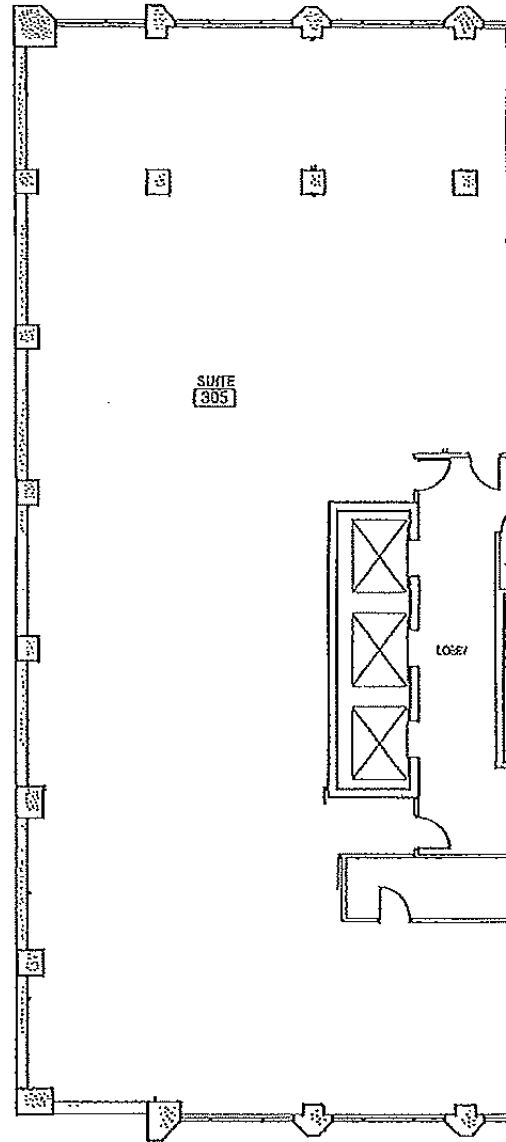
// Total availability of 54,901 SF

// Tenant improvement allowance or landlord turnkey with test fits available

Virtual Tour

Large open plan space in shell condition, ready for tenant improvements.

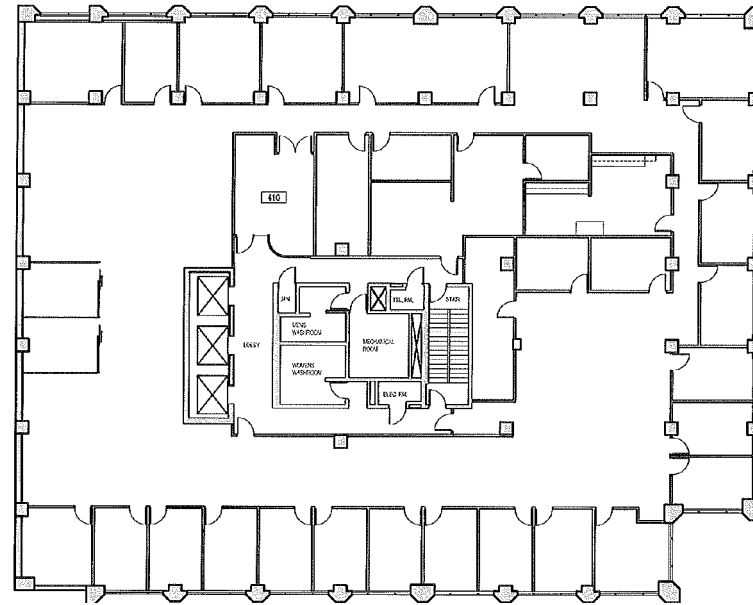
Unit	305
Size	5,209 SF
Base Rent	\$27.00 PSFPA
Availability	Ready for fixturing



Virtual Tour

Full floor with existing improvements. Landlord will offer a TI to refresh the space.

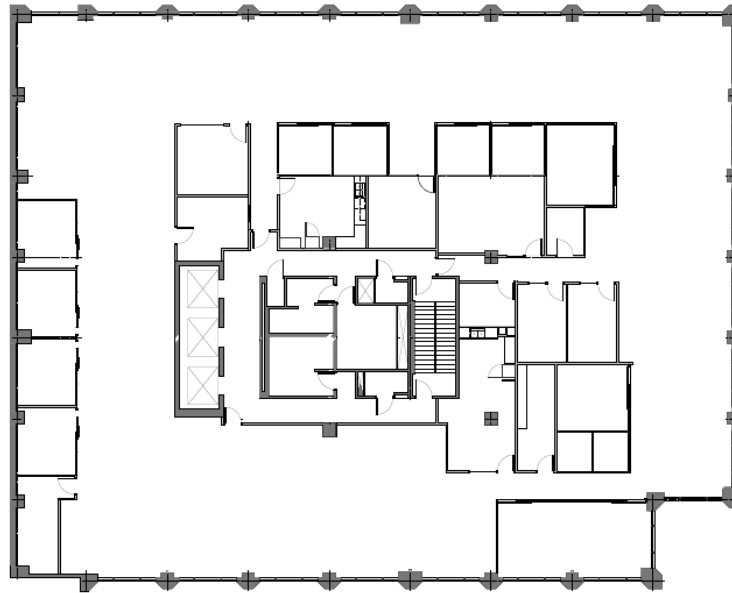
Unit	400
Size	14,269 SF
Base Rent	\$27.00 PSFPA
Availability	Immediately



Unit 500

Full floor move-in ready space with quality improvements.

Unit	500
Size	14,251 SF
Base Rent	\$28.00 PSFPA
Availability	On Notice



Virtual Tour

Large open plan space in shell condition, ready for tenant improvements.

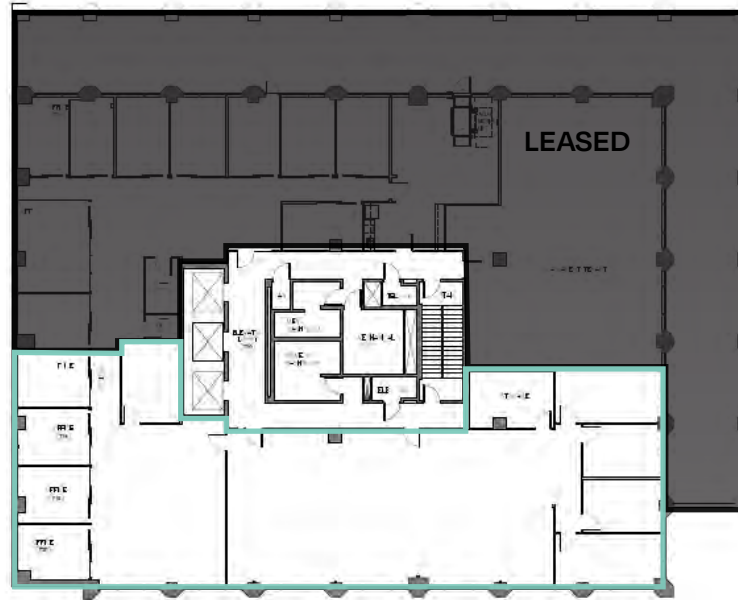
Unit	601
Size	5,124 SF
Base Rent	\$29.00 PSFPA
Availability	Immediately



Virtual Tour

Efficient move-in ready space with quality improvements.

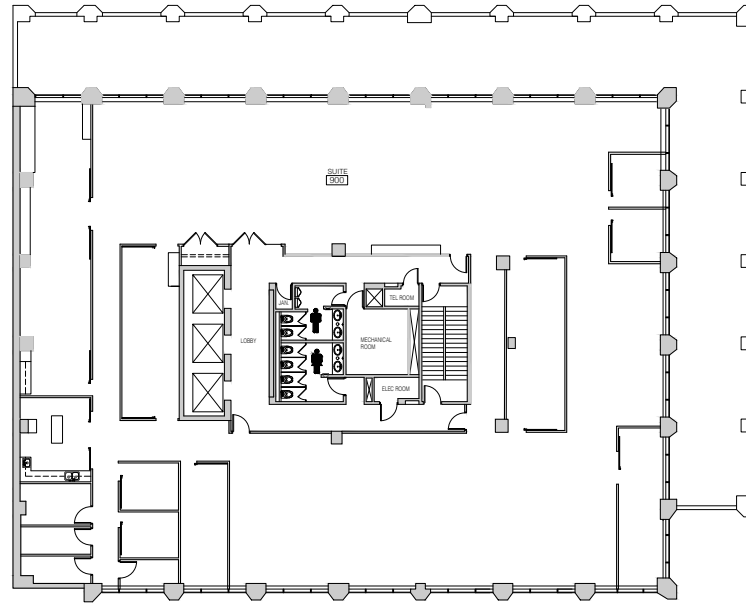
Unit	710
Size	5,189 SF
Base Rent	\$28.00 PSFPA
Availability	On Notice



Virtual Tour

Full top floor with quality improvements, arched windows, and expansive water views.

Unit	900
Size	10,859 SF
Base Rent	\$32.00 PSFPA
Availability	Immediately



Location

SHOPPING

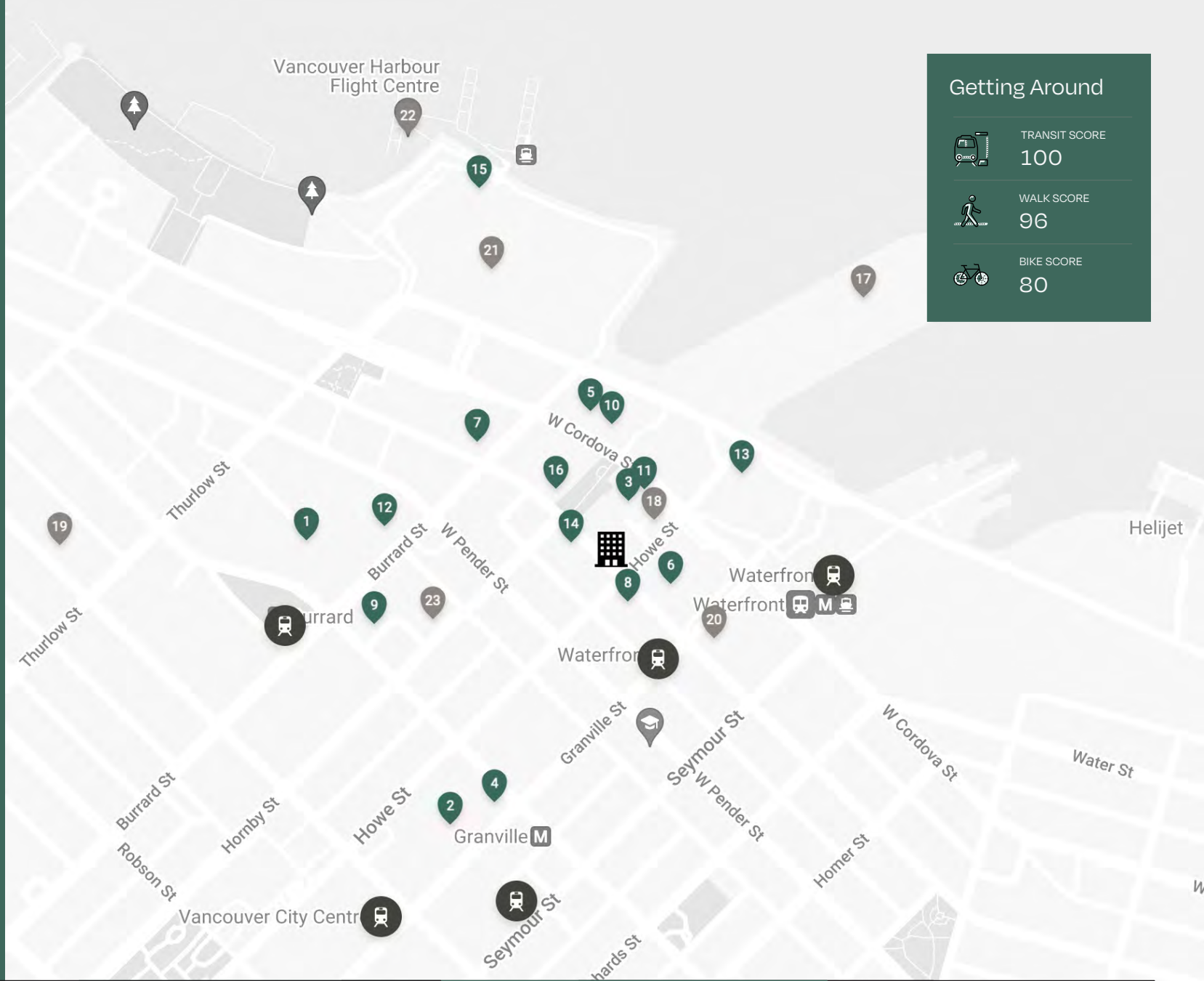
1. Bentall Centre
2. CF Pacific Centre
3. First Blossom Floral Boutique
4. Meinhardt Fine Foods
5. Rexall

FOOD & ENTERTAINMENT

6. Sinclair Centre
7. Brass Fish Kitchen & Tavern
8. Breka Bakery & Café
9. Cactus Club Cafe
10. Chickpea
11. Freshii
12. JOEY Bentall One
13. Miku Vancouver
14. Palate Kitchen
15. Tap & Barrel
16. The Vancouver Club

AMENITIES

17. Canada Place
18. Elite Performance Fitness
19. Equinox West Georgia Street
20. RBC Royal Bank
21. Vancouver Convention Centre West Building
22. Vancouver Harbour Flight Centre
23. YWCA Health + Fitness Centre



Getting Around



TRANSIT SCORE

100



WALK SCORE

96



BIKE SCORE

80



FLOORSPACE

1166 Alberni St., Suite 250
Vancouver, BC
V6E 3Z3
www.floorspace.ca

Willow King
Personal Real Estate Corporation
Associate Vice President
+1 604 210 2150
willow@floorspace.ca

Robin Macdonald
Senior Associate
+1 604 617 1445
robin@floorspace.ca

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