



Building Information

Building Size:	43,807 sf
# of Floors:	5
Surface Transit Route:	Yes
Year Built:	1899
# of Passenger Elevators:	1

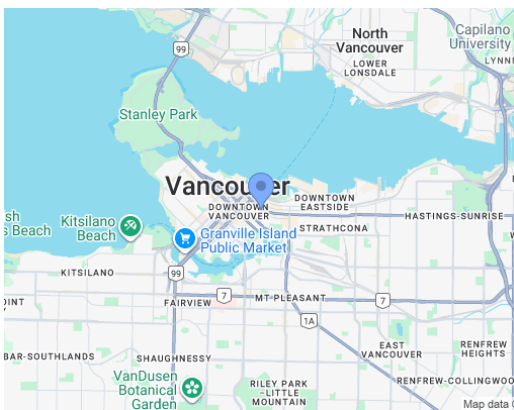
The Flack Block

163 W Hastings St, Vancouver, British Columbia V6B 1H5



Building Description

The Flack Block, of timber and masonry construction, is a classic four-storey heritage award winner located in Gastown on the corner of Cambie and West Hastings Street. The Flack Block possesses a heritage style exterior with operable arched windows and an exterior stone facade. The building has been fully renovated with modern systems and communications infrastructure. The interior has been stylishly designed and features good ceiling heights, exposed brick, high end improvements, HVAC, bicycle storage, showers and changing rooms.



Colin Murray
President
West Pender Property Management Ltd.

604-638-0327

cmurray@westpenderproperty.com

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General	Year Built 1899	LEED Gold	Building Class B
	Building Zoned Commercial		
Tenant Cost	Operating Costs \$ 13.04 /sf	Realty Tax \$ 6.87 /sf	Total Additional Rent \$ 21.48 /sf
Building Size	Number of Floor(s) 5	Typical Low Rise Floor 8,987 sf	Total Office Space 36,317 sf
	Total Retail Space 7,490 sf	Total Space 43,807 sf	Available Office Space 7,983 sf
	Available Retail Space 1,858 sf	Total Available Space 9,841 sf	Largest Contiguous Available 7,983 sf
Construction	HVAC Description Typical floors have individual heat pumps, 8 per floor. The 5th floor has 2 RTU❖ s		
Elevators	Number of Low Rise Elevator(s) 1		
Safety & Access	Fire Detection System Yes		Sprinkler System Yes
Public Transport	Surface Transit Route Yes		