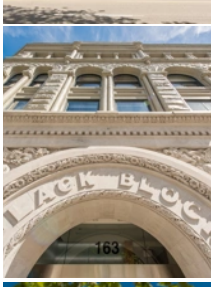
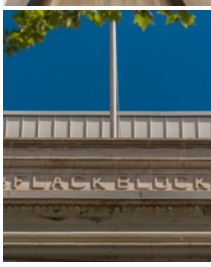
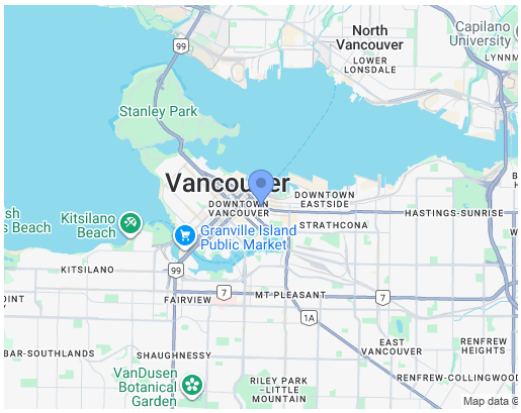
WEST PENDER
Property Group





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

LEED

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
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General

Year Built	LEED	Building Class
1899	Gold	B

Building Zoned
Commercial

Tenant Cost

Operating Costs	Realty Tax	Total Additional Rent
$ 13.04 /sf	$ 6.87 /sf	$ 21.48 /sf

Building Size

Number of Floor(s)	Typical Low Rise Floor	Total Office Space
5	8,987 sf	36,317 sf
Total Retail Space	**Total Space**	**Available Office Space**
7,490 sf	43,807 sf	7,983 sf
Available Retail Space	**Total Available Space**	**Largest Contiguous Available**
1,858 sf	9,841 sf	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	Sprinkler System
Yes	Yes

Public Transport

Surface Transit Route
Yes

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