

815 West Hastings Street

FOR LEASE

INTRODUCTION

Centrally located at the northwest corner of Howe Street 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.

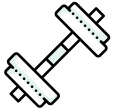
The 10-story building is home to a variety of professional firms working across various sectors, including tech, finance, and education. A spectacular rooftop patio and heated solarium are available for tenants to enjoy year round.



[Take a Virtual Tour of the Patio](#)



THE BUILDING



// 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 or landlord turnkey offered



// Professionally managed by West Pender Property Group



HEALTH, WELLNESS, AND SUSTAINABILITY

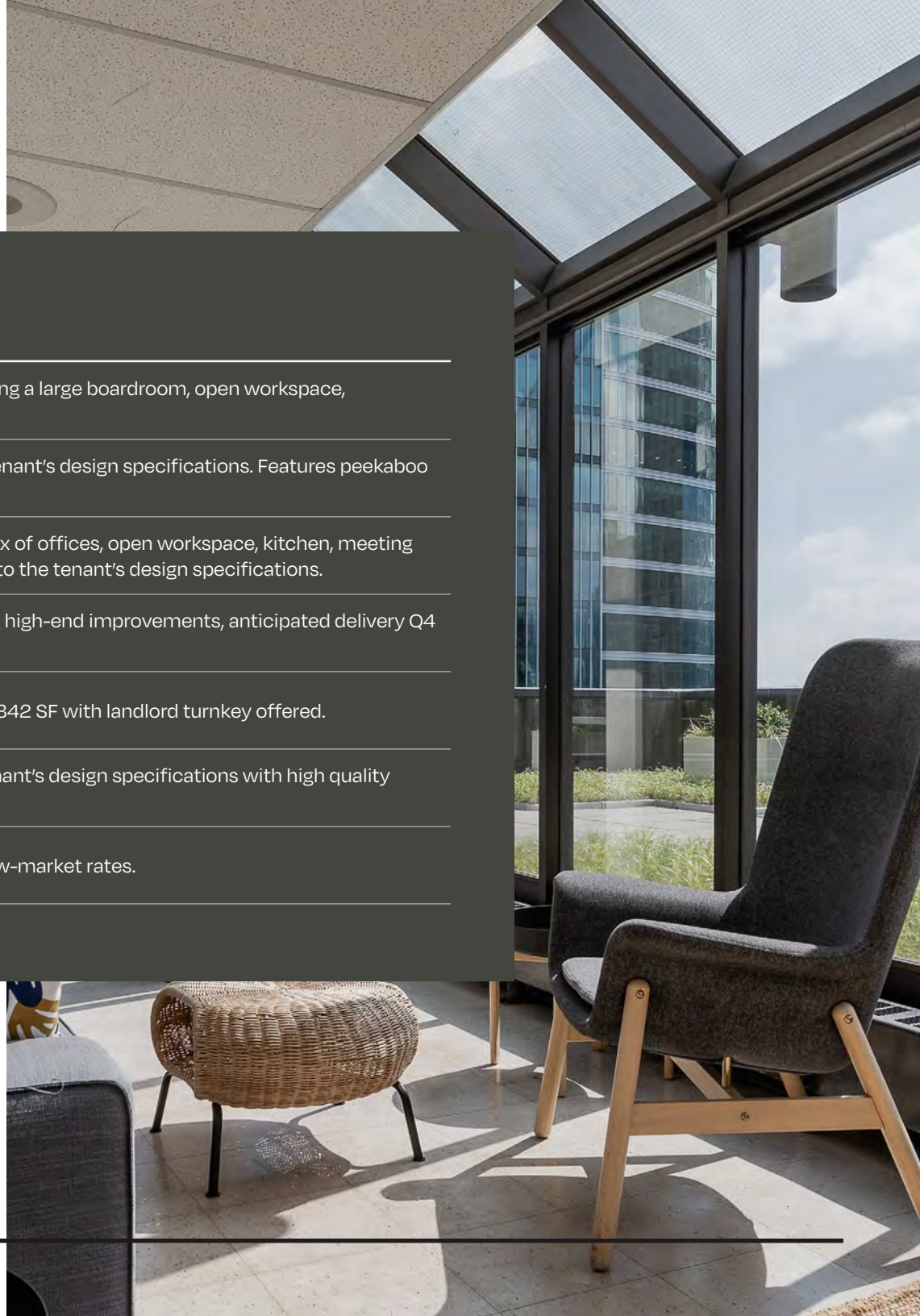
- Tenants enjoy year-round access to sunlight and fresh air on the 360-degree rooftop patio and heated solarium
- Annual air quality testing with an accelerated air filter replacement schedule
- BOMA BEST® Gold certified building
- Rooftop apiary contributes to our urban ecosystem
- Comprehensive recycling program including compost and e-waste

AVAILABILITIES

| Unit | Size (SF) | Comments |
|------|-----------|---|
| 810 | 2,779 | Bright corner unit with efficient layout featuring a large boardroom, open workspace, kitchenette and two private offices. |
| 601 | 5,124 | Will be delivered in turnkey condition to the tenant's design specifications. Features peekaboo water and mountain views. |
| 500 | 14,251 | Improved full-floor opportunity featuring a mix of offices, open workspace, kitchen, meeting rooms, and boardrooms. Potential to turnkey to the tenant's design specifications. |
| 401 | 5,185 | To be improved as a new show suite featuring high-end improvements, anticipated delivery Q4 2025. |
| 402 | 7,500 | Flexible demising options from 4,697 SF to 9,342 SF with landlord turnkey offered. |
| 403 | 4,645 | To be delivered in turnkey condition to the tenant's design specifications with high quality modern improvements. |
| 305 | 5,209 | Shell space ready for landlord turnkey at below-market rates. |

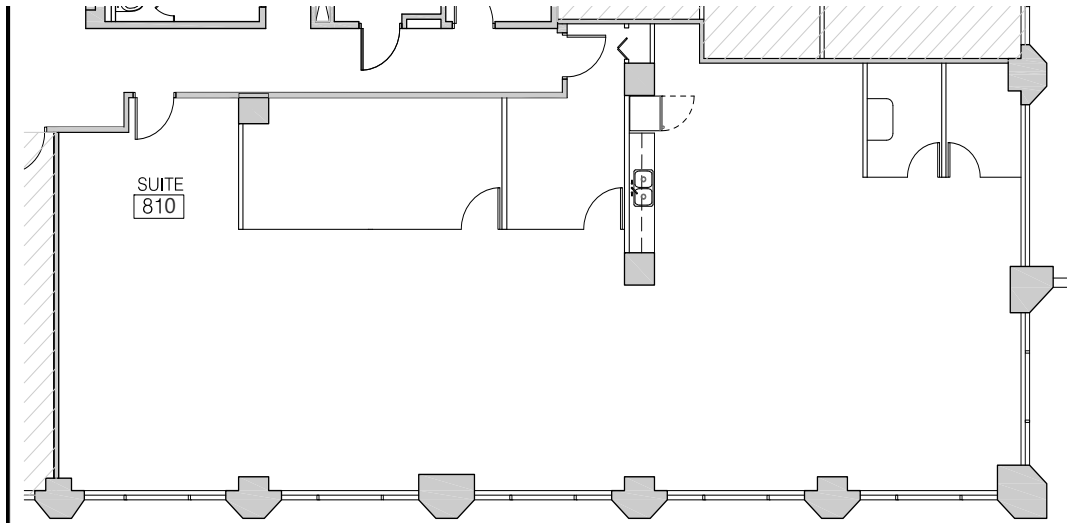
Additional Rent: \$19.31 PSFPA (2025)

Parking Ratio: 1/4,500



UNIT 810 | 2,779 SF

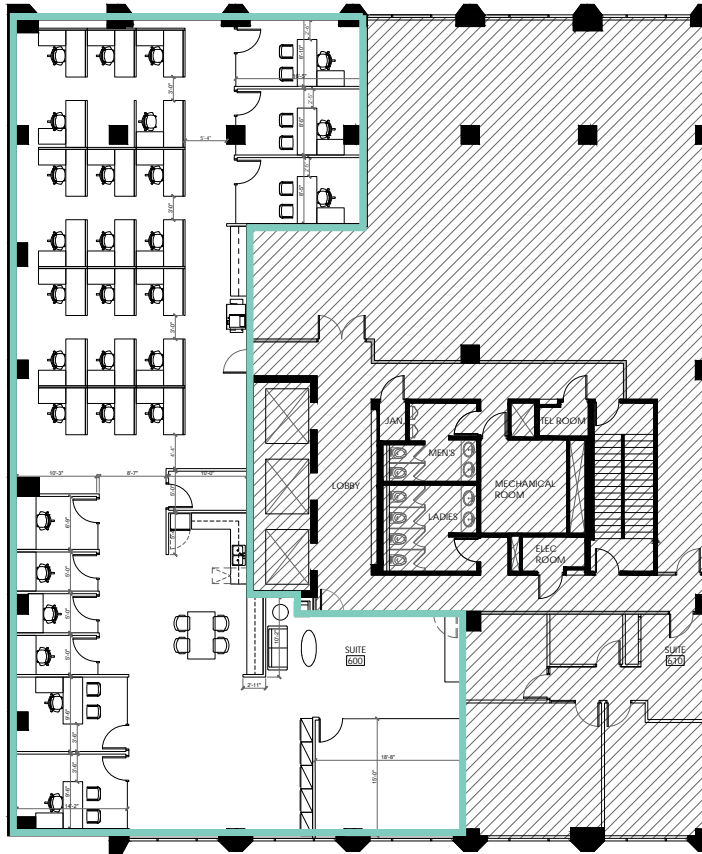
Bright corner unit with efficient layout featuring a large boardroom, open workspace, kitchenette and two private offices.



Virtual Tour

UNIT 601 | 5,124 SF

Shell space ready for landlord turnkey to the tenant's design specifications. Features peekaboo water and mountain views.



Sample test fit

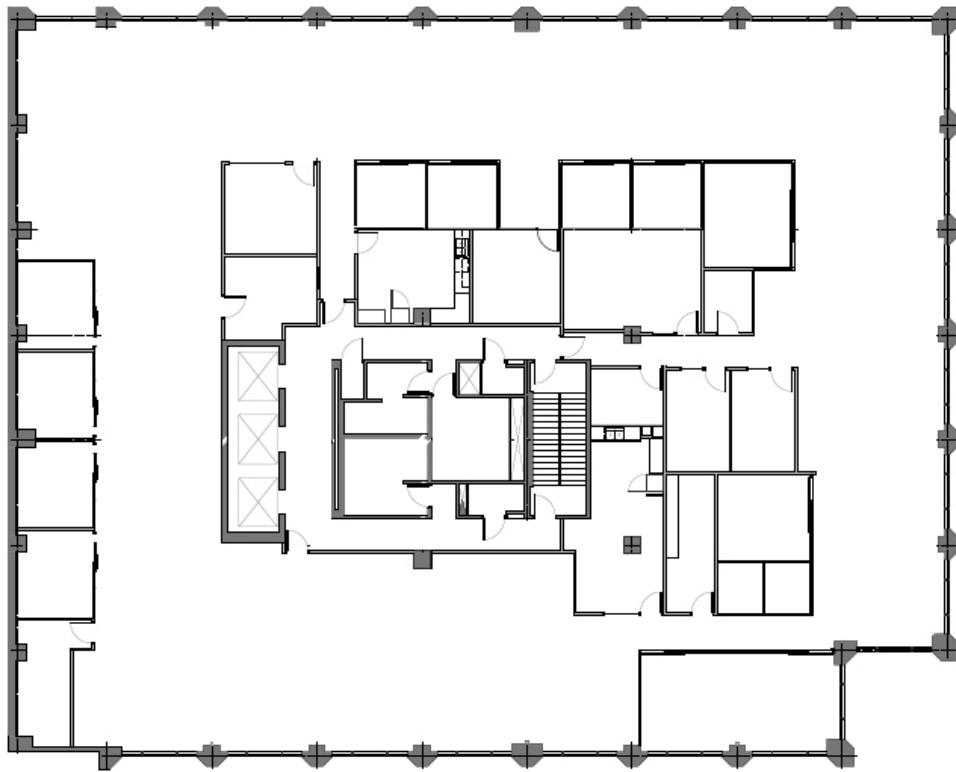


Virtual Tour

UNIT 500 | 14,251 SF

Improved full-floor opportunity featuring a mix of offices, open workspace, kitchen, meeting rooms, and boardrooms.

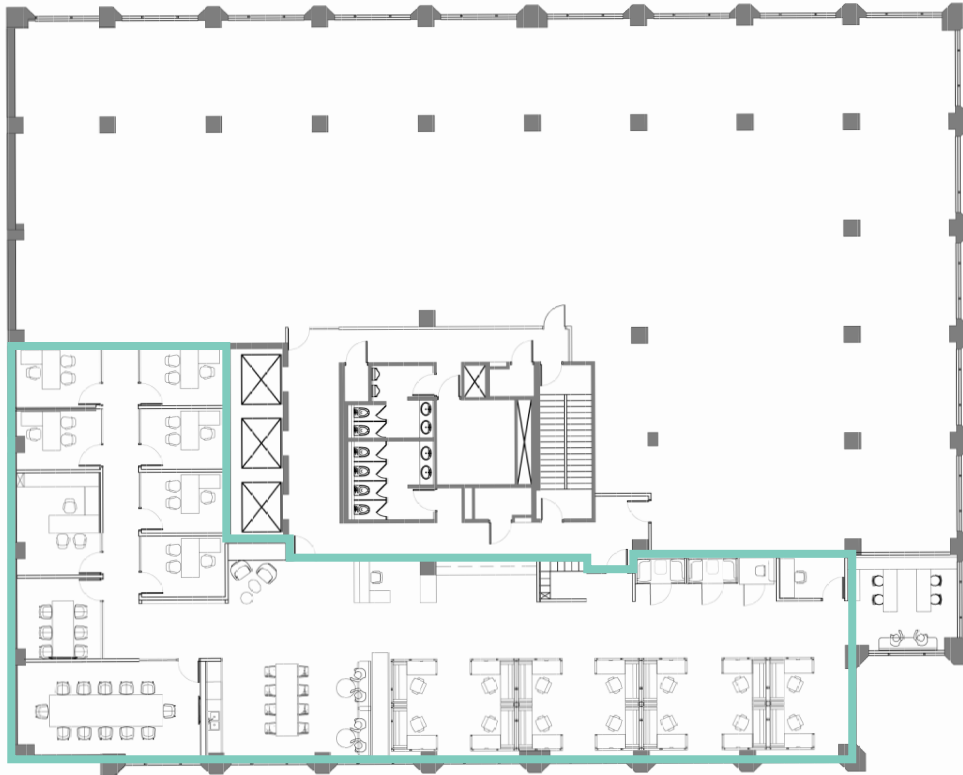
Potential to turnkey to the tenant's design specifications.



Virtual Tour

UNIT 401 | 5,185 SF

To be improved as a new show suite featuring high-end improvements, anticipated delivery Q4 2025.



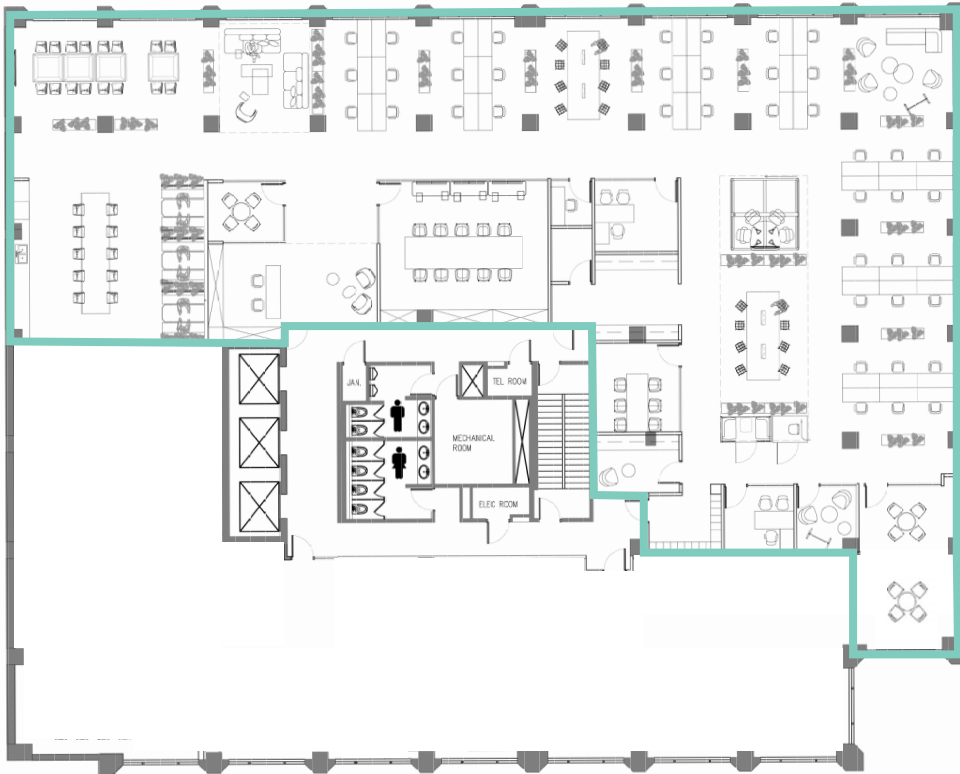
Sample test fit

Renderings show potential improvements for illustrative purposes.
Credit: [M Moser Associates](#)



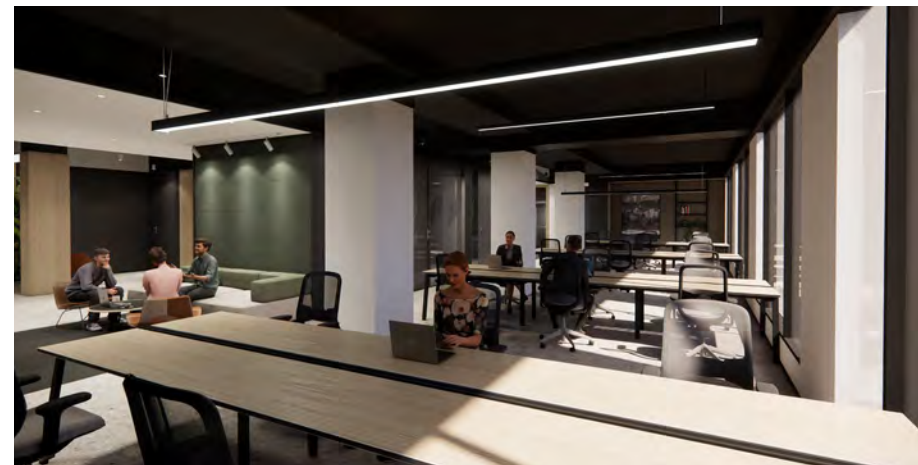
UNIT 402 | 7,500 SF

Flexible demising options from 4,697 SF to 9,342 SF with landlord turnkey offered.



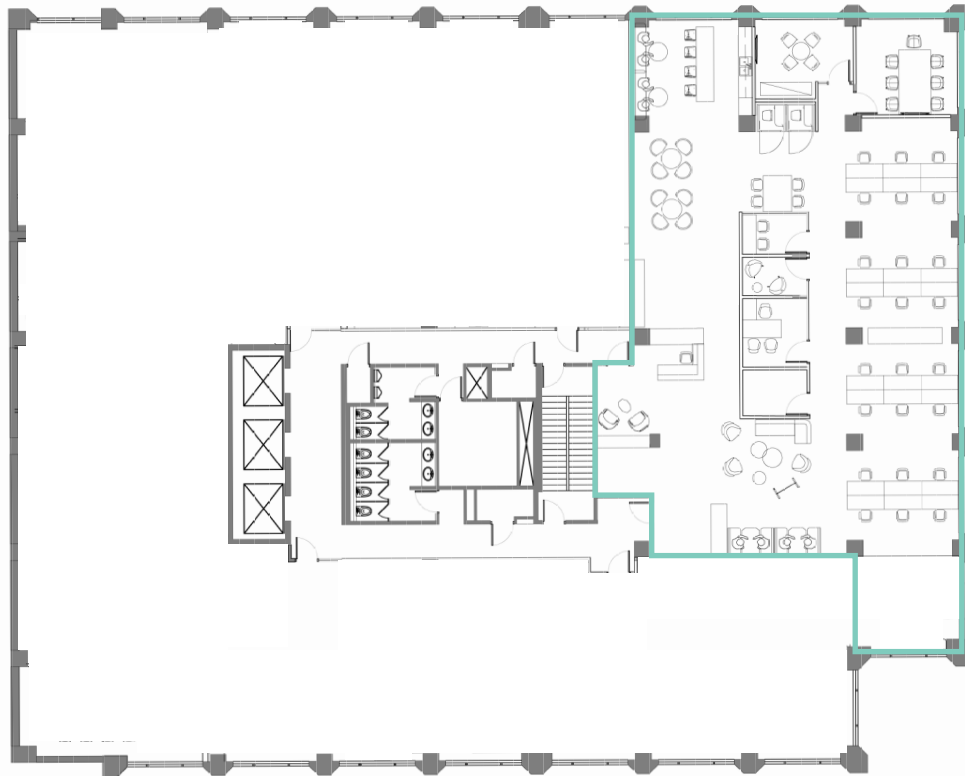
Sample test fit

Renderings show potential improvements for illustrative purposes.
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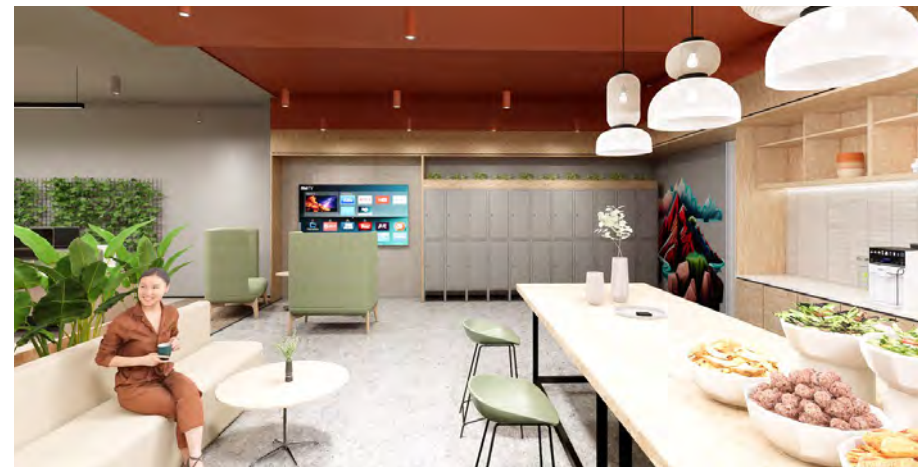
UNIT 403 | 4,645 SF

To be delivered in turnkey condition to the tenant's design specifications with high quality modern improvements.



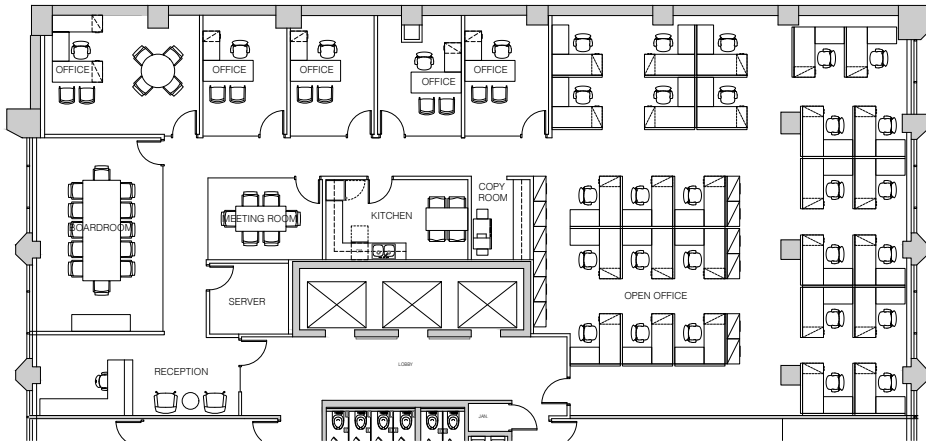
Sample test fit

Renderings show potential improvements for illustrative purposes.
Credit: [M Moser Associates](#)

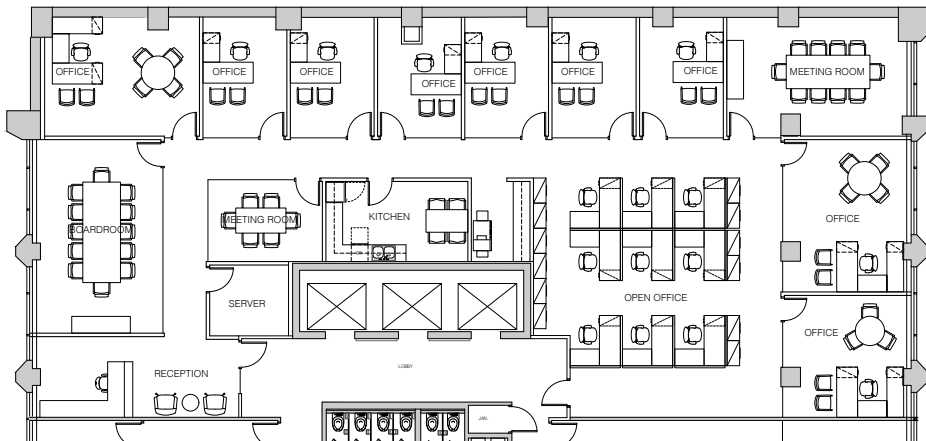


UNIT 305 | 5,209 SF

Shell space ready for landlord turnkey at below-market rates.



Sample test fit 1

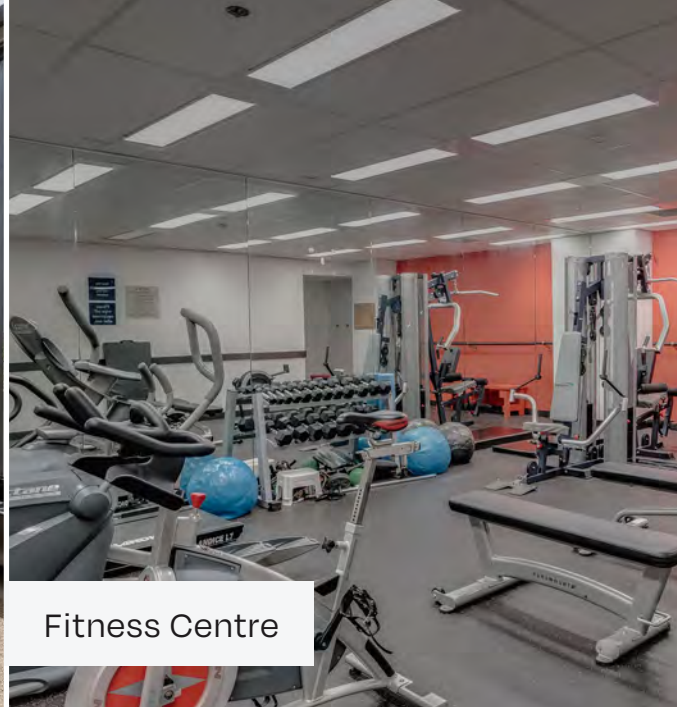


Sample test fit 2





Solarium



Fitness Centre



Professional Lobby



Rooftop Deck

LOCAL AMENITIES

SHOPPING

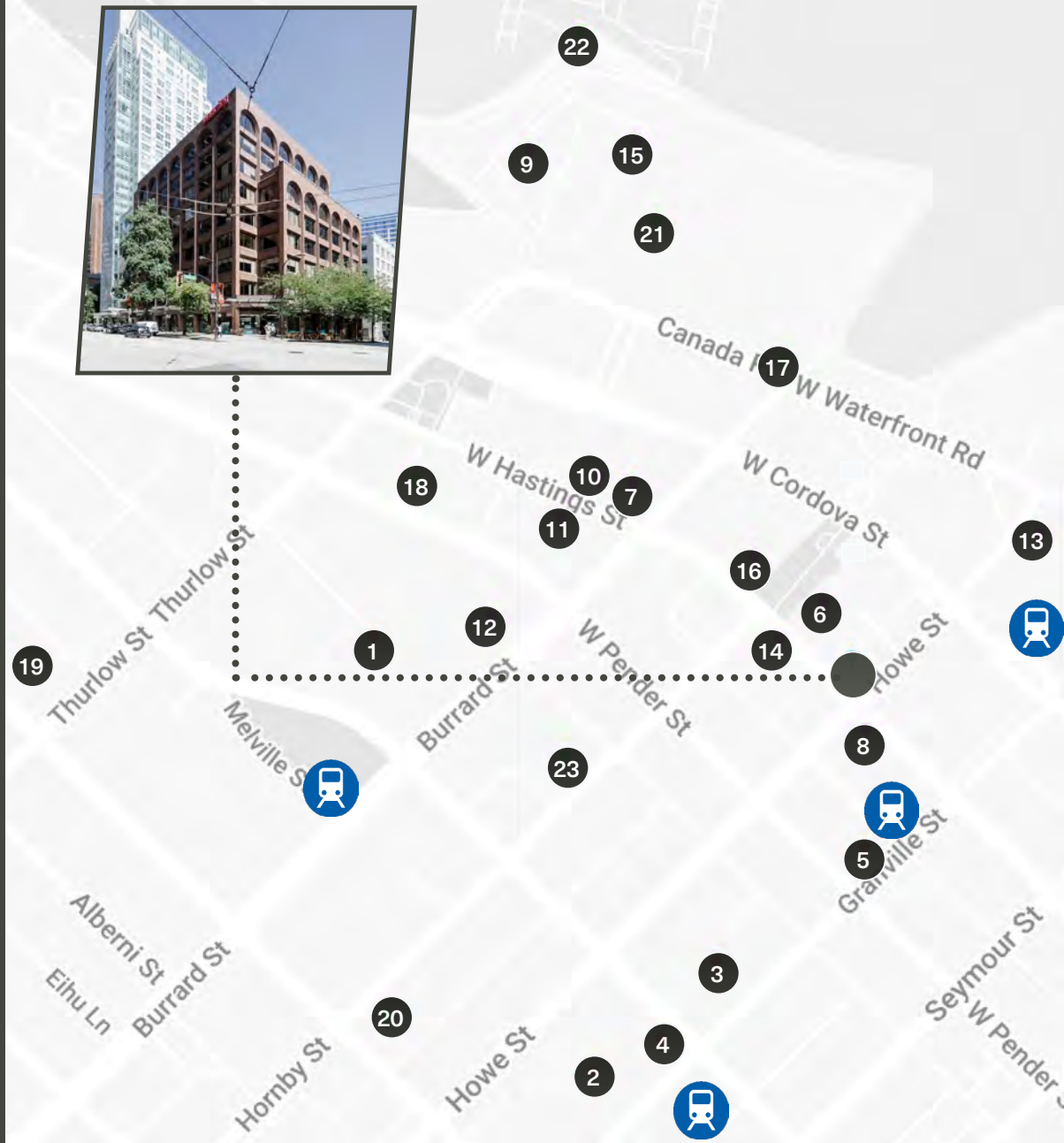
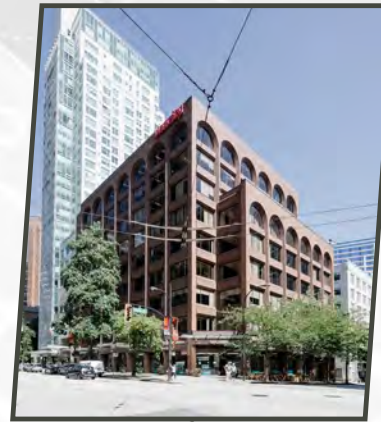
1. Bentall Centre
2. CF Pacific Centre
3. Holt Renfrew
4. Meinhardt Fine Foods
5. Rexall

FOOD & ENTERTAINMENT

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

AMENITIES

17. Canada Place
18. Barry's Bootcamp
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



TRANSIT SCORE
100



WALK SCORE
96



BIKE SCORE
80



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