FLOORSPACE

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 offered

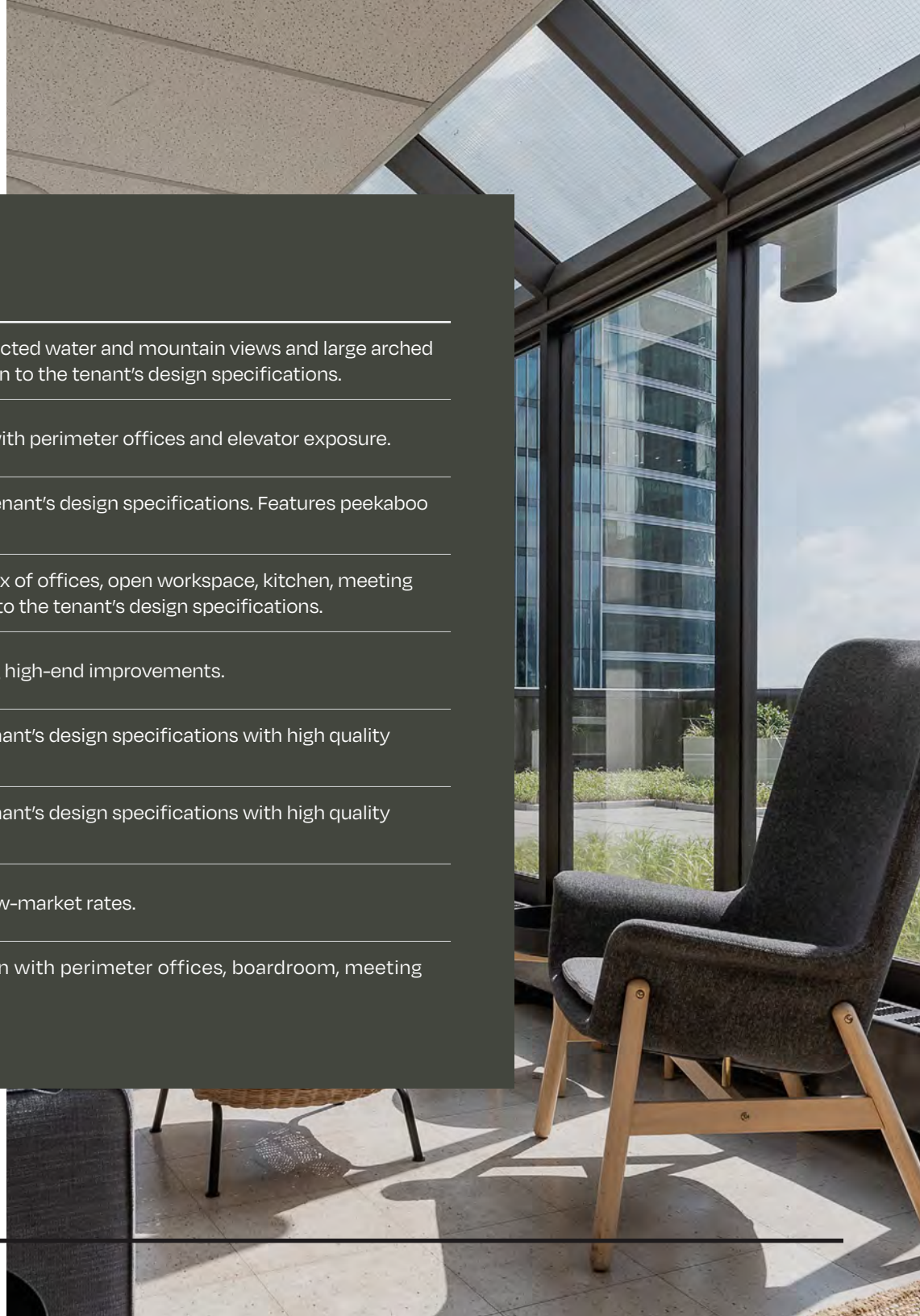
// Professionally managed by West Pender Property Group

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
901	3,135	Stunning top floor office space with unobstructed water and mountain views and large arched windows. Will be delivered in turnkey condition to the tenant's design specifications.
710	5,189	Improved space featuring mostly open plan with perimeter offices and elevator exposure.
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	5,302	To be improved as a new show suite featuring high-end improvements.
402	8,868	To be delivered in turnkey condition to the tenant's design specifications with high quality modern improvements.
403	4,270	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.
310	4,437	Improved space featuring a mix of open plan with perimeter offices, boardroom, meeting room, and kitchenette.

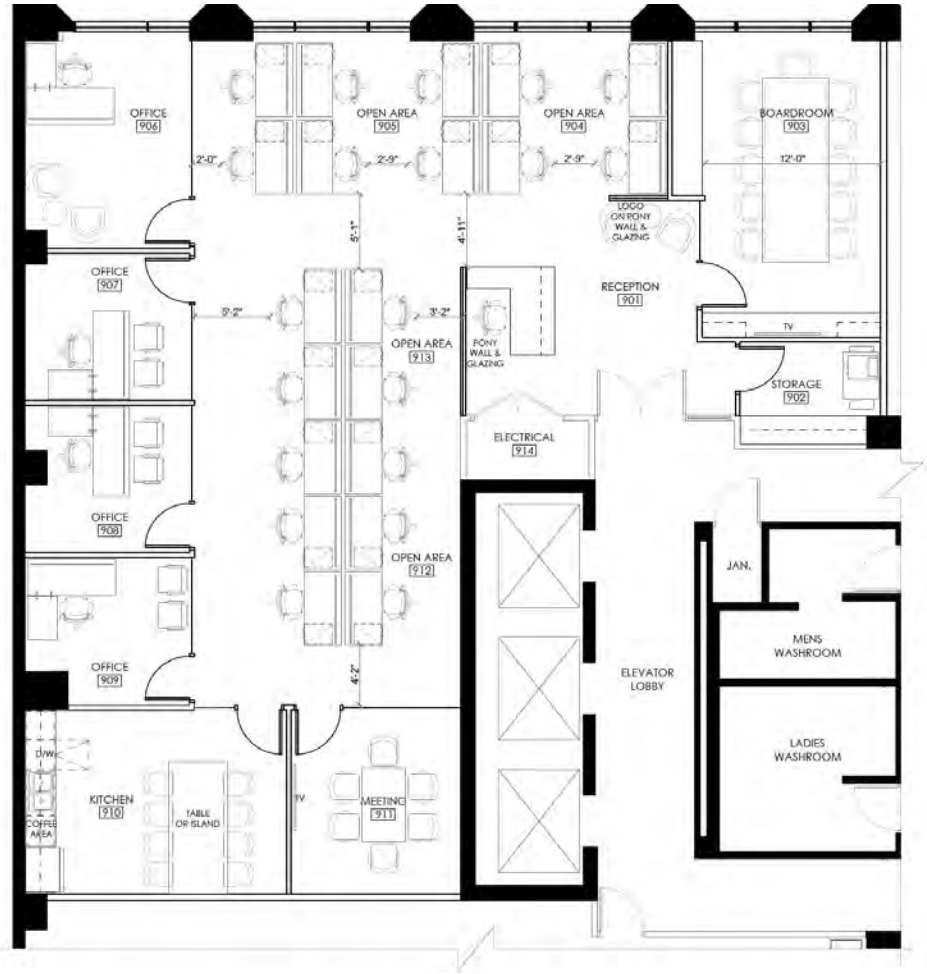


Additional Rent: $21.00 PSFPA (2024)

Parking Ratio: 1/4,500

UNIT 901 | 3,135 SF

Stunning top-floor office space with unobstructed water and mountain views, featuring large arched windows. Currently being built out as a high-end show suite, with anticipated delivery in Q4 2024.



Sample test fit

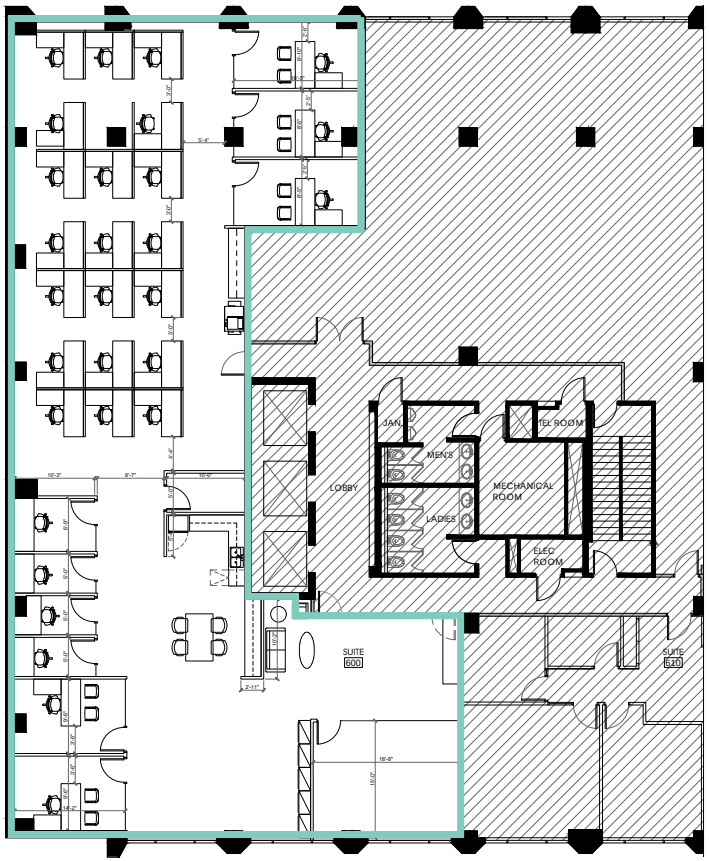
UNIT 710 | 5,189 SF

Improved space featuring mostly open plan with perimeter offices and elevator exposure.

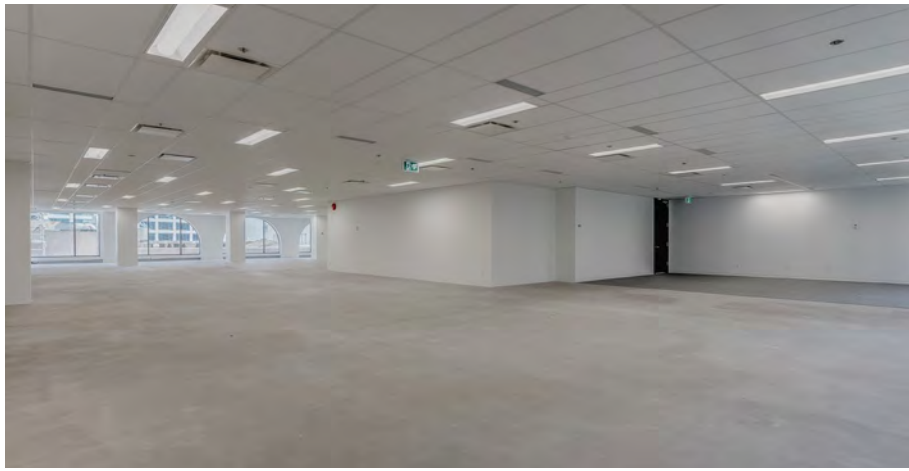
Virtual Tour

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

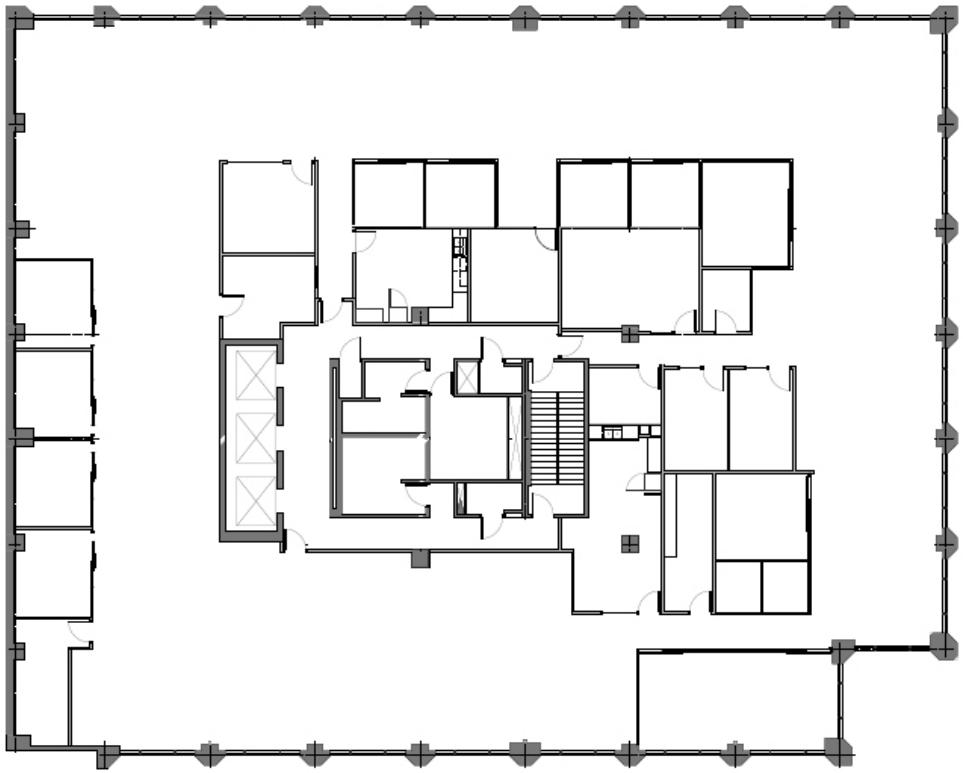


Virtual Tour

UNIT 500 | 14,251 SF

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

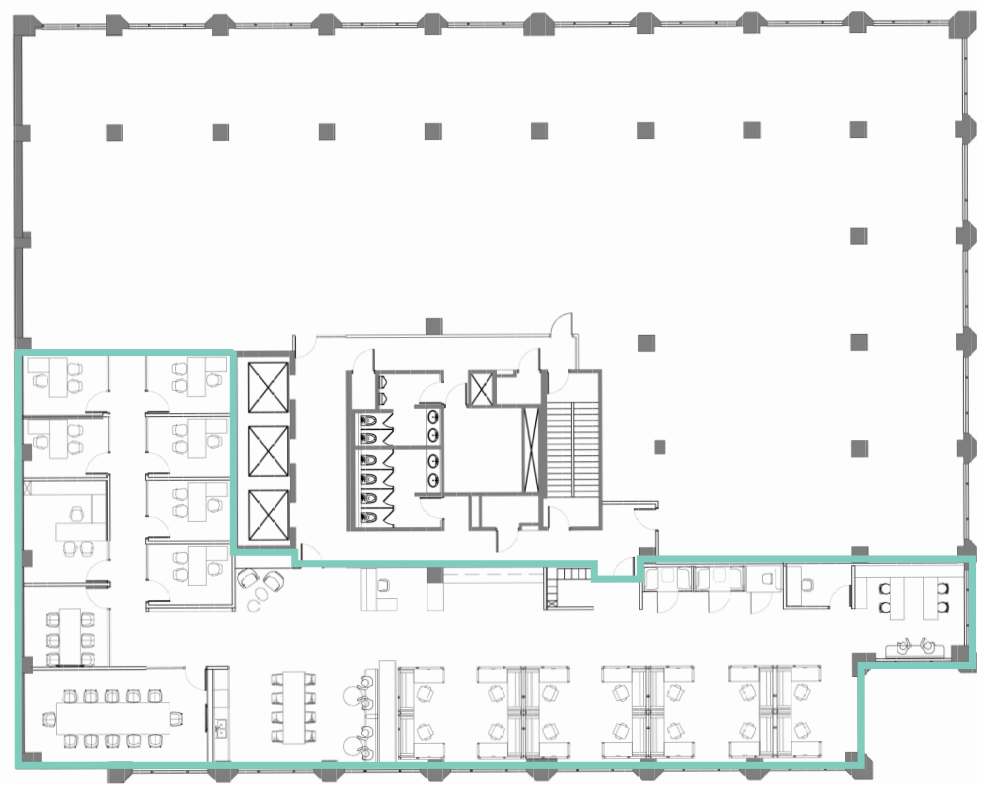
Potential to turnkey to the tenant's design specifications.



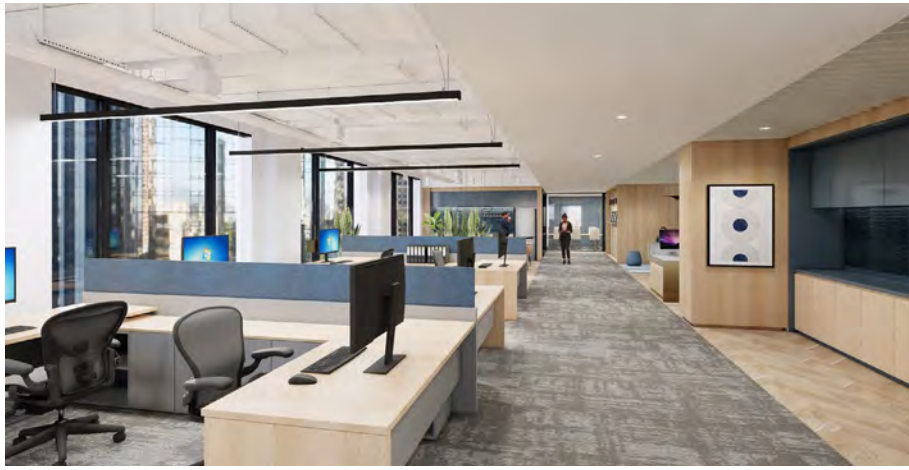
Virtual Tour

UNIT 401 | 5,302 SF

To be improved as a new show suite featuring high-end improvements.



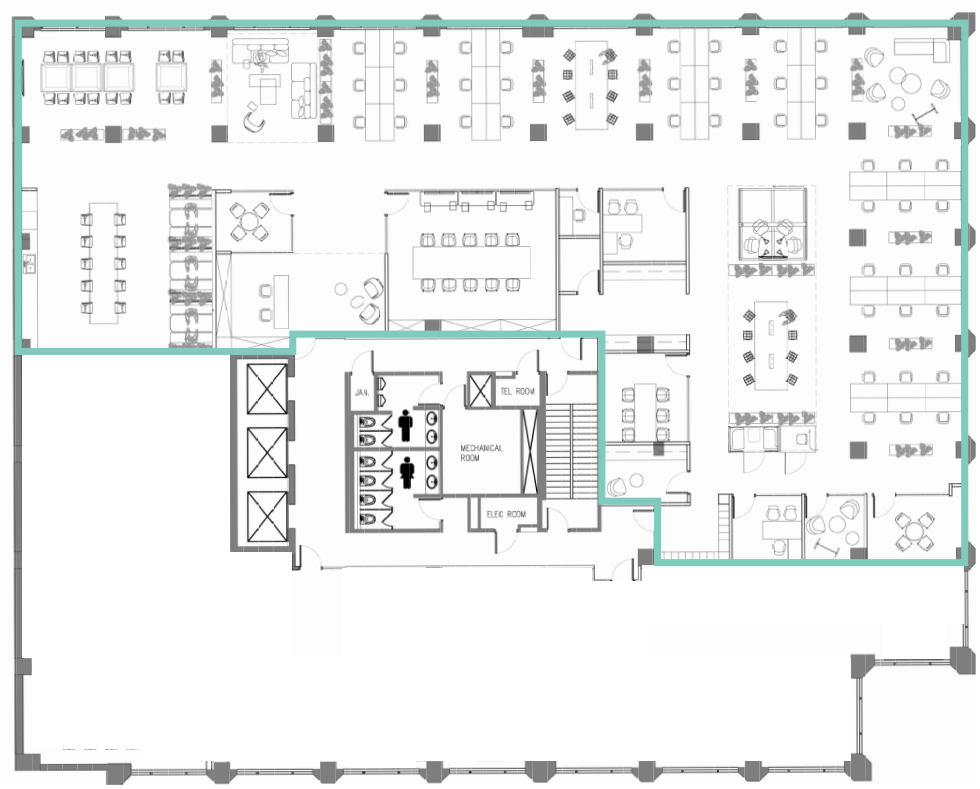
Sample test fit



Renderings show potential improvements for illustrative purposes.
Credit: M Moser Associates

UNIT 402 | 8,868 SF

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



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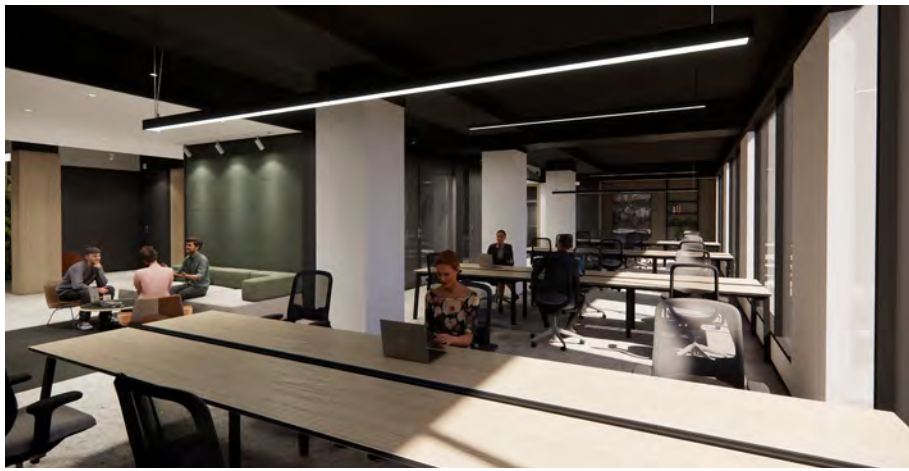
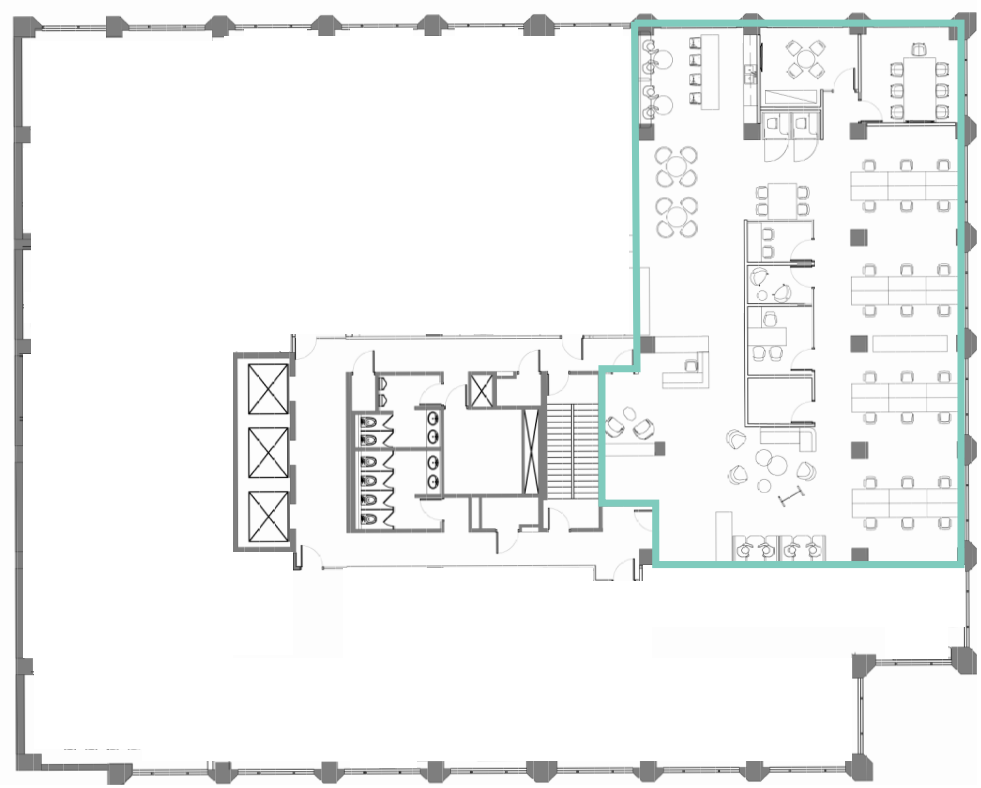


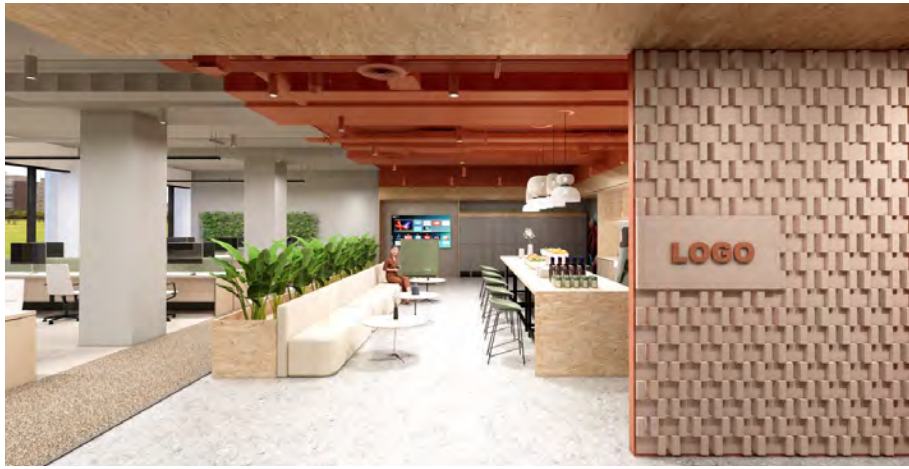
Renderings show potential improvements for illustrative purposes.
Credit: [M Moser Associates]

UNIT 403 | 4,270 SF

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



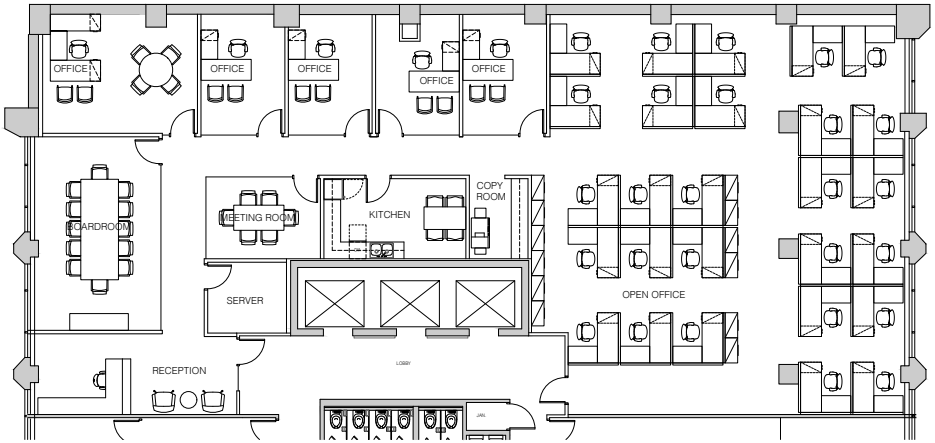
Sample test fit



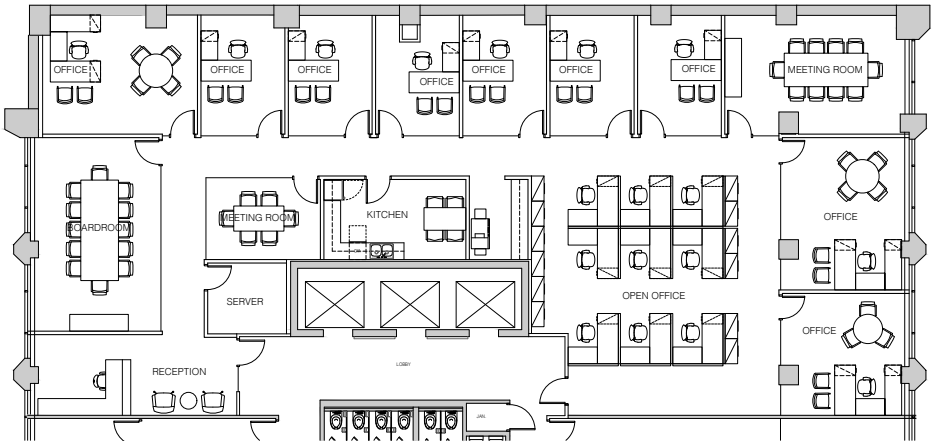
Renderings show potential improvements for illustrative purposes.
Credit: M Moser Associates

UNIT 305 | 5,209 SF

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



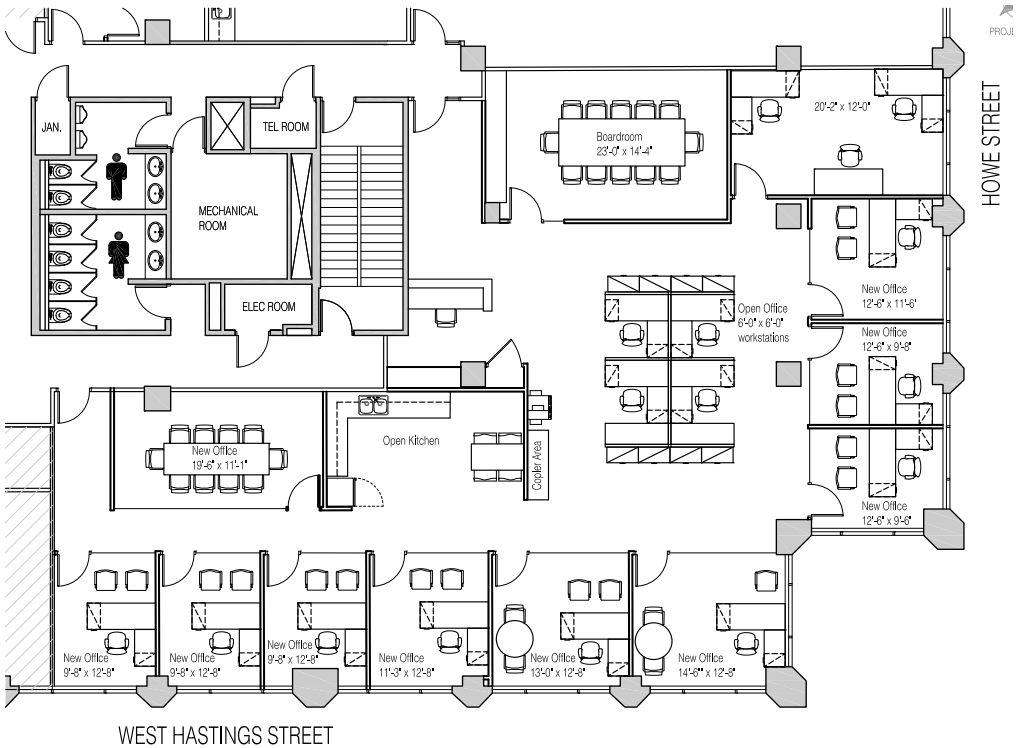
Sample test fit 1



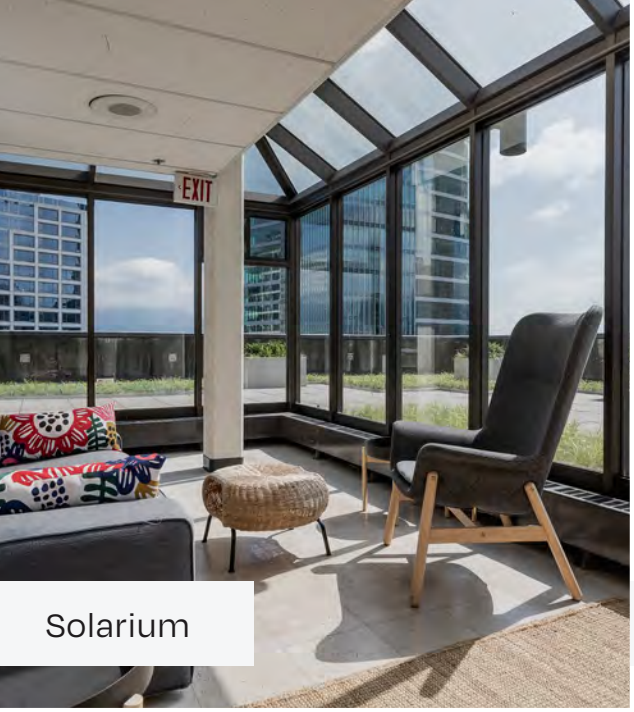
Sample test fit 2

UNIT 310 | 4,437 SF

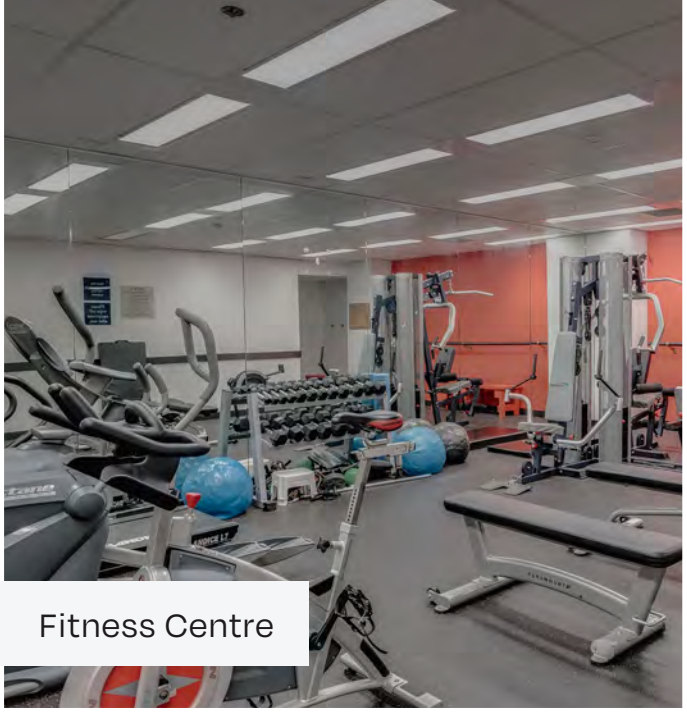
Move-in ready space featuring a mix of open plan with perimeter offices, boardroom, meeting room, and kitchenette.



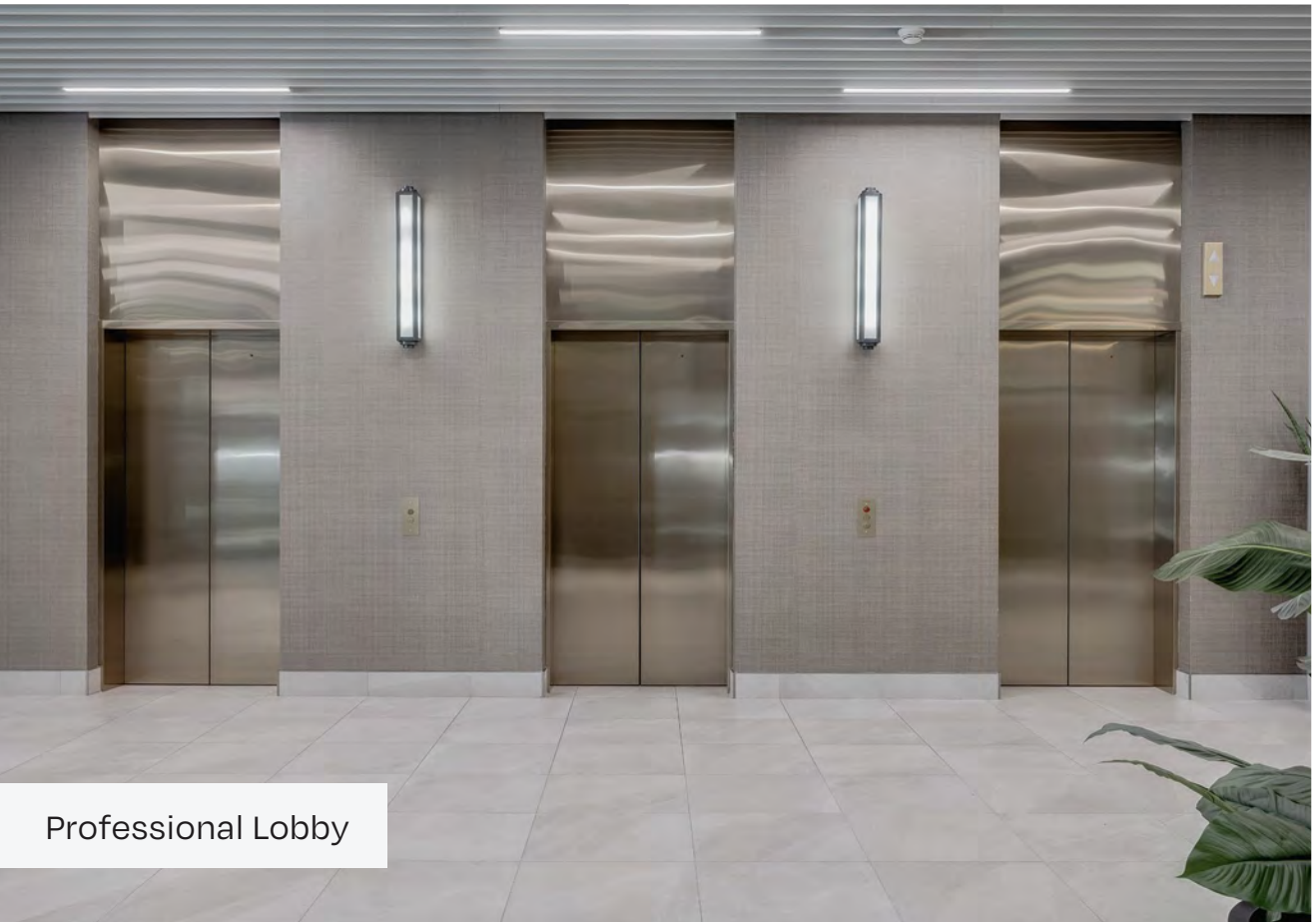
Virtual Tour



Solarium



Fitness Centre



Professional Lobby

Rooftop Deck

LOCAL AMENITIES

SHOPPING

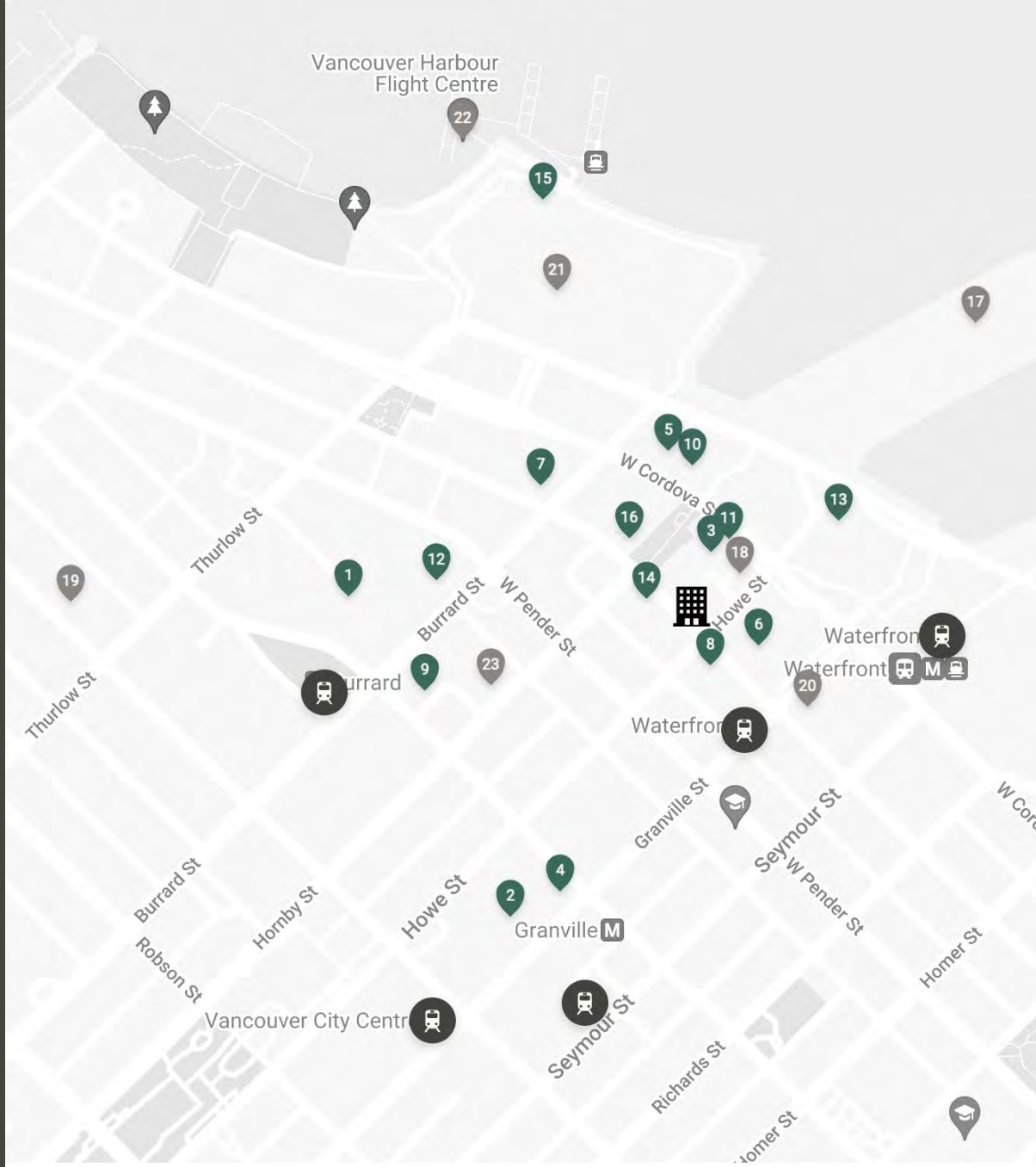
1. Bentall Centre
2. CF Pacific Centre
3. First Blossom Floral Boutique
4. Meinhardt Fine Foods
5. Rexall

FOOD & ENTERTAINMENT

6. Terminal City Club
7. Brass Fish Kitchen & Tavern
8. Breka Bakery & Café
9. Cactus Club Cafe
10. 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



TRANSIT SCORE
100

WALK SCORE
96

BIKE SCORE
80

FLOORSPACE

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