

FOR LEASE

877 E HASTINGS STREET

PRIME STRATHCONA OFFICE/SHOWROOM OPPORTUNITIES



corbel
COMMERCIAL REAL ESTATE SERVICES

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THE LOCATION

The subject property is located on the north side of East Hastings Street in the heart of trendy Strathcona, just minutes from downtown Vancouver and adjacent to Railtown, Chinatown and Gastown. The area has recently seen rapid growth in commercial and residential development and features an excellent mix of amenities nearby. The property features notable neighbours including Strathcona Beer Company, Les Amis Du Fromage, The Garden Strathcona Café, Hype Chocolate Co., Wilet, Article, and Prototype Coffee. Just one block to the east, the Strathcona Village development by Wall Financial has added 350 new homes and over 60,000 SF of commercial space to the immediate area. This location is strategically poised for exceptional continued growth and massive transition with a huge influx of new businesses and residents occurring now.

THE FEATURES



Newly renovated building located in trendy Strathcona



Natural light from windows on both sides of the premises including harbour and mountain views



Passenger elevator access



Dedicated in-suite washrooms and private kitchenette available



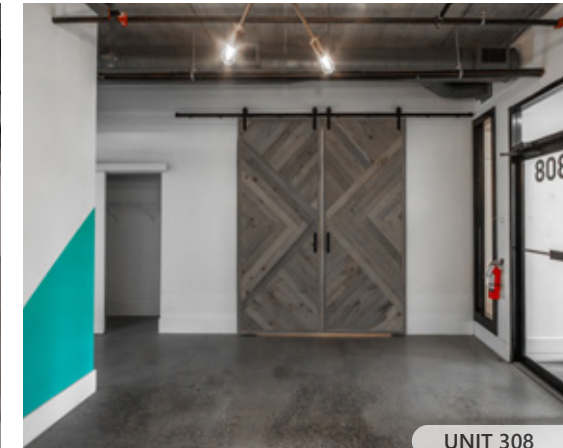
One secured underground parking stall available with additional stalls potentially available at market rates



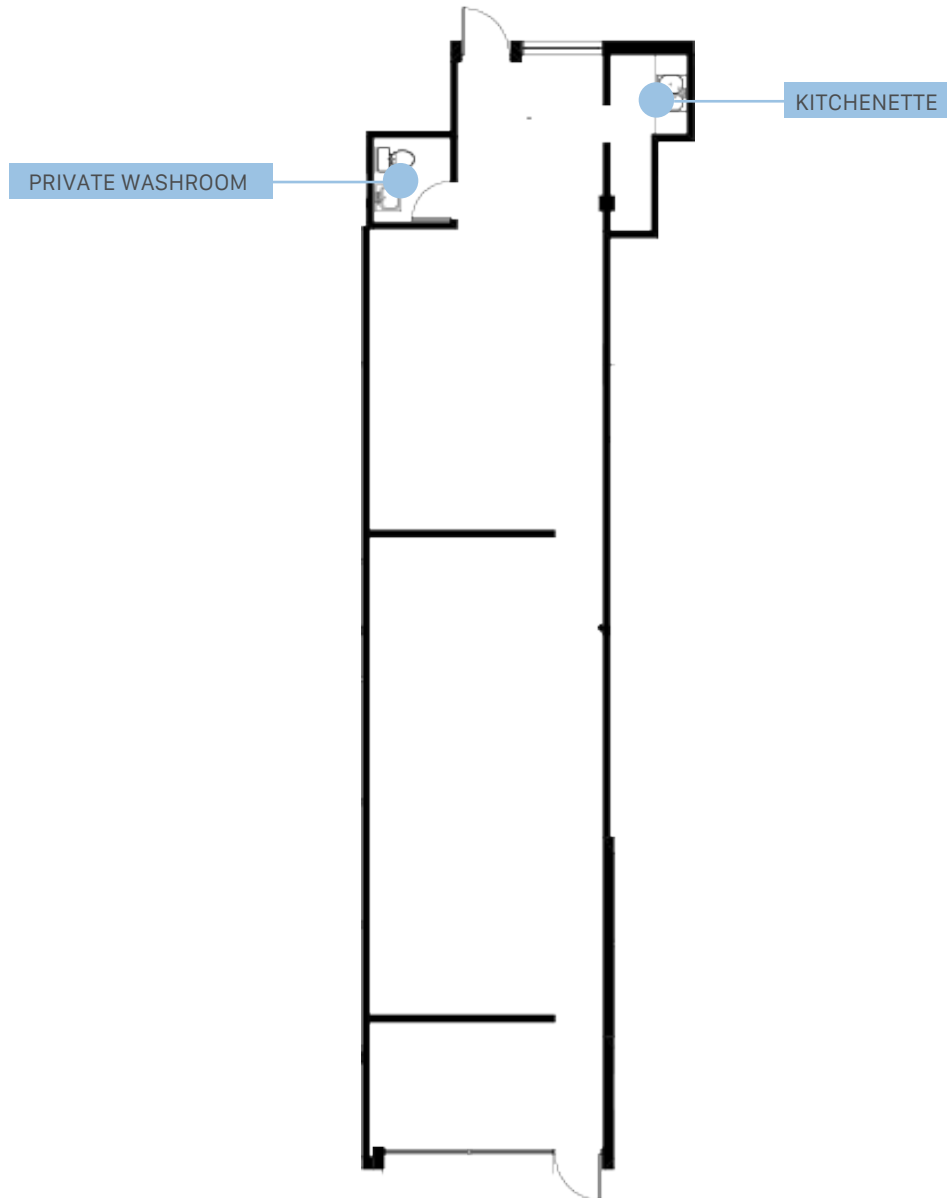
Strategically located with excellent transit accessibility and ongoing neighbourhood growth from multiple developments in the immediate area



UNIT 308

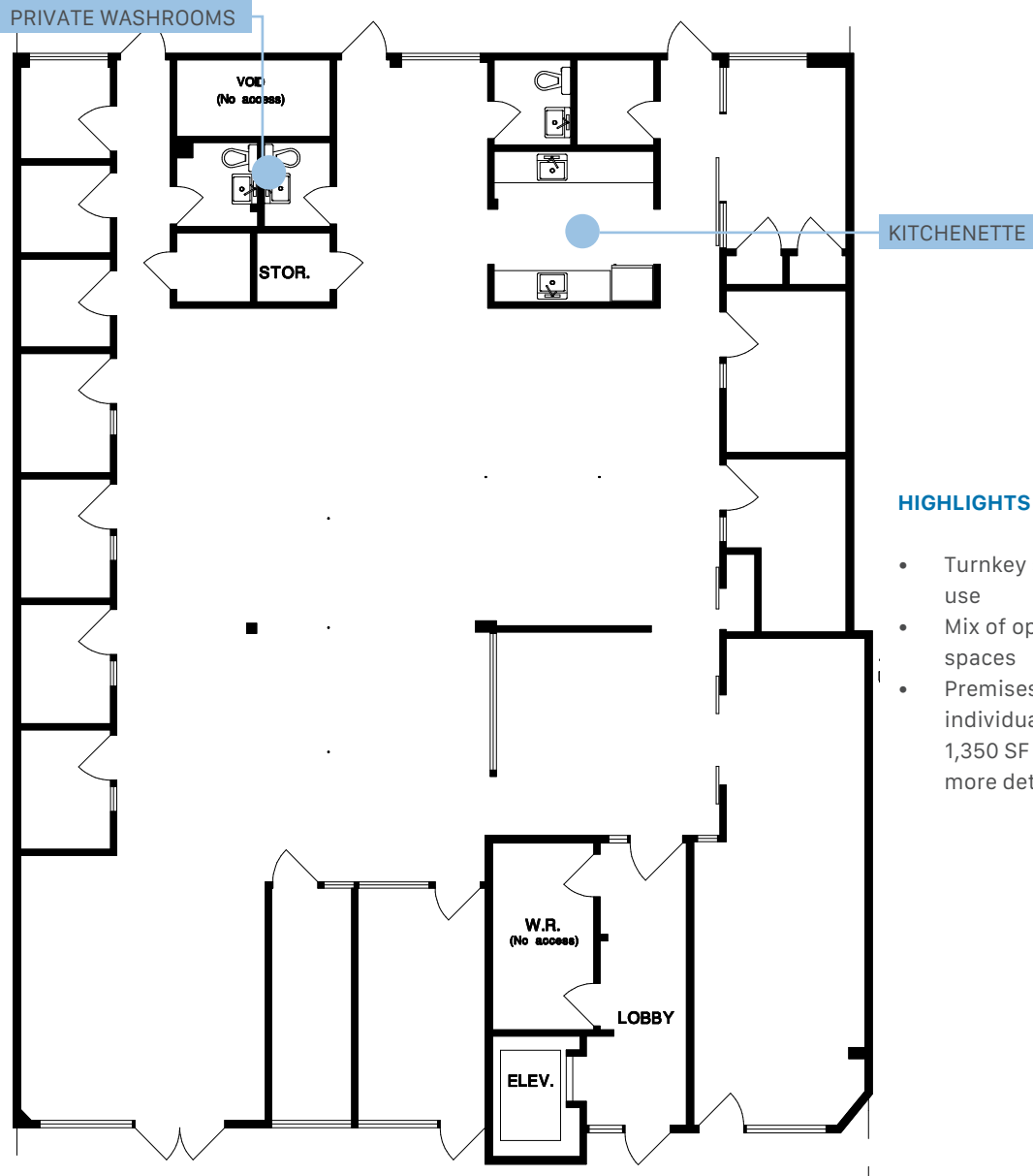


UNIT 308



SIZE: ¹	BASIC RENT:	ADDITIONAL RENT:	GROSS RENT:	AVAILABILITY
1,343 SF (Approx.)	\$25.00 PSFPA	\$12.87 (2025 est.)	\$4,238.28/month + GST	Immediately

¹All sizes are approximate and subject to verification.
²Gross rent currently equates to this amount plus GST. Lease to be fully triple net.
 *Floor plans may not be 100% accurate and are subject to verification.



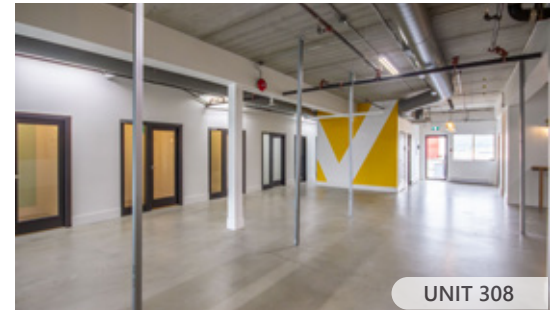
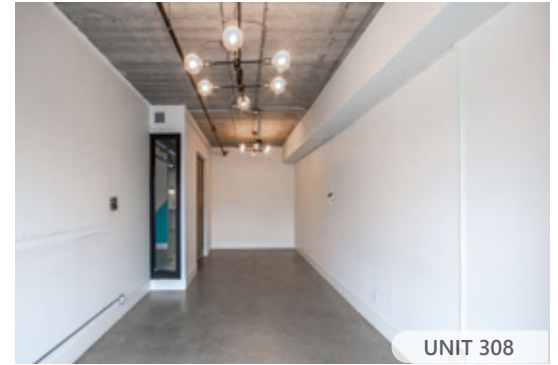
HIGHLIGHTS

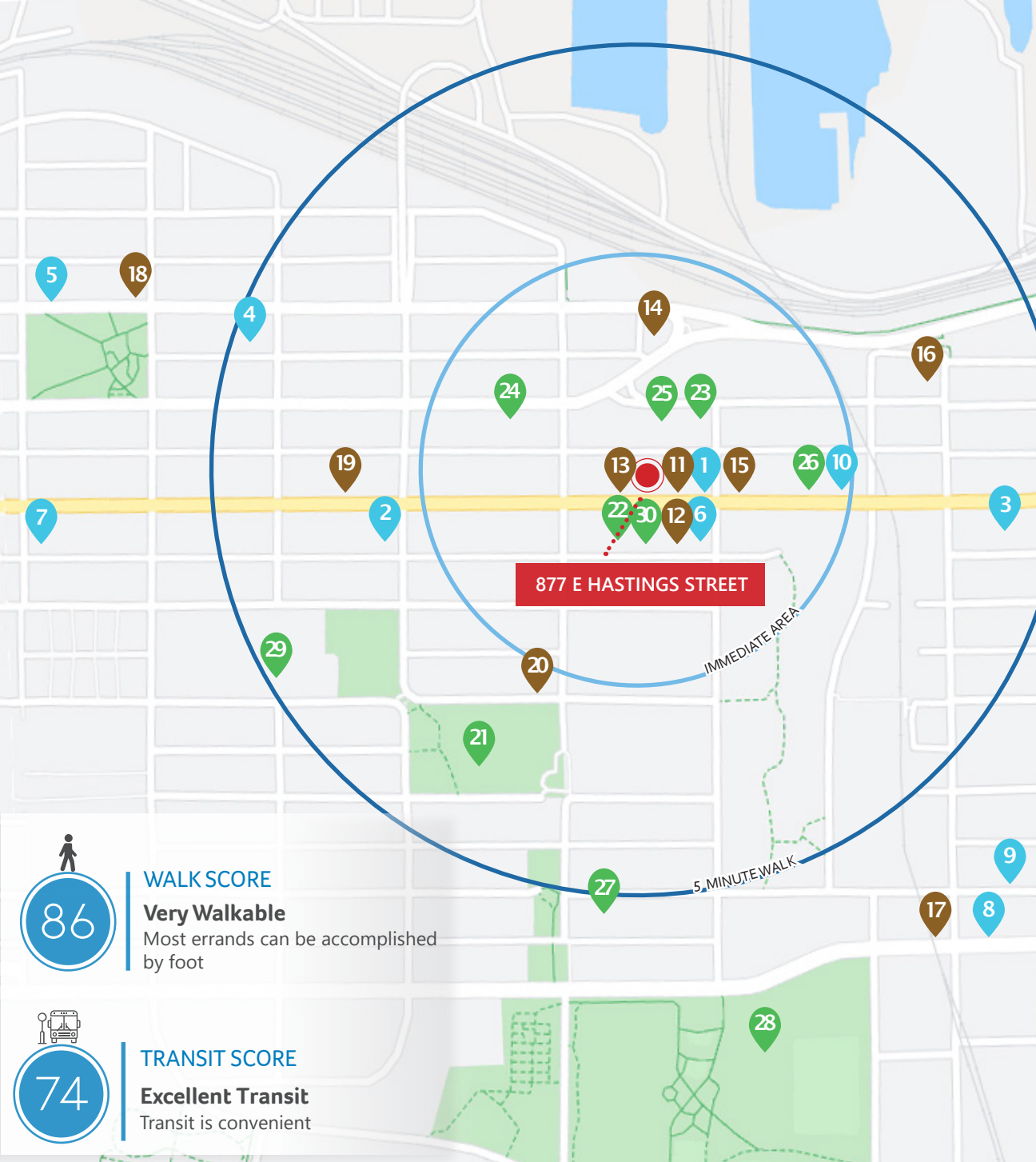
- Turnkey space, ready for immediate use
- Mix of open and enclosed office spaces
- Premises can be demised into three individual units of approximately 1,350 SF – please contact agent for more details



SIZE: ¹	BASIC RENT:	ADDITIONAL RENT:	GROSS RENT:	AVAILABILITY
1,350 SF - 4,253 SF (Approx.)	\$25.00 PSFPA	\$12.87 (2025 est.)	\$13,421.76/month + GST	Immediately

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DINING + COCKTAILS

1. Strathcona Beer Company
2. The Heatley
3. Pink Pearl Chinese Seafood Restaurant
4. Dosanko
5. The Mackenzie Room
6. S2 Cafe House
7. Hanoi Pho
8. Luppolo Brewing Co.
9. Savoury Chef Foods
10. VV Tapas Lounge

COFFEE + CASUAL FARE

11. Prototype Coffee
12. The Garden Strathcona
13. Hype Chocolate Co
14. Starbucks
15. Liquids + Solids
16. Casa Del Caffe
17. La Casa Gelato
18. The Uncommon Cafe
19. Coastal Eden Cafe
20. Wilder Snail

AMENITIES + SHOPPING

21. MacLean Park
22. Article
23. Lordco Auto Parts
24. MakerLabst
25. Clubcard Printing
26. Moonlight Natural Pet Store
27. Union Market
28. Strathcona Park
29. Strathcona Community Centre
30. Wilet



WALK SCORE
86

WALK SCORE

Very Walkable

Most errands can be accomplished by foot

TRANSIT SCORE
74

TRANSIT SCORE

Excellent Transit

Transit is convenient

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