

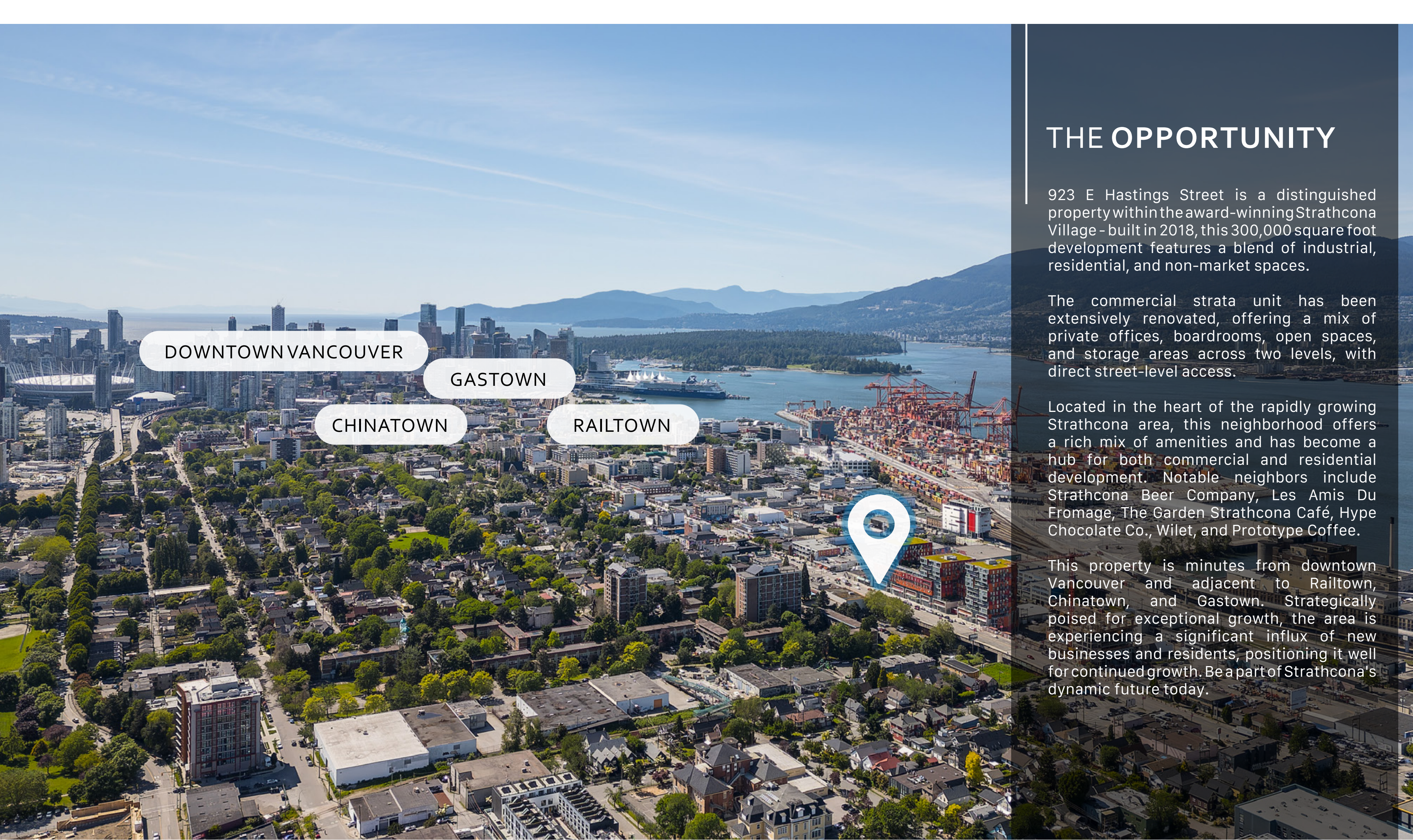
923

E HASTINGS STREET

FOR LEASE

RENOVATED STRATHCONA
FLEX OFFICE & LIGHT
INDUSTRIAL FOCUSED
OPPORTUNITY





THE OPPORTUNITY

923 E Hastings Street is a distinguished property within the award-winning Strathcona Village - built in 2018, this 300,000 square foot development features a blend of industrial, residential, and non-market spaces.

The commercial strata unit has been extensively renovated, offering a mix of private offices, boardrooms, open spaces, and storage areas across two levels, with direct street-level access.

Located in the heart of the rapidly growing Strathcona area, this neighborhood offers a rich mix of amenities and has become a hub for both commercial and residential development. Notable neighbors include Strathcona Beer Company, Les Amis Du Fromage, The Garden Strathcona Café, Hype Chocolate Co., Willet, and Prototype Coffee.

This property is minutes from downtown Vancouver and adjacent to Railtown, Chinatown, and Gastown. Strategically poised for exceptional growth, the area is experiencing a significant influx of new businesses and residents, positioning it well for continued growth. Be a part of Strathcona's dynamic future today.

SALIENT FACTS

Civic Address

923 E Hastings Street, Vancouver BC

Lot Size¹

Main Floor 3,903 SF
Mezzanine 1,493 SF

Total 6,965 SF

Availability

Immediately

Zoning

CD-1 (561) Comprehensive Development

Basic Rent

\$25.00 PSFPA

Additional Rent

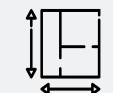
\$11.76 (2024 est.)

¹All sizes are approximate and subject to verification

THE FEATURES



Extensively renovated with contemporary enhancements



Mix of private offices, boardrooms, and open spaces



Storage areas across two levels



Private kitchenette and lunchroom area



Direct street-front access



4 washrooms



3 phase power service



Grade-level loading area



6 reserved secured parking stalls

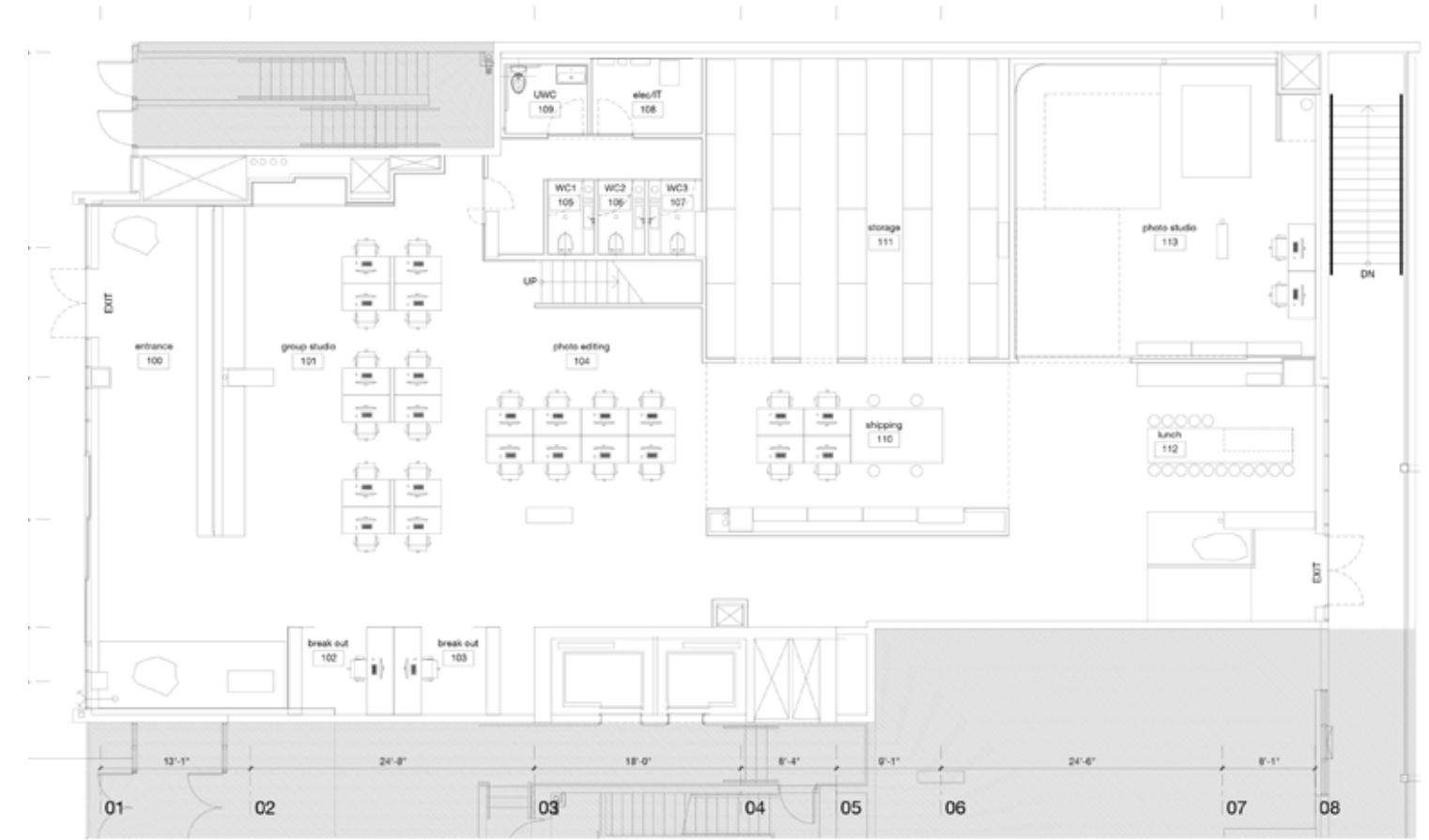


End of trip facilities and bike storage

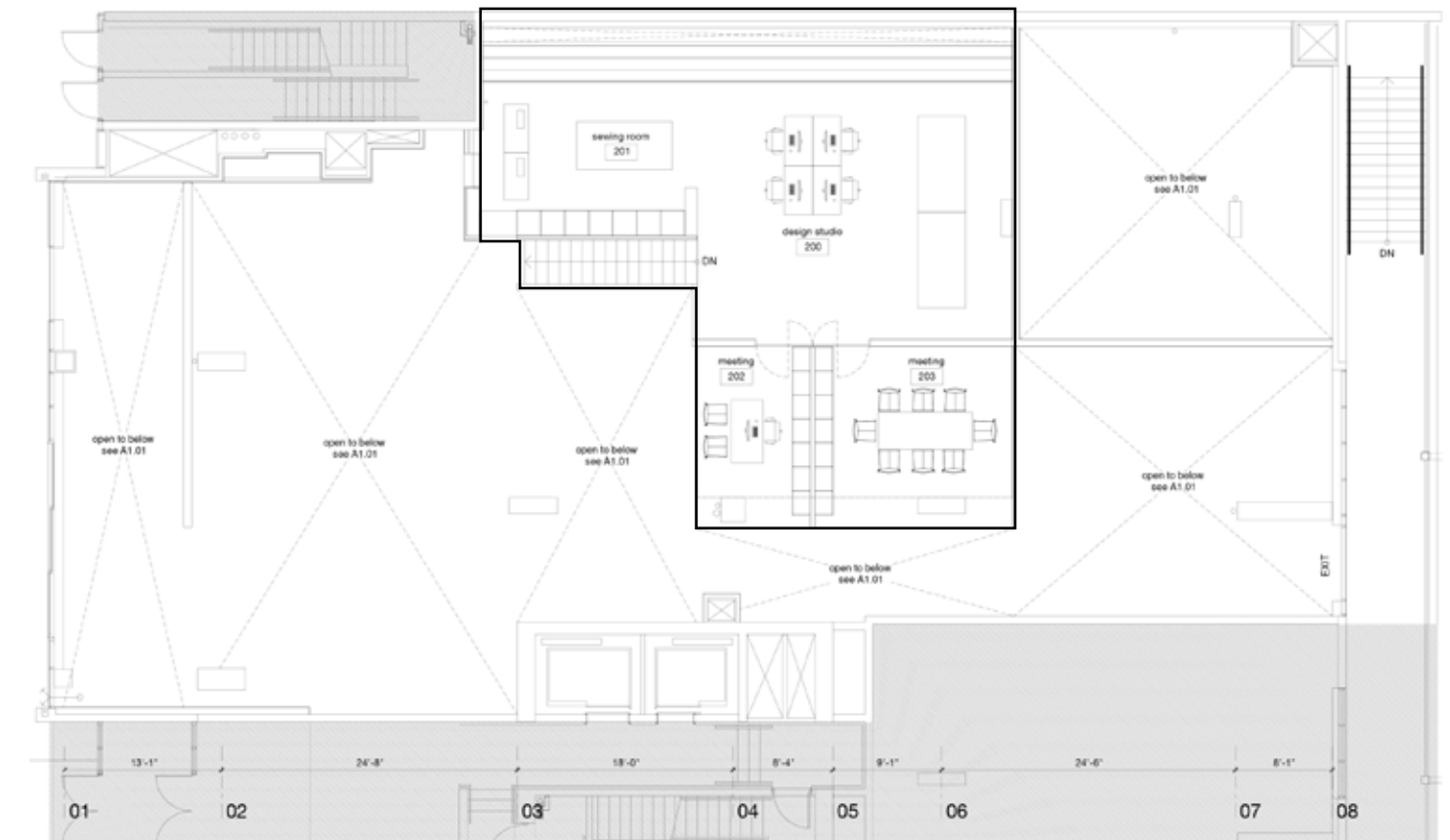
MODERN FLEX OFFICE & LIGHT INDUSTRIAL FOCUSED OPPORTUNITY.



THE FLOORPLANS

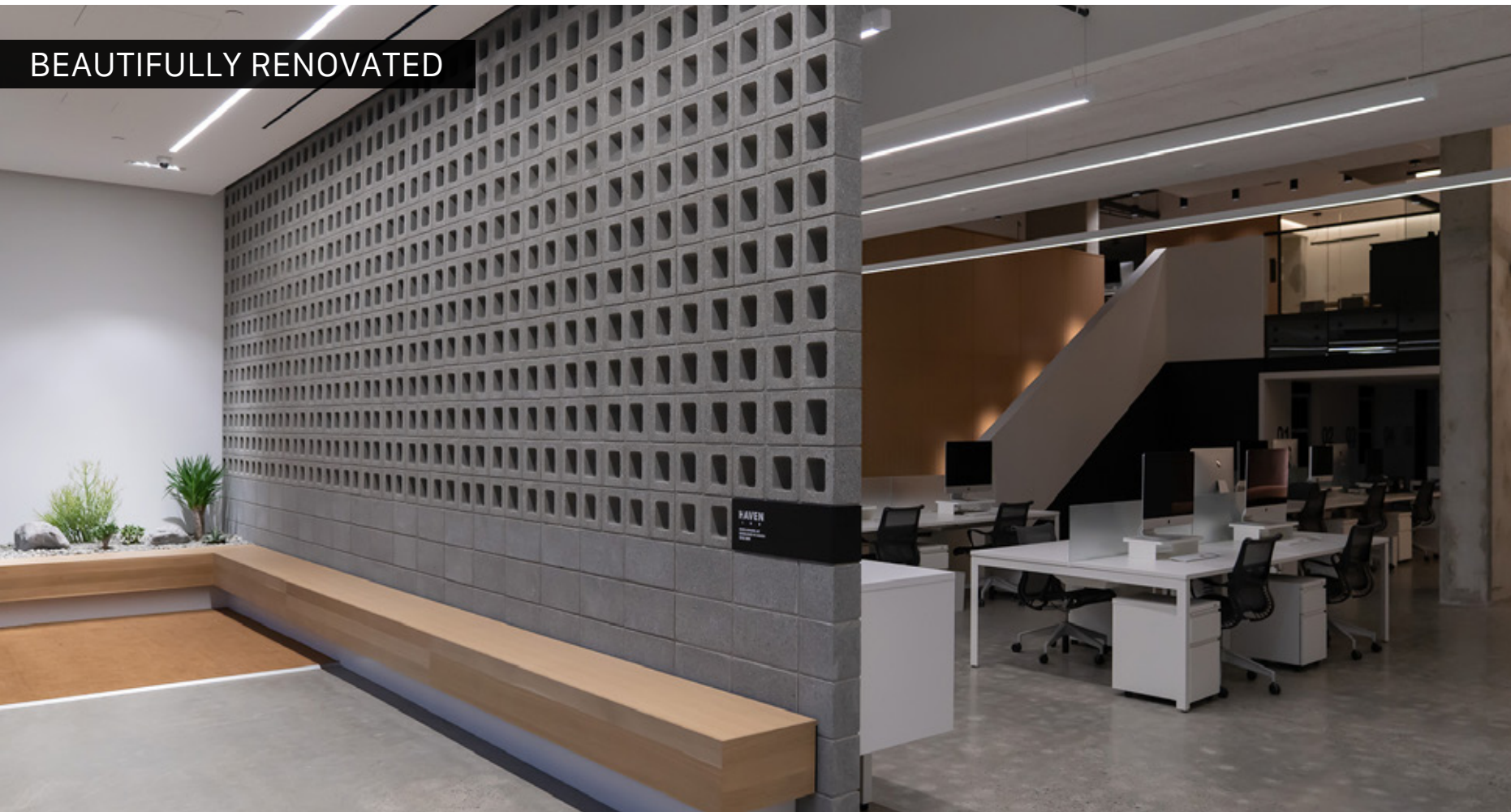


Main Floor



Mezzanine

*Floor plans are not 100% accurate and are subject to verification.



BEAUTIFULLY RENOVATED



PRIVATE OFFICE SPACES



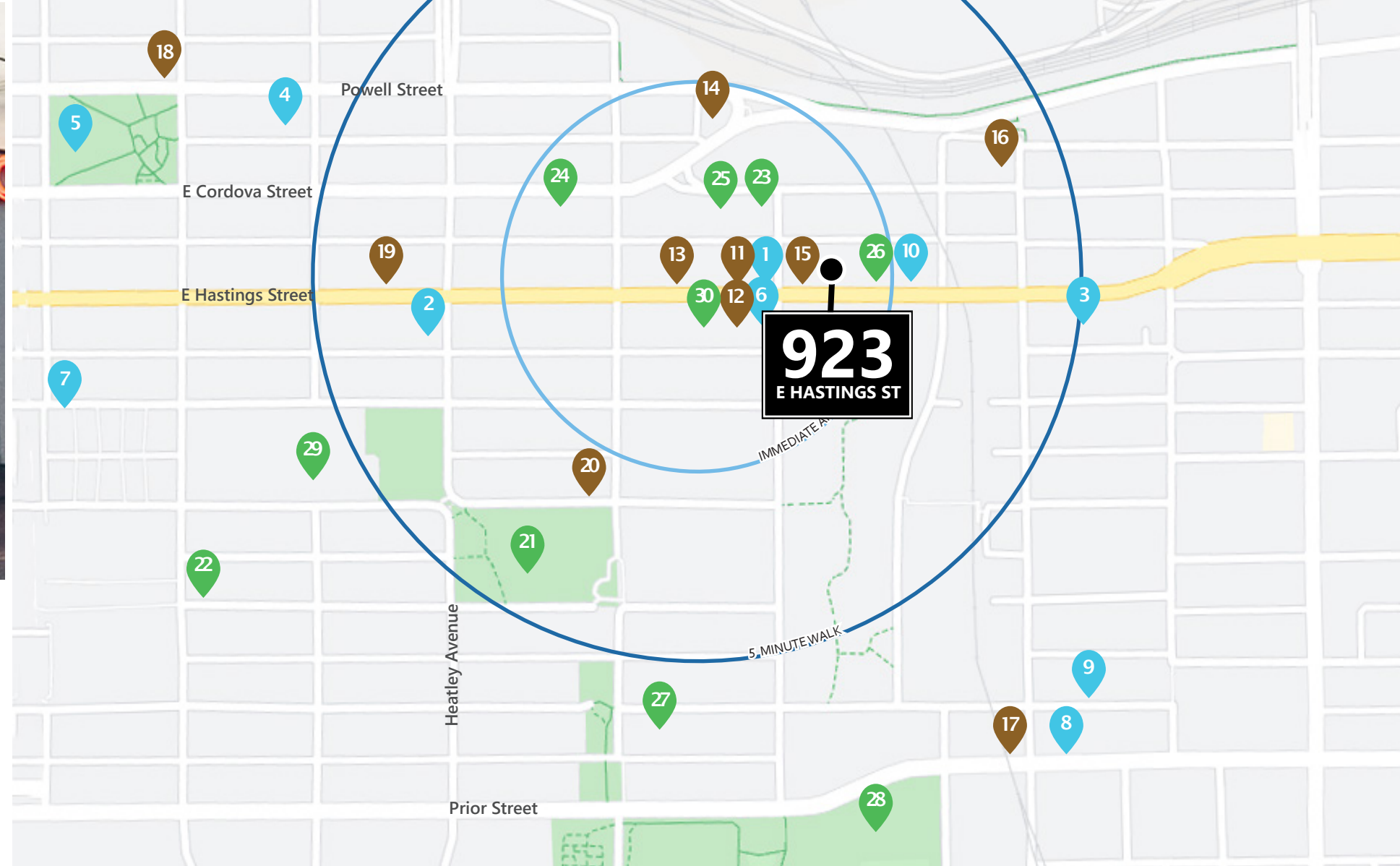
BOARDROOMS



KITCHENETTE



923



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., Willet, 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.

SURROUNDING AMENITIES

DINING + COCKTAILS

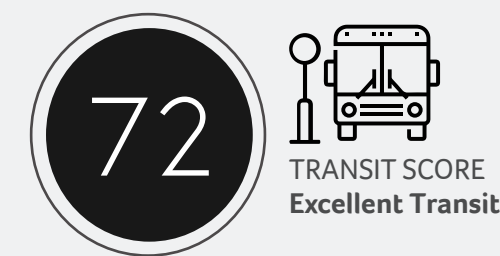
1. Strathcona Beer Company
2. The Heatley
3. Pink Pearl Chinese Seafood Restaurant
4. Dosanko
5. The Mackenzie Room
6. S2 Cafe House
7. Hanoi Pho
8. Luppolo Brewing Co.
9. Savoury Chef Foods
10. VV Tapas Lounge

COFFEE + CASUAL FARE

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

AMENITIES + SHOPPING

21. MacLean Park
22. Finch's Market
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. Willet





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