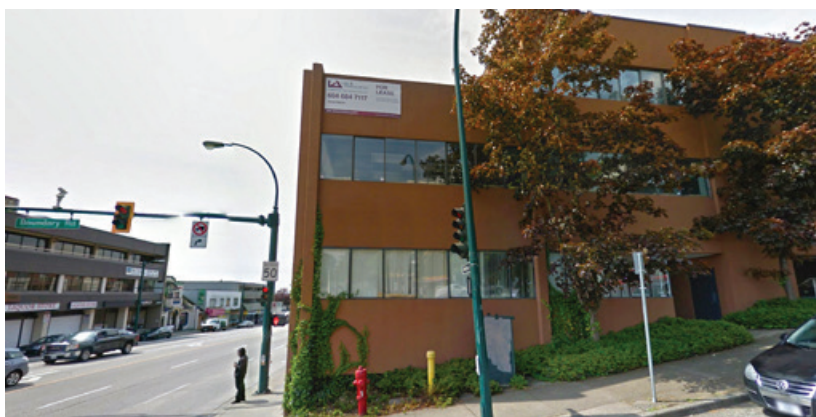


FOR LEASE | OFFICE/RETAIL  
**3683 EAST HASTINGS STREET**  
VANCOUVER, BC



### Location

- ▶ High exposure corner of East Hastings and Boundary Road
- ▶ Close to transit hub
- ▶ Minutes to Burnaby Heights, the East Village and Downtown

### Building Features

- ▶ Attractive lease rates
- ▶ Ample parking

**James Bayley**

Personal Real Estate Corporation

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james.bayley@lee-associates.com



**FOR LEASE | OFFICE/RETAIL**  
**3683 EAST HASTINGS STREET**  
**VANCOUVER, BC**

**Available Area**

Floor	Size
Restaurant	<b>LEASED</b>
CRU 3	<b>LEASED</b>
2nd Floor	2,500 SF

**Features**

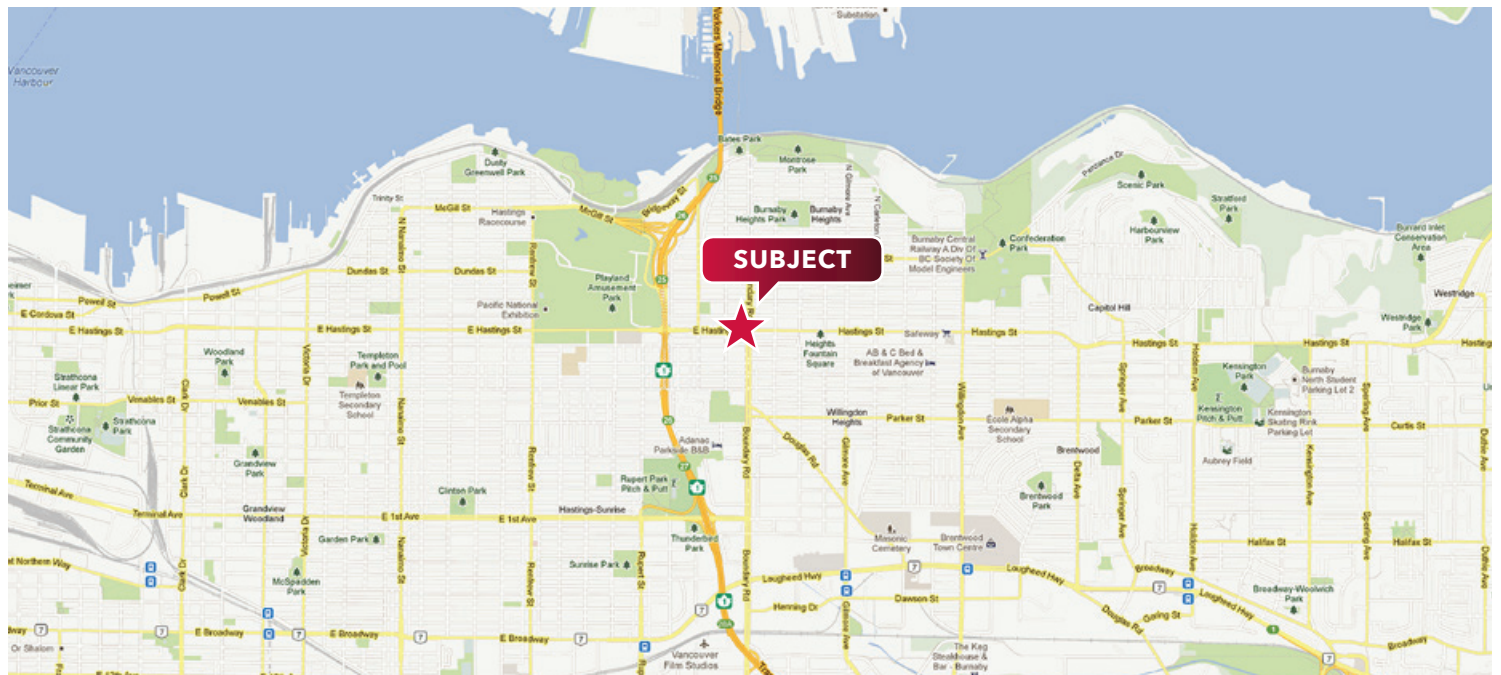
- ▶ Close proximity to transit and Downtown Vancouver
- ▶ Air conditioned
- ▶ Elevator service
- ▶ Ample parking
- ▶ Patio opportunity

**Zoning**

C-2C

**Lease Rate**

Retail – \$25.00 PSF net  
 Office – \$22.00 PSF net



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