

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

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- ▶ **High Exposure Corner of East Hastings and Boundary Road**
- ▶ **Close To Transit Hub**
- ▶ **Affordable Lease Rates**

James Bayley

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Available Areas

Unit	Type	Size
CRU 4	Retail	699 SF
CRU 6	Retail	2,304 SF
2nd floor	Office	2,500 SF

Zoning

C-2C

Basic Lease Rates

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

Taxes & Operating Costs

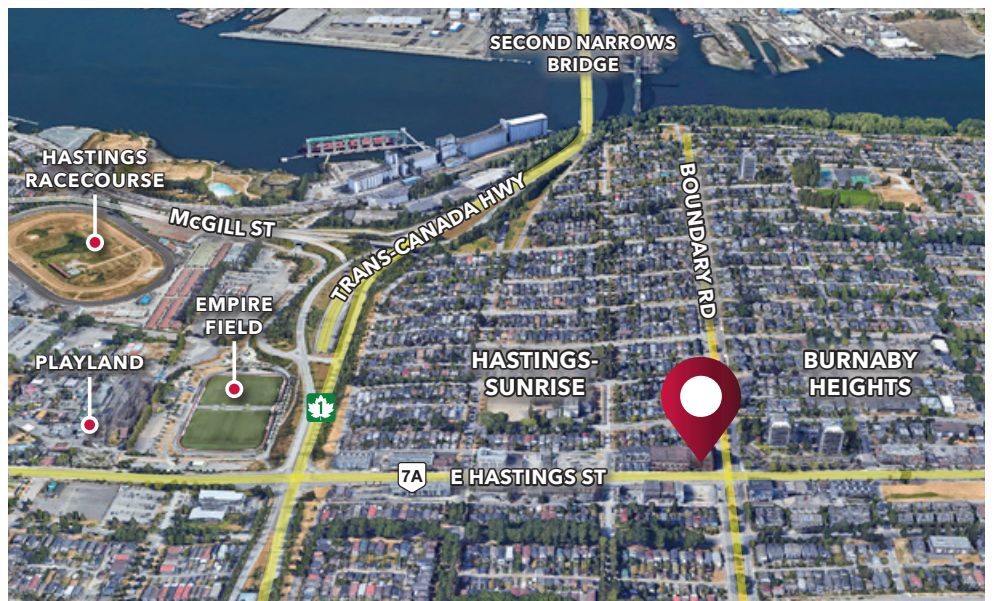
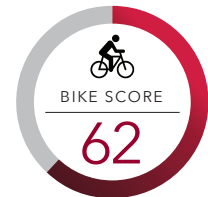
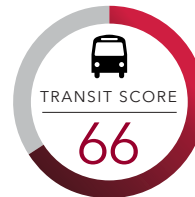
\$13.00 PSF (2024 estimate)

Highlights

- ▶ Proximity to major transit routes and Kootney Bus Loop
- ▶ Three new rental projects within one block and 268+ units
- ▶ Ample parking
- ▶ Signage opportunities
- ▶ Attractive lease rates

Location

The subject property is prominently located on the corner of East Hastings Street and Boundary Road in Vancouver BC, at the crossroads between the popular and trendy Burnaby Heights, and Hastings Sunrise neighborhoods. Excellent transit solutions along Hastings Street, Boundary Road and the Kootney Bus Exchange give convenient access to/from Downtown, SFU, North Vancouver, and Burnaby.



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