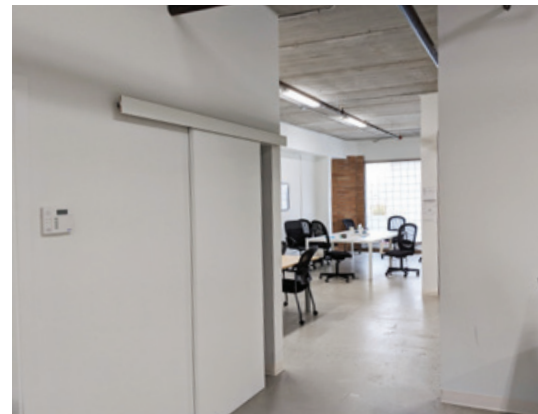


FOR SUBLEASE | STRATHCONA OFFICE  
UNITS 303, 304 & 308 - 877 EAST HASTINGS STREET  
VANCOUVER, BC



- ▶ **1,200 - 4,253 Sq. Ft. Modern Solid Concrete Building in Trendy Strathcona**
- ▶ **May Be Subdivided**

### Location

The subject property is located on the north side of East Hastings Street between Hawks and Campbell Avenue, three blocks west of Clark Drive. Only two kilometres from the Downtown Core, the property is centrally located in the rapidly transforming Strathcona neighbourhood, a few blocks from Chinatown, Railtown, and the Clark Drive industrial areas. Major tenants in the area include Strathcona Beer Company, The Garden Cafe, Les Amis du Fromage, CF Interiors, Starbucks, Pink Pearl Chinese Seafood, The Heatley, and Vancouver Public Library.

### Highlights

- ▶ Underground parking
- ▶ High tech finishes
- ▶ Harbour views
- ▶ Potential shared space opportunity

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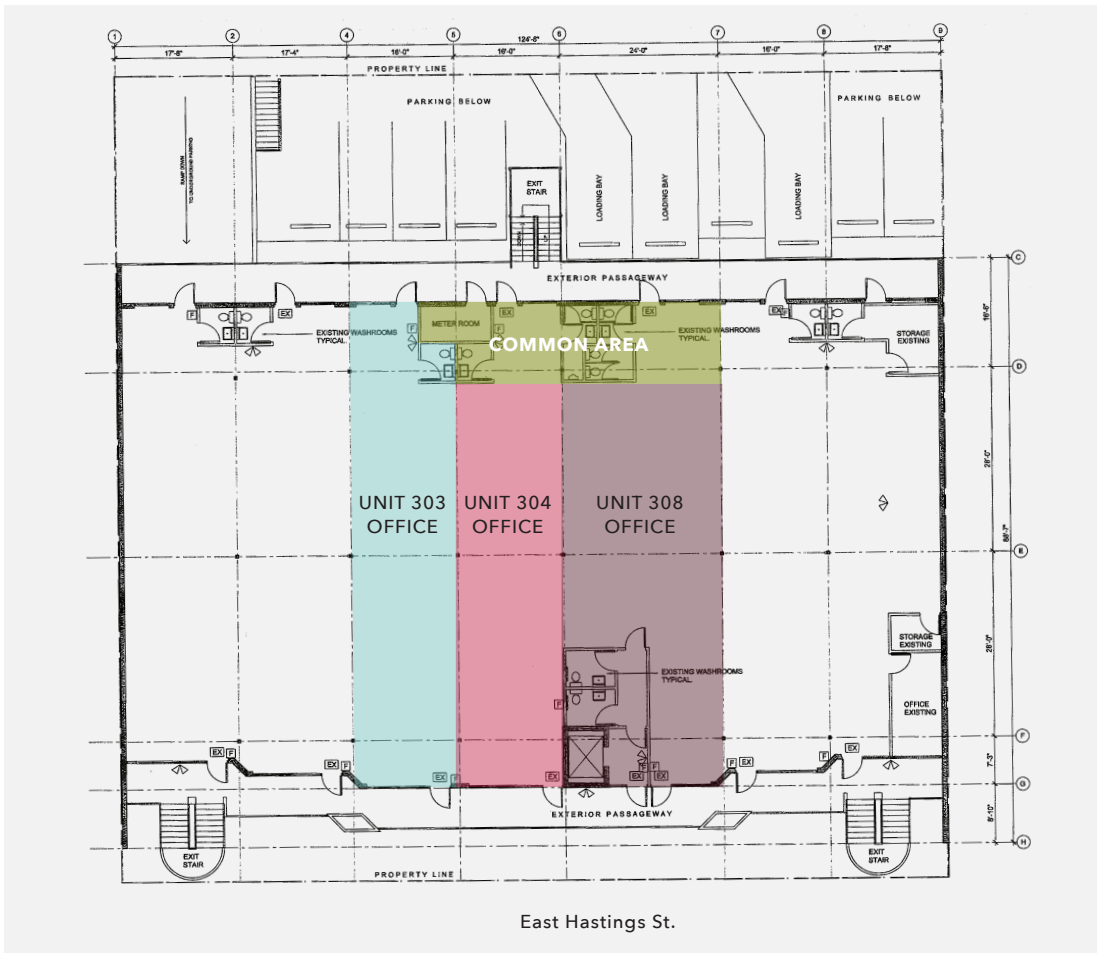
**Features**

- ▶ Underground secure parking available
- ▶ Excellent transit access
- ▶ Views from the upper floor
- ▶ Passenger elevator with two outside staircases
- ▶ Units with self-contained washrooms
- ▶ Visitors' surface parking at rear of building
- ▶ Ample street parking

**Available Space**

1,200 - 4,253 Sq. Ft. approximately

**Floor Plan**



**Basic Rent**

Contact broker

**Additional Rent (Estimate)**

\$10.00 per sq. ft. per annum plus utilities

**Term Expiry**

February 27, 2023

**Availability**

Immediate



The Heatley



CF Interiors



Strathcona Beer Company



Vancouver Public Library

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