

FOR LEASE | OFFICE  
**440 WEST HASTINGS STREET**  
VANCOUVER, BC

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- ▶ **Low Lease Rates**
- ▶ **Creative Space**
- ▶ **Great Transit – 4-minute Walk to Waterfront Station**

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CELEBRATING OVER  
  
YEARS IN VANCOUVER





**Zoning**

DD (Downtown District)

**Features**

- ▶ Building Intercom access
- ▶ High ceiling with large opening windows
- ▶ Air conditioning for most units
- ▶ Character loft style space
- ▶ Units 300 and 350 have kitchenettes and air conditioning
- ▶ Transit options:
  - ▶ 4-minute walk to Waterfront Station and Seabus/SkyTrain
  - ▶ Two block walk to R5 Rapid Bus
  - ▶ Local buses located on Hastings, Pender and Cordova

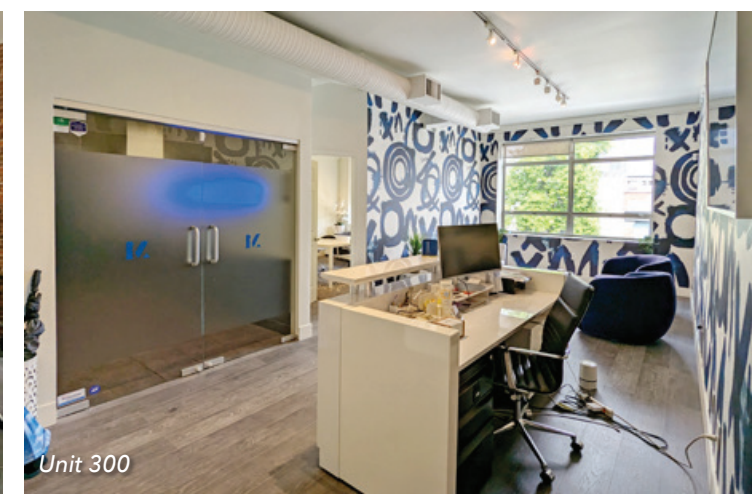
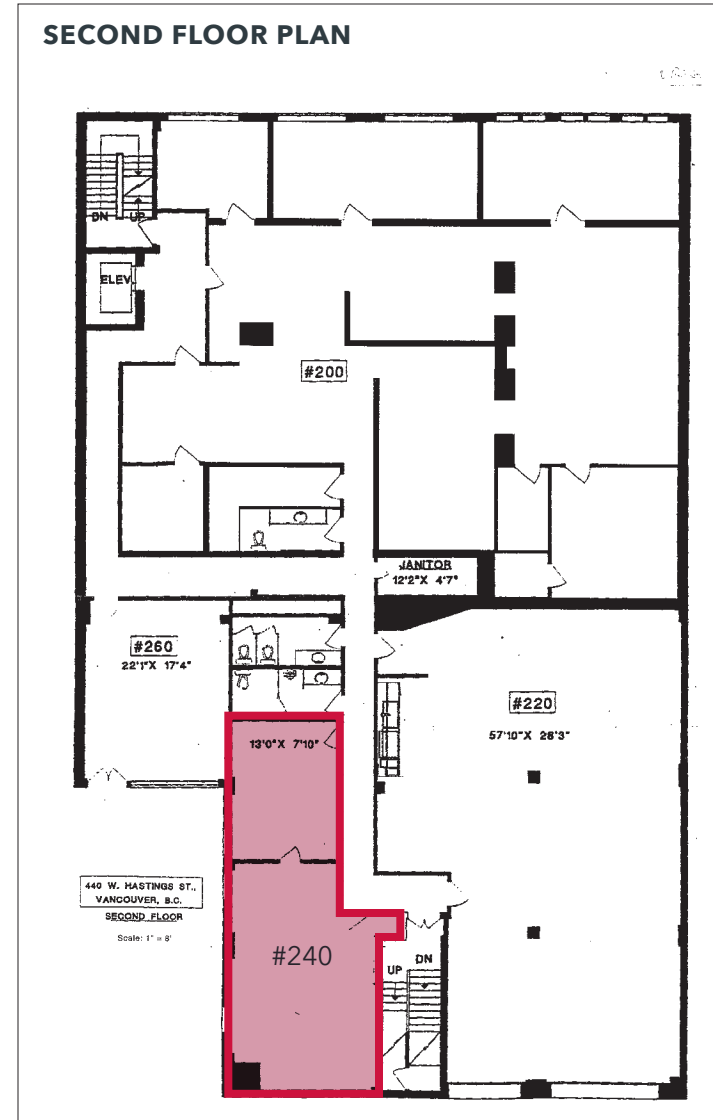
**Available Areas**

Unit	Rentable Area	Gross Monthly Rent	Availability
300	2,670 SF*	\$9,500 per month	30 days
350	832 SF	\$2,150 per month	Immediate
240	853 SF	\$1,950 per month	Immediate

\*Additional space may be available

**Additional Rent**

Unit 300 has separately metered utilities. Units 240 and 350 pay an estimated \$150 per month for utilities. Tenants pay janitorial and their proportionate share of building expenses over base year 2024. Base year expenses, including 2024, are included in the monthly rent.







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