



- ▶ **853 SF Affordable, Vintage, High Ceiling, Creative Office Space**
- ▶ **Excellent Transit Access – Two Blocks from Waterfront Station**

### Location

The subject property is located on the south side of Hastings Street between Richards and Homer Streets. It is situated one half block east of Harbour Centre in the Victory Square district of Gastown in Downtown Vancouver.

### Highlights

- ▶ Eclectic character, high ceiling, brick & beam office space
- ▶ Transit friendly walking distance to SkyTrain, Canada Line, Seabus, and West Coast Express
- ▶ Corner suite offers large opening windows in all rooms
- ▶ Willing to sell existing furniture, computer screens, and internet set up
- ▶ Windows in every room as on corner of building
- ▶ Secure intercom building access system

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FOR LEASE | OFFICE  
SUITE 240 - 440 WEST HASTINGS STREET  
VANCOUVER, BC



**Zoning**

DD (Downtown District)

**Features**

- ▶ High ceiling loft style offices
- ▶ Common area washrooms
- ▶ Brand new elevator
- ▶ Vintage secure lobby entrance
- ▶ Very creatively designed space
- ▶ Windows in every room



**Available Space**

Suite 240 – approximately 853 SF

**Lease Rate**

\$2,400 per month plus GST

**Additional Rent**

The tenant is responsible for \$150 per month for all utilities plus GST as well as janitorial and its proportionate share of the escalation in building operating expenses and property taxes over the 2022 base year which are already included in the Lease Rate for 2022.

**Availability**

May 1, 2023

**Second Floor Plan**

