

FOR SUBLEASE

14TH FLOOR
1177 W. HASTINGS STREET
VANCOUVER, BC



CUSHMAN &
WAKEFIELD

11,564 SF / FULL 14TH FLOOR

EFFICIENT PLUG & PLAY VIEW SPACE





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14TH FLOOR | 1177 W. HASTINGS STREET
VANCOUVER, BC

PREMISES OVERVIEW

PREMISES SIZE

Full 14th floor: 11,564 sf

*Potential to Combine with the 15th floor for 23,171 sf contiguous

ASKING RENT

Please contact the listing agents for details

TAXES AND OPERATING COSTS

\$26.08 psf/pa (2023 Estimate)

SUBLEASE EXPIRY

December 30, 2025 (longer term available)

FURNITURE

Available

PARKING

1 stall per 1,000 sf

BUILDING DESCRIPTION

1177 West Hastings Street is located adjacent to the Coal Harbour Waterfront, offering direct access to the Seawall and stunning views. The building is well positioned within a 5-minute walk to Waterfront Station with direct access to Expo Line, Canada Line, Seabus, and the West Coast Express.

BUILDING FEATURES

- Renovations in planning: new lobby/coffee shop, boardroom/lounge, fitness facility
- Shower facilities/end-of-trip
- Secured bike storage
- Card key access to building and elevators and 24/7 security and concierge

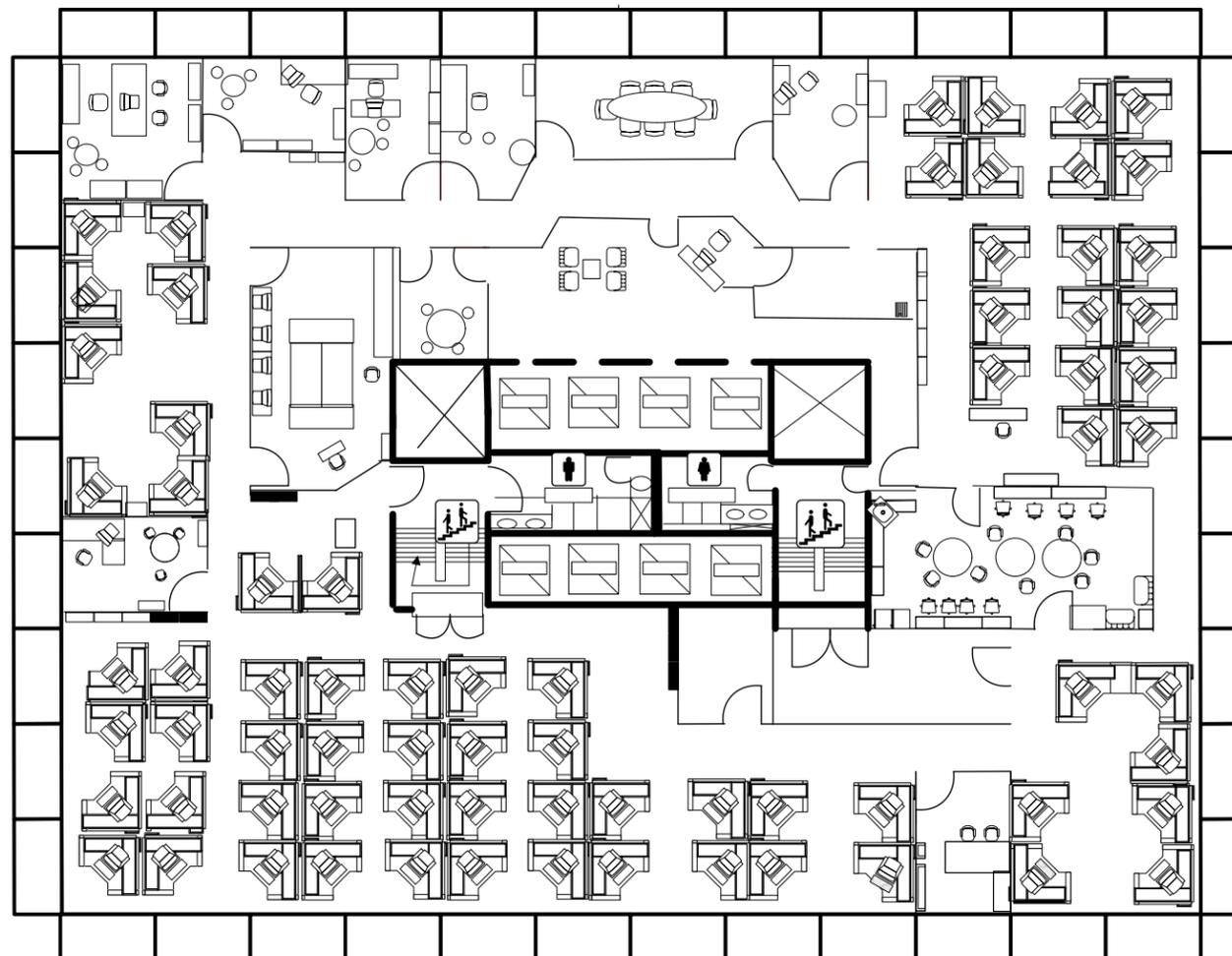
SPACE FEATURES

- Stunning, unobstructed waterfront and North Shore mountain views
- Recently upgraded LED lighting throughout the premises - very bright
- Non-crossover floor, direct elevator access
- 72 workstations, 7 offices/breakout rooms
- Large kitchen/lounge
- Large boardroom, 2 meeting rooms
- Reception



RECENTLY UPDRADED LED LIGHTING

14TH FLOOR
11,564 SF



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NEARBY AMENITIES (1 KM RADIUS)

 **+179** RESTAURANTS

 **+125** CAFES

 **+41** BARS & PUBS

 **+586** RETAIL & SERVICES

 WALK SCORE **98** WALKER'S PARADISE

 TRANSIT SCORE **100** RIDER'S PARADISE

 BIKE SCORE **90** BIKER'S PARADISE

Exclusively Listed By

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*Bart Corbett is licensed with BG Corbett Realty Advisors Ltd.
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