



744

WEST HASTINGS STREET

**LEASING INQUIRIES**

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# 744

## WEST HASTINGS STREET

Situated at the southeast corner of West Hastings and Howe Streets, The Pacific Building offers an unbeatable downtown location. Close to public transit options including the Canada Line, SkyTrain, West Coast Express, and Seabus, as well as major hotels, shopping, and office complexes, it's an ideal spot for both convenience and accessibility. Ample parking is available nearby, and cyclists can take advantage of secure bike lock-up facilities, day-use lockers, and showers on the lower level.

Additional tenant amenities include a bookable boardroom and a gym. The building also offers basement storage, recycling services, and features HVAC in all suites. It was proudly BOMA Go Green Certified in May 2006, underscoring its commitment to environmental sustainability.

Retail tenants in the building include Breka Bakery, The Ordinary Beauty Company, and Bang & Olufsen, adding to the vibrant mix of offerings in the area.

### BUILDING DETAILS

#### ADDITIONAL RENT

\$17.77 PSF PER ANNUM (2024 EST.)

#### MANAGEMENT FEE

6% BASE RENT

#### ZONING

DD - DOWNTOWN DISTRICT

### UNIT SPECS

- » HVAC for year round comfort
- » 24/7 controlled access
- » Modern roller blinds
- » Oversized operable windows
- » Fully Sprinklered
- » Pre-wired with Fibre Optic



## BUILDING AMENITIES

- » Fitness centre
- » End-of-trip showers and change rooms
- » Bookable tenant boardroom
- » Secured bike storage on P1
- » Storage Lockers available for rent
- » On-site building management
- » Monitored CCTV (24/7)
- » Secured fob entry
- » Canada Post Box in the Lobby



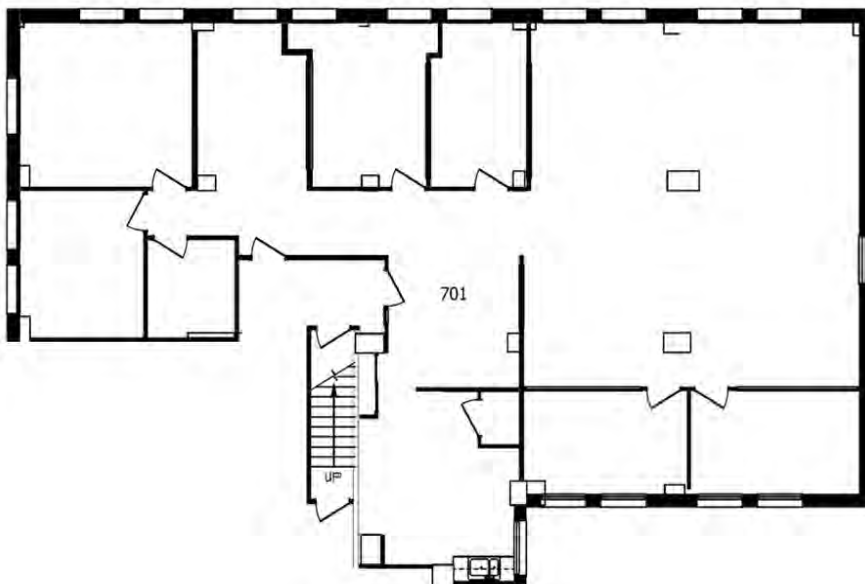
## UNIT 701

3,442 SQUARE FEET

- » 1 Boardroom
- » 6 Private offices
- » Private kitchenette & dining area
- » Open concept collaborative area
- » Roller blinds
- » Oversized, operable windows
- » HVAC
- » Fibre Optic connection
- » 24/7 secured access



TAKE A VIRTUAL TOUR



## SALIENT DETAILS

### BASIC RENT

\$27.00 PSF

### ADDITIONAL RENT

\$17.77 PSF

### MANAGEMENT FEE

6% BASIC RENT

### GROSS MONTHLY RENT

\$13,306

### AVAILABLE

Immediately

