

# FOR LEASE

# 744 WEST HASTINGS STREET

MODERNIZED OFFICE BUILDING IN THE HEART OF DOWNTOWN VANCOUVER AT THE CORNER OF WEST HASTINGS STREET & HOWE STREET

#### **LEASING INQUIRIES**

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#### 744 WEST HASTINGS STREET

#### **BUILDING FEATURES**



HVAC for year round comfort



24/7 secured access and monitored CCTV



Building amenities include a fitness centre, secure bike room, bookable boardroom, and storage lockers



End of trip facilities and day lockers



Canada Post box in the lobby

#### LOCATION



**Excellent Transit:** Nearby bike paths, multiple bus routes, and the Skytrain, Expo Line & Seabus at Waterfront Station



**Recreational Spaces:** Canada Place, TCC Pedestrian Plaza, Victory Square, Gastown Steamclock, Waterfront Seawall



Restaurants & Cafes: Breka, Miku Hydra, The Keg, Palate Kitchen, Cafe Artigiano, The Vancouver Club, Lions Pub, Starbucks



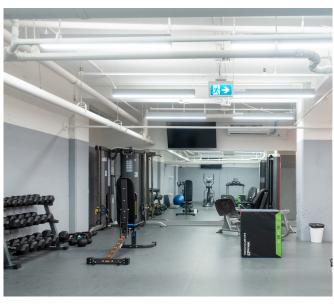
Business Services: BMO, Scotiabank, Royal Bank of Canada, TD Bank, Service Canada





## **BUILDING AMENITIES**















### #505 - 744 WEST HASTINGS STREET

RENTABLE AREA	2,577 sf
AVAILABLE	November 1, 2025
BASIC RENT	\$27.00 PSF per annum
ADDITIONAL RENT	\$16.74 PSF (2025 est.) + 6% Basic Rent Mgmt Fee
MONTHLY	\$9,741 + GST

- » Three private offices
- » One boardroom
- » Modern kitchenette
- » Corner unit
- » Dedicated storage
- » LED lighting throughout

