



FOR LEASE

744 WEST HASTINGS STREET

Modernized office building in the heart of Downtown Vancouver on the corner of West Hastings & Howe, located two blocks from waterfront station

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



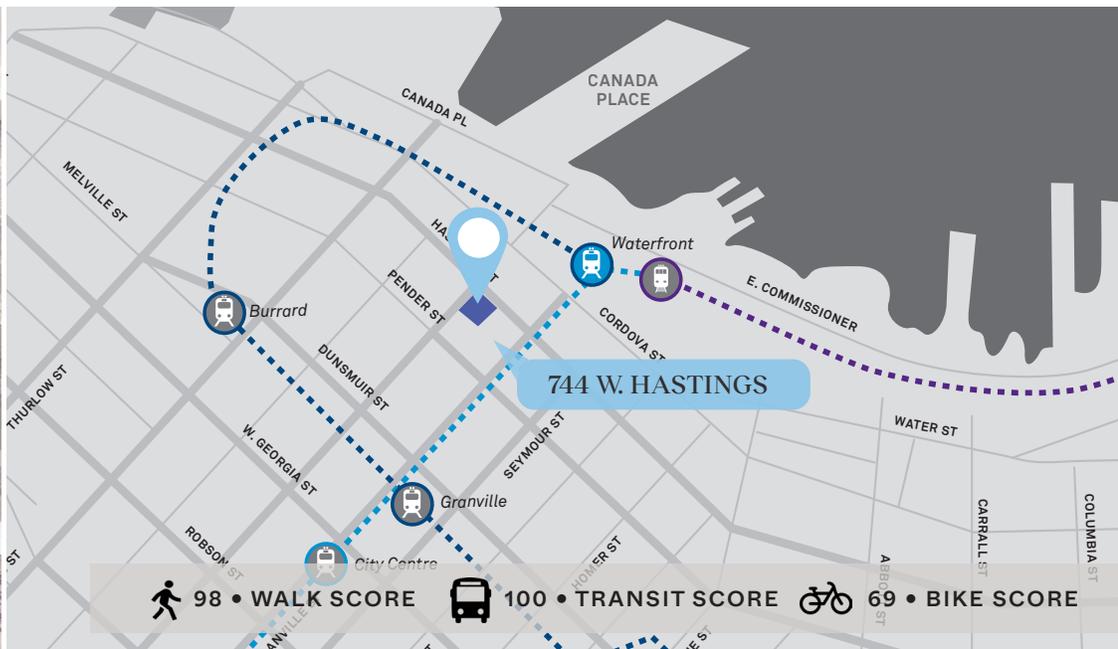
Recreational Spaces: Canada Place, TCC Pedestrian Plaza, Victory Square, Gastown Steamclock, Waterfront Seawall



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



98 • WALK SCORE



100 • TRANSIT SCORE



69 • BIKE SCORE

744 WEST HASTINGS - BUILDING AMENITIES

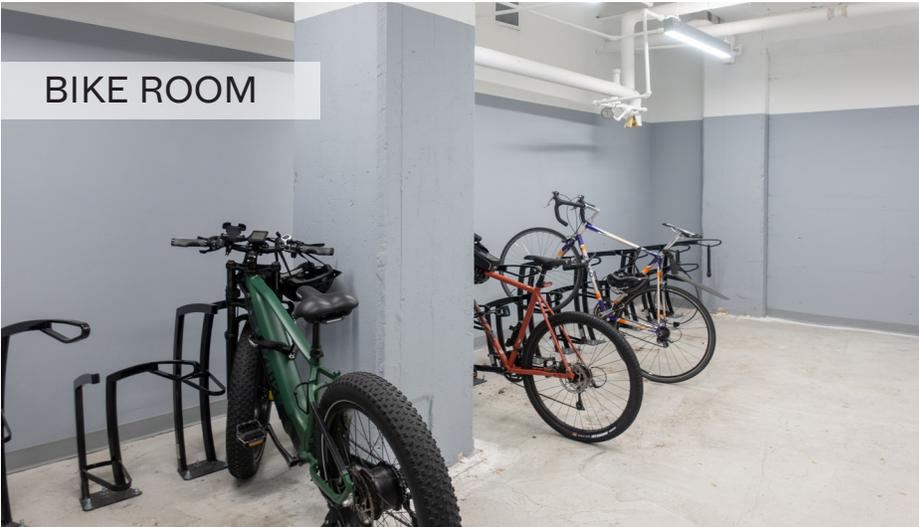
FITNESS CENTRE



BOOKABLE BOARDROOM



BIKE ROOM



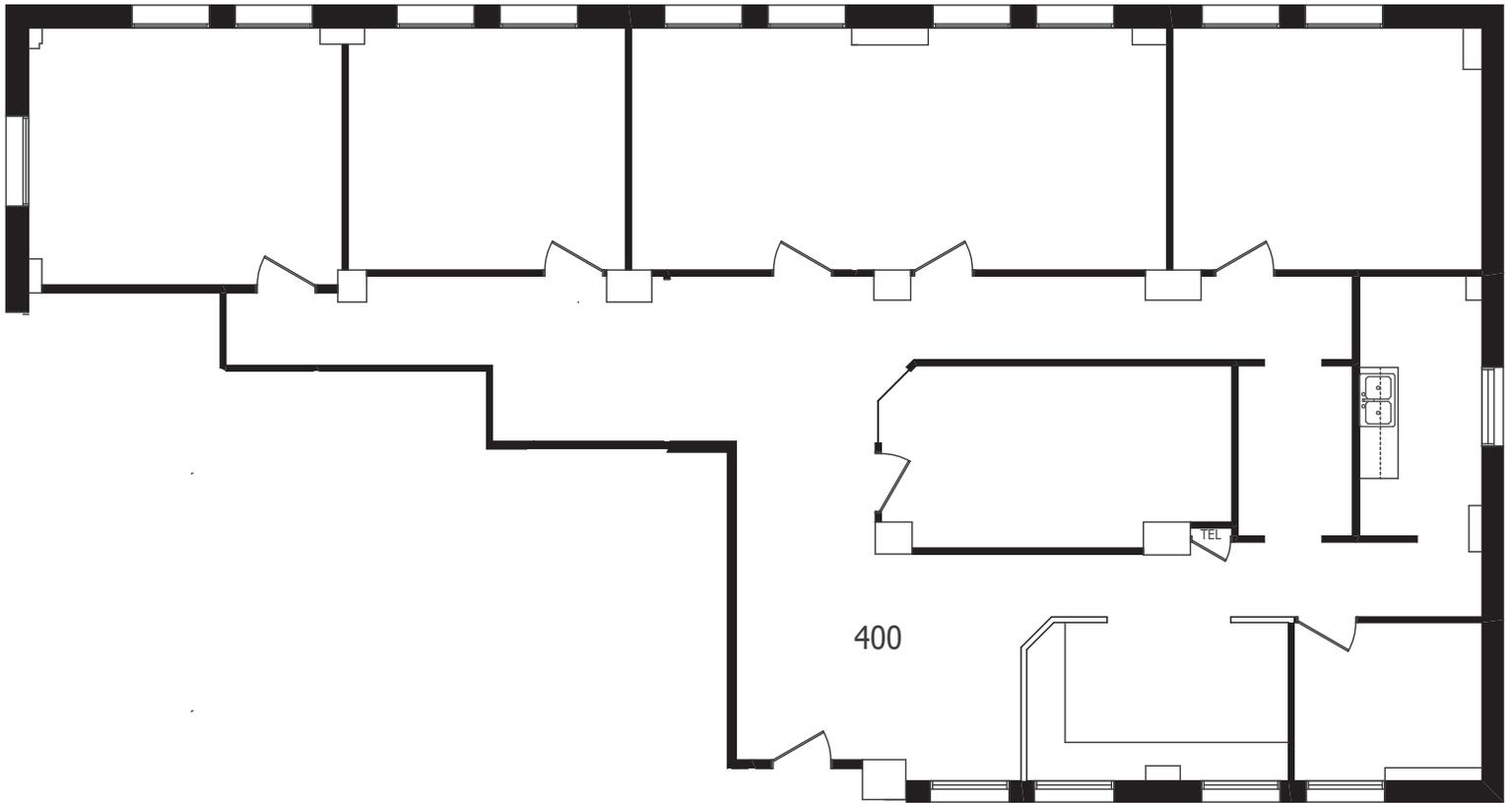
CANADA POST IN LOBBY



#400 - 744 WEST HASTINGS STREET

RENTABLE AREA	2,840 sf
AVAILABLE	July 1, 2026
BASIC RENT	\$27.00 PSF per annum
ADDITIONAL RENT	\$16.58 PSF (2026 est.) + 6% Basic Rent Mgmt Fee
MONTHLY	\$10,697 + GST

- » Four large private offices
- » Three boardrooms / training rooms
- » Staff kitchen with stainless steel appliances
- » Dedicated Reception with signage opportunities
- » Corner unit with ample natural lighting
- » LED lighting & modern finishes throughout



Unit #400 2,784 sf

