

FOR LEASE

877 E HASTINGS STREET

Prime Strathcona Office/Showroom Opportunities



THE LOCATION

The property is located on the north side of East Hastings Street in the heart of vibrant Strathcona. A neighbourhood celebrated for its creative spirit and community charm. Just minutes from Downtown and next to Railtown, Chinatown, and Gastown, this area blends heritage character with fresh growth.

Steps away, you'll find local favourites like Strathcona Beer Company, Les Amis Du Fromage, The Garden Strathcona Café, Article, and Prototype Coffee. One block east, Strathcona Village by Wall Financial has brought 350 new homes and over 60,000 SF of commercial space, adding even more energy to the neighbourhood.

With a growing mix of residents, businesses, and amenities, this location is at the centre of an exciting transformation. A place where community and opportunity come together.

THE FEATURES



Newly renovated building located in trendy Strathcona



Natural light from windows on both sides of the premises including harbour and mountain views



Passenger elevator access



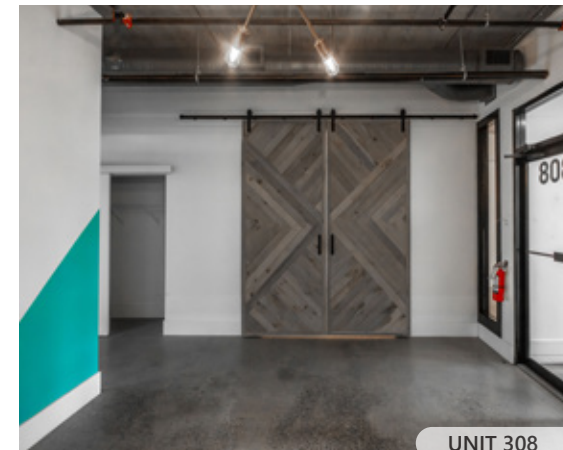
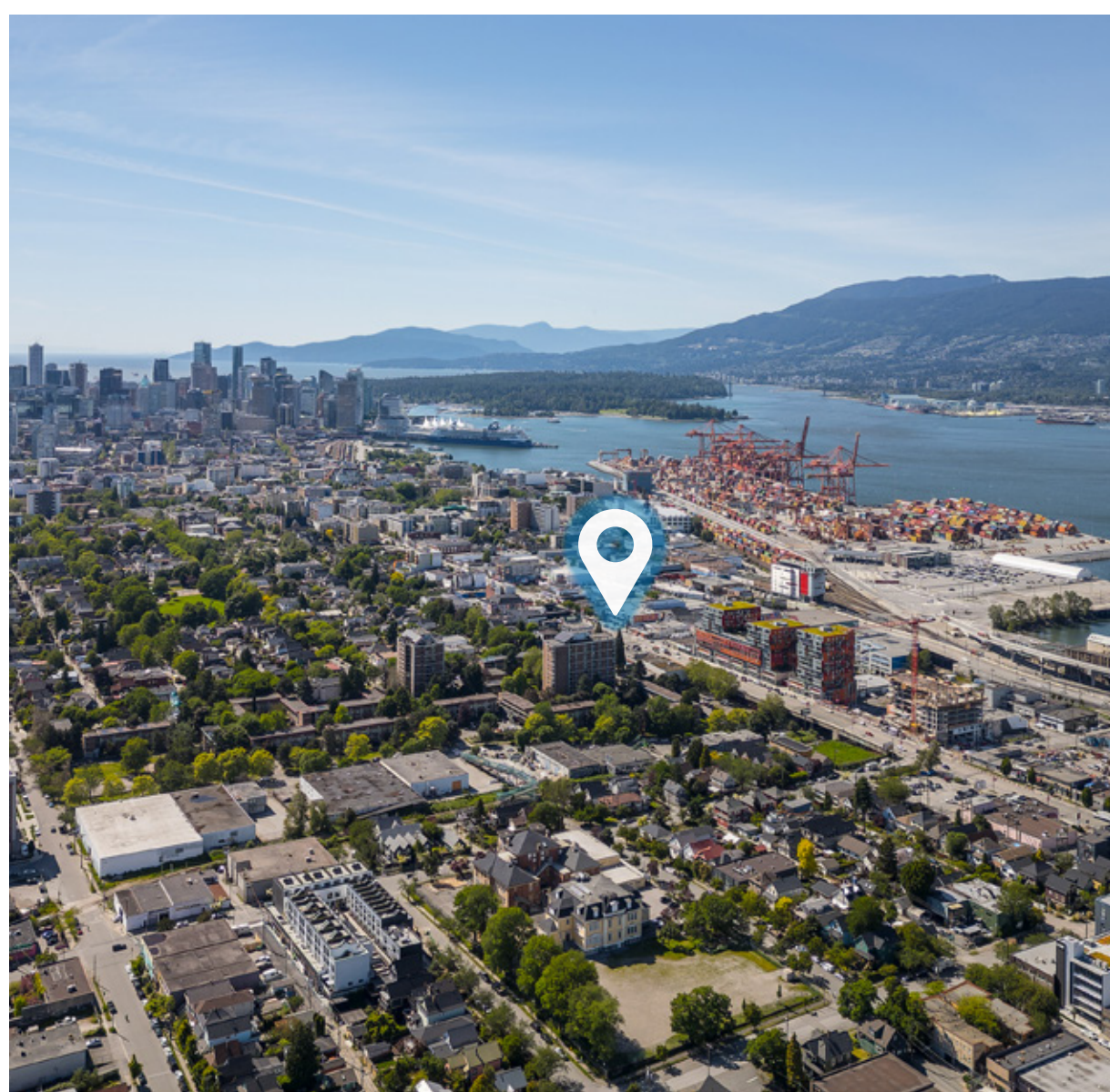
Dedicated in-suite washrooms and private kitchenette available

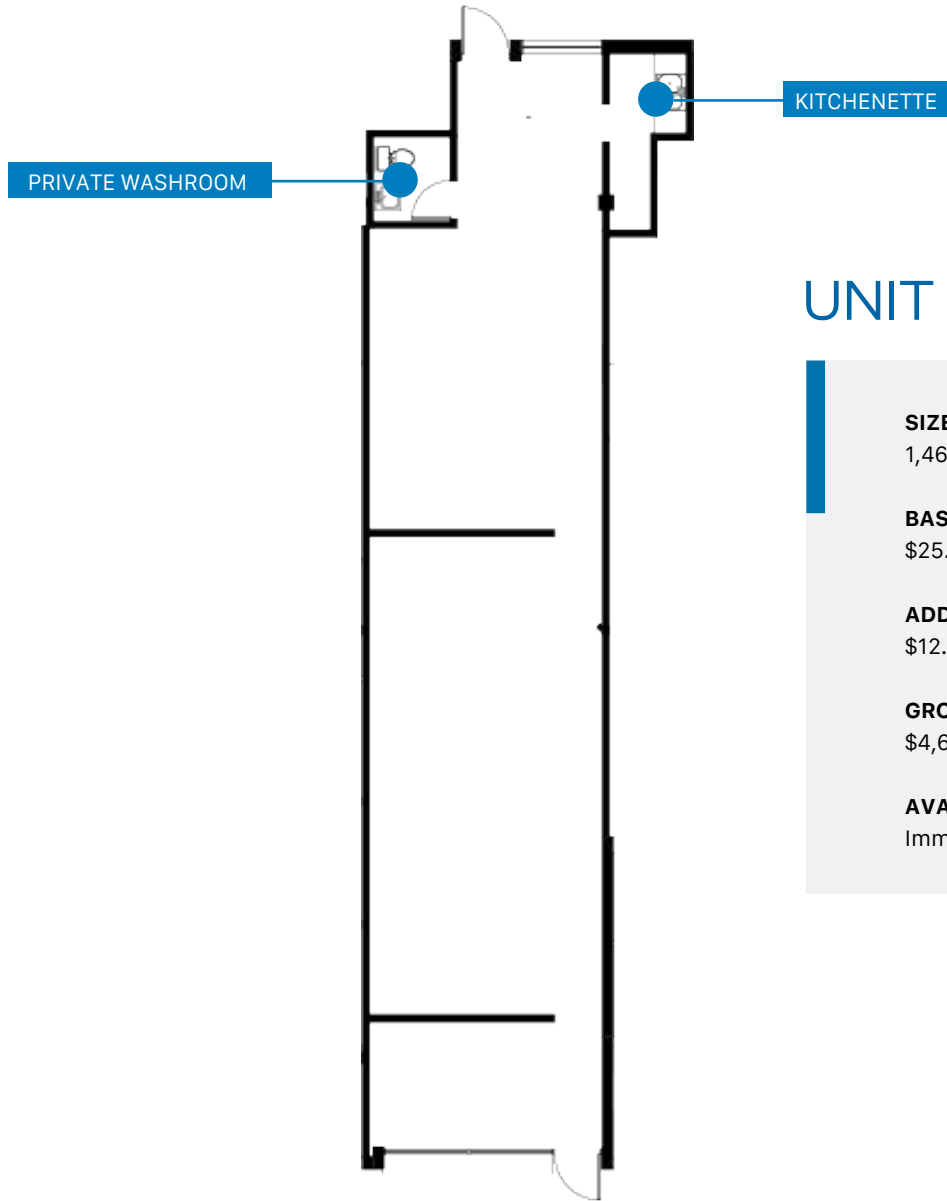
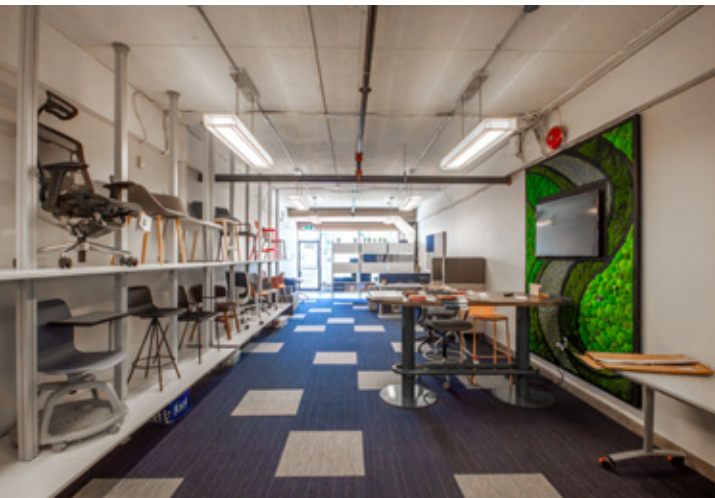


One secured underground parking stall available with additional stalls potentially available at market rates



Strategically located with excellent transit accessibility and ongoing neighbourhood growth from multiple developments in the immediate area





UNIT 204

SIZE
1,465 SF (Approx.)

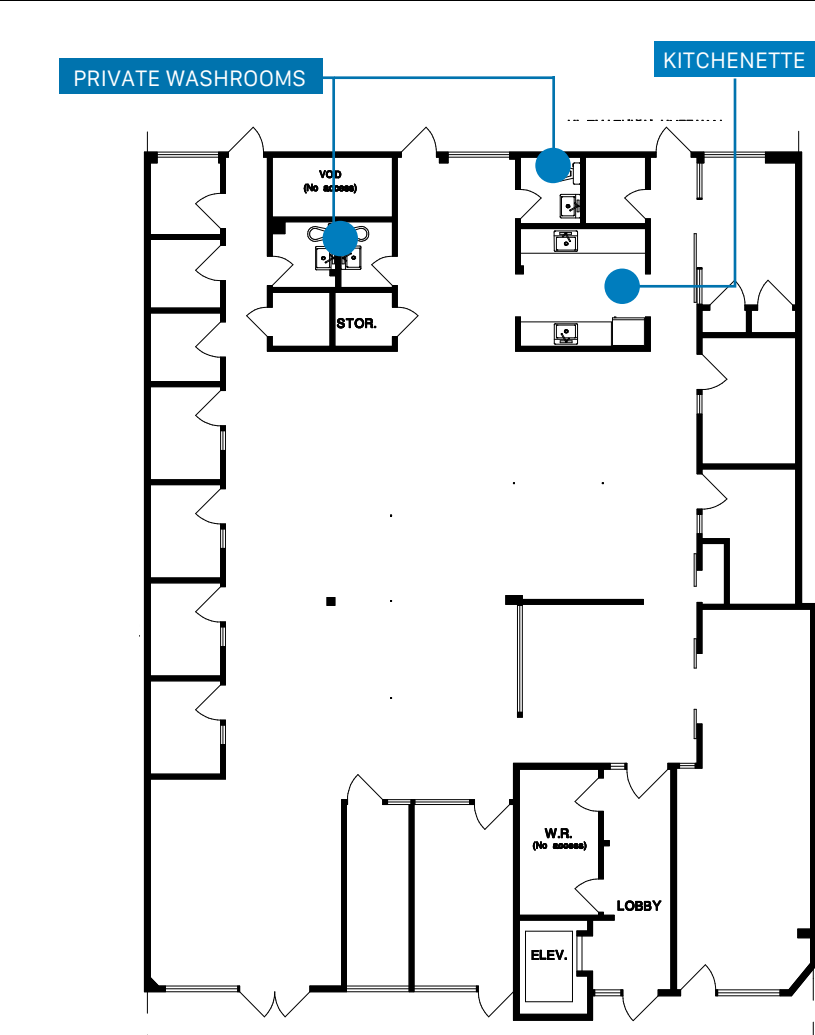
BASIC RENT
\$25.00 PSFPA

ADDITIONAL RENT
\$12.87 (2025 est.)

GROSS RENT
\$4,623.30/month + GST

AVAILABILITY
Immediately

¹All sizes are approximate and subject to verification.
²Gross rent currently equates to this amount plus GST. Lease to be fully triple net.
^{*}Floor plans may not be 100% accurate and are subject to verification.



UNIT 308

SIZE

1,350 SF - 4,253 SF (Approx.)

BASIC RENT

\$25.00 PSFPA

ADDITIONAL RENT

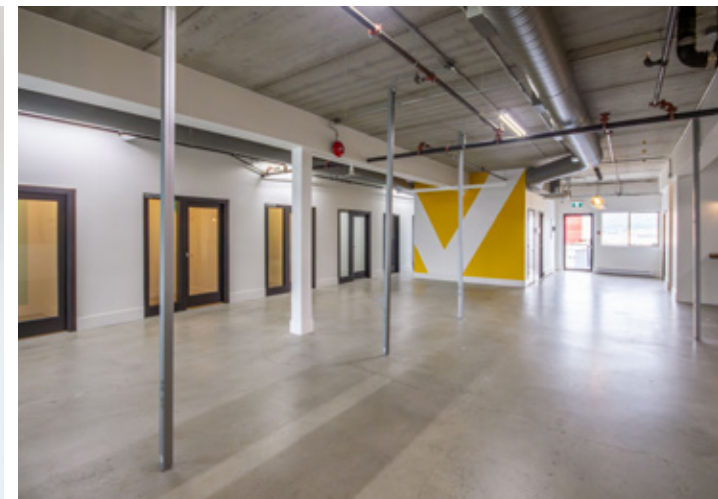
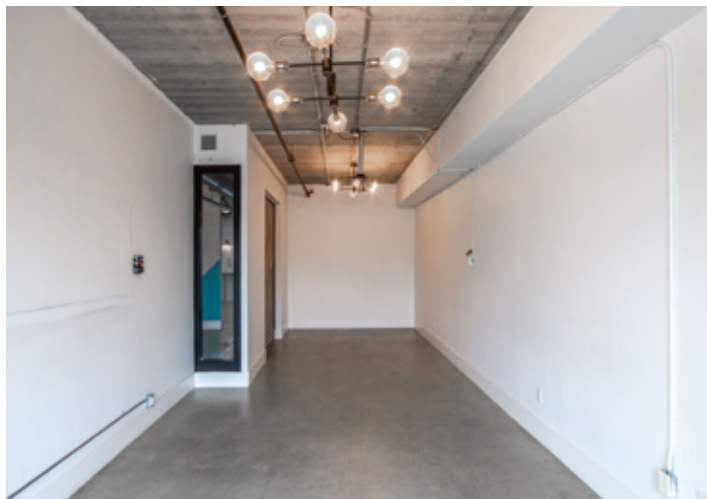
\$12.87 (2025 est.)

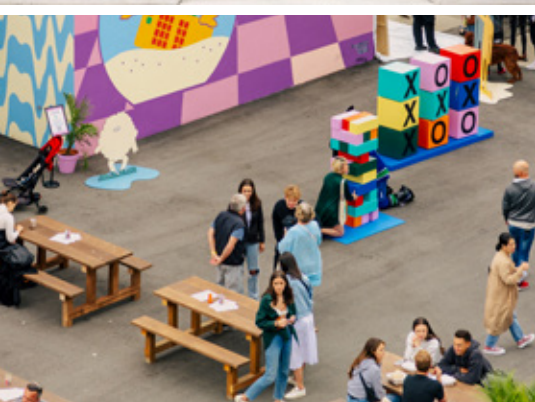
AVAILABILITY

Immediately

- Turnkey space, ready for immediate use
- Mix of open and enclosed office spaces
- Premises can be demised into three individual units of approximately 1,350 SF. Please contact agent for more details

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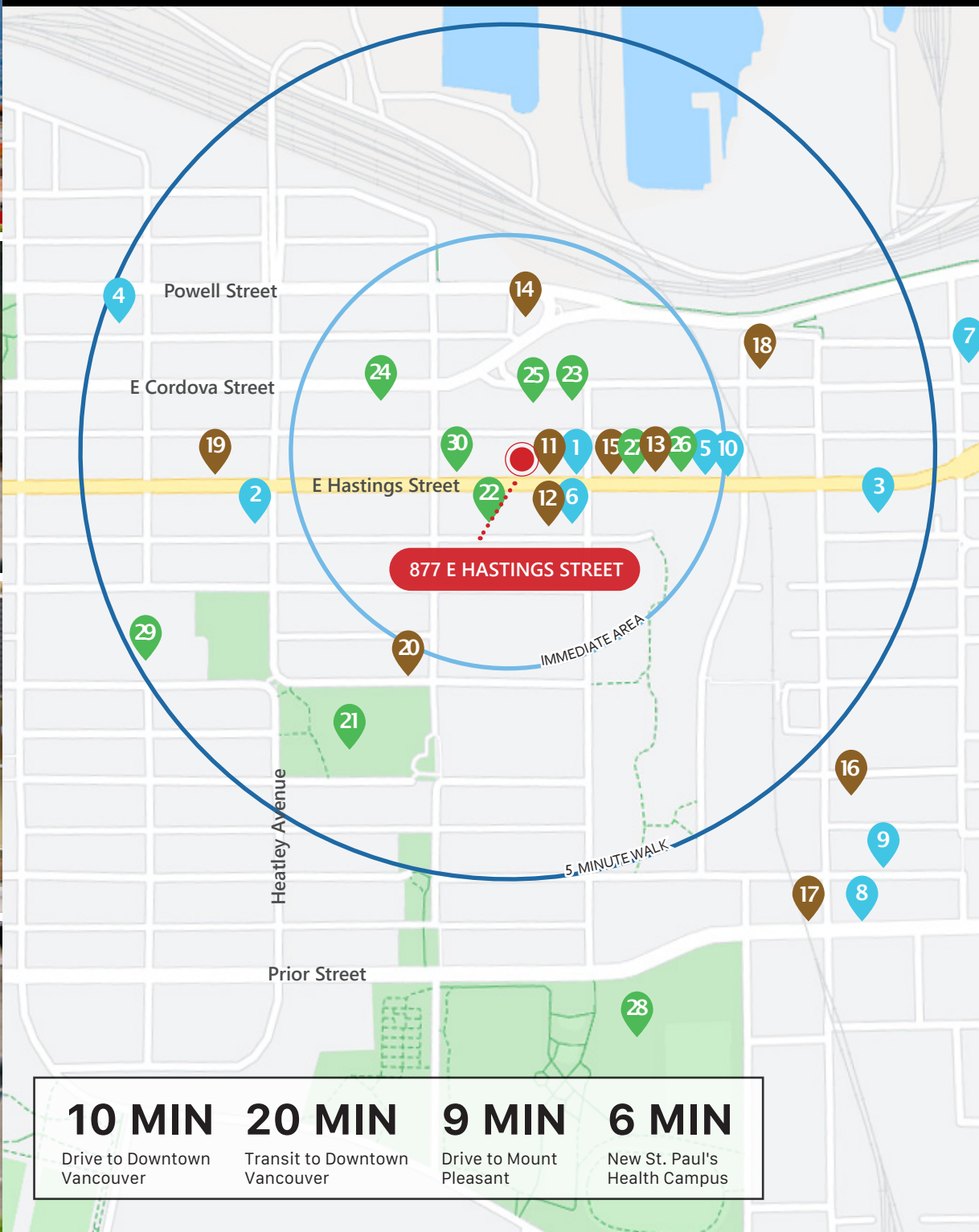




86 Walker's Paradise
Daily errands do not require a car

74 Rider's Paradise
World-class public transportation

Source: walkscore.com



around the neighbourhood.

DINING + COCKTAILS

1. Strathcona Beer Company
2. The Heatley
3. Pink Pearl Chinese Seafood Restaurant
4. Dosanko
5. Pho Khanh Express
6. S2 Cafe House
7. Container Brewing Ltd.
8. Luppolo Brewing Co.
9. Savoury Chef Foods
10. Tatchan Noodles

COFFEE + CASUAL FARE

11. Prototype Coffee
12. The Garden Strathcona
13. Rumor Cafe
14. Starbucks
15. Lucy's Frozen Custard
16. Peace and Culture Coffee
17. La Casa Gelato
18. Focacciaza
19. Coastal Eden Cafe
20. Wilder Snail

AMENITIES + SHOPPING

21. MacLean Park
22. Article
23. Lordco Auto Parts
24. MakerLabs
25. Clubcard Printing
26. Moonlight Natural Pet Store
27. Nima Tattoo
28. Strathcona Park
29. Strathcona Community Centre
30. les amis du FROMAGE

Contact Us

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