

**AVISON
YOUNG**

For Lease

1177 West Hastings Street
Vancouver, BC

Avison Young is pleased to present the opportunity to lease office space in a **Zero Carbon Certified** building with stunning water views in Coal Harbour



Zero Carbon

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**Justin Omichinski Personal Real Estate Corporation*

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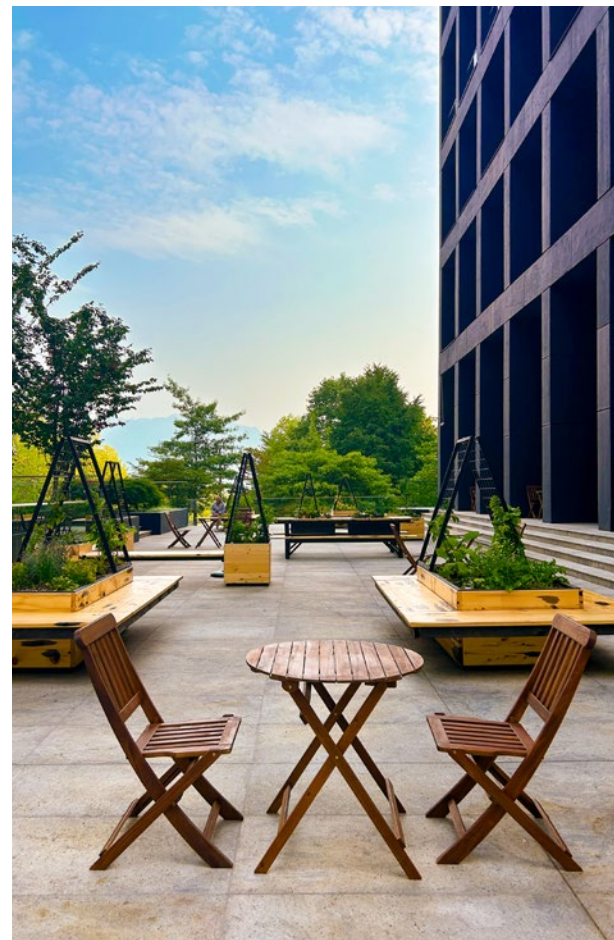
The building

SUSTAINABILITY

- ENERGY STAR CERTIFIED
- ZERO CARBON BUILDING
- ZEROWASTE PROGRAM



1177 West Hastings offers excellent city and North Shore mountain views. Located only a quick 5-minute walk to Waterfront Terminus station providing direct access to Expo Skytrain Line, Canada Line, the Seabus, and the West Coast Express and is surrounded by numerous restaurants, cafes, shops, and fitness facilities. The building provides secured bike storage, shower facilities and secured lockers.



Property details

YEAR BUILT

1968

RENOVATED

Significant renovations have been completed including lobby, elevator cabs, as well as electrical and mechanical upgrades

NUMBER OF FLOORS

26 office floors plus mall level

BUILDING SECURITY

Card key access to building and elevators & 24/7 security and concierge

STORAGE

Secured storage on basement level, subject to availability

TELECOMMUNICATIONS

Telus, AT&T, GT Group Telecom, Bell Intrigna, Shaw Cable, Big Pipe and Epik Networks

PARKING

- More than 600 stalls underground with access off West Hastings and with two means of egress onto West Hastings and West Cordova Street
- Ratio is 1 stall / 1,500 sf leased
- \$375 per month before taxes for reserved stall

ELEVATORS

Four passenger elevators for each of the low rise and high rise banks. One of the passenger elevators on each bank also serves as a freight elevator. As well, there is one shuttle elevator to the parking garage

BUILDING EXPENSES

\$24.81 psf (2025 estimate)

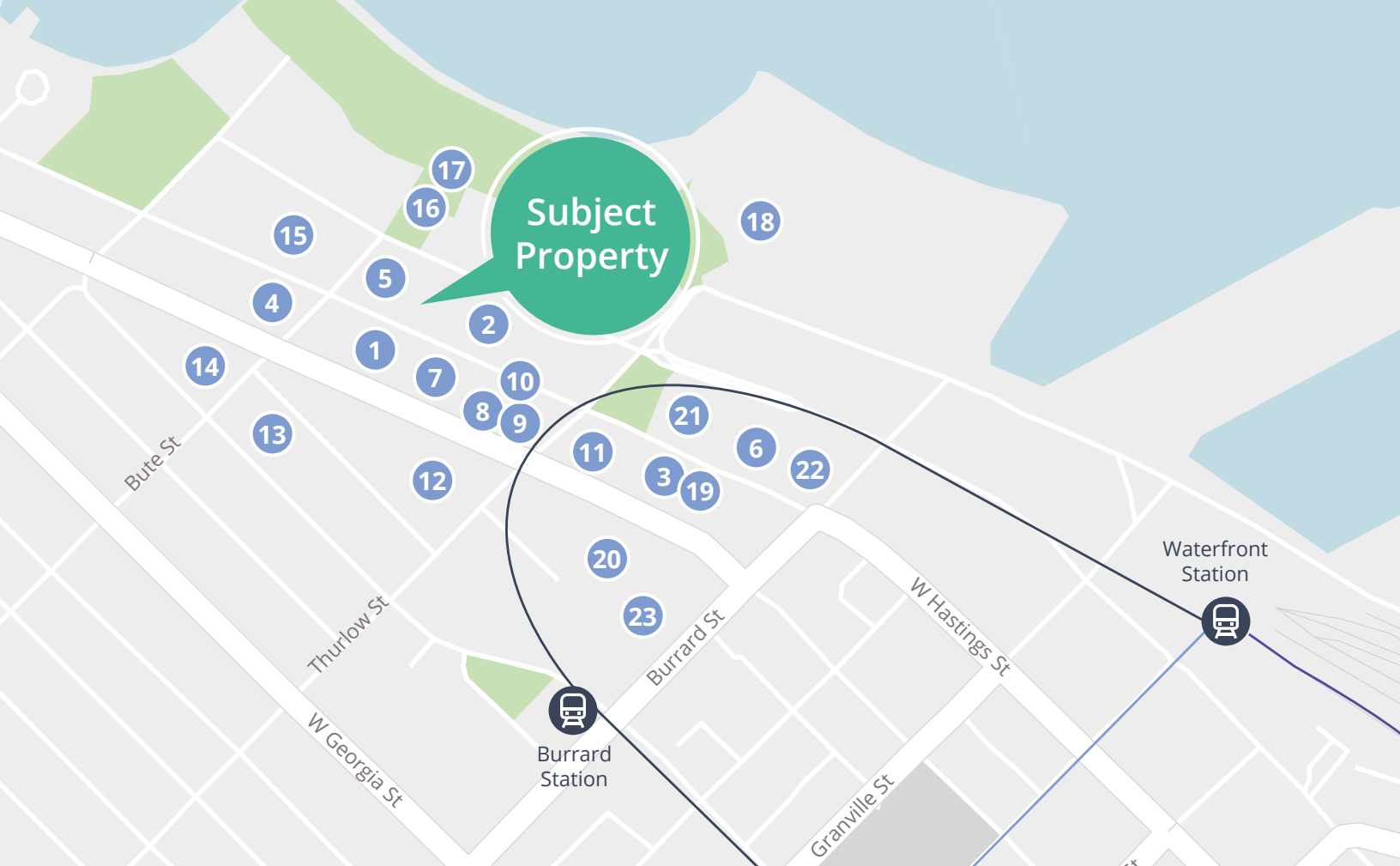
ASKING NET RENT

Please contact listing agent

Suite details

Suite #	Total (sf)	Available	Description
700	5,408	Immediately	Premises consists of sixteen (16) offices, one (1) large meeting room, lounge, and open area
1000	6,659	Immediately	Direct elevator exposure with reception area, boardroom, seven (7) offices, three (3) meeting rooms, two (2) quiet rooms, lunchroom and server room
1002	2,914	June 1, 2026	Premise consists of Northern view space, three (3) offices, reception, open workstations, staff area, and meeting room
1250	6,737	Immediately	Premise consists of seventeen (17) offices, print/storage room, and open area
1400	11,564	January 1, 2026	Waterfront and North Shore mountain views, direct elevator access, seventy-two (72) work stations, seven (7) offices, boardroom, and large kitchen
1500	11,333	Immediately	Premises consists of eight (8) meeting rooms, large open areas, storage, kitchenette and townhall space
1700	3,031	Immediately	Waterfront and North Shore mountain views, three (3) offices, open area, Twenty (20) work stations, two (2) quiet rooms, kitchen, and storage room
1818	5,916	Immediately	Premises consists of fifteen (15) offices, two (2) boardrooms, meeting room, lunchroom, and reception
2510	2,800	Immediately	Premise is in shell condition ready for tenant improvements
2600	11,914	Immediately	Elevator opens to full sub-penthouse floor of nicely improved office space with fantastic city and water views
2788	5,330	Immediately	Improved suite with open plan, new T-bar ceiling and lighting





 **86** Walk Score
"Very Walkable"

 **100** Transit Score
"Rider's Paradise"

 **85** Bike Score
"Very Bikable"

Nearby amenities

- | | | |
|--------------------------------|-------------------------------|--------------------------------------|
| 1. Coast Coal Harbour Hotel | 9. Caffe Artigiano | 17. Coal Harbour seaside park |
| 2. Pinnacle Hotel Harbourfront | 10. Showcase Restaurant & Bar | 18. Cactus Club Cafe Coal Harbour |
| 3. Barry's | 11. Starbucks | 19. Kamei Royale Japanese Restaurant |
| 4. Fit4Less | 12. Indian Delicacy | 20. Tacofino Oasis |
| 5. JOSS | 13. Tableau Bar Bistro | 21. Chewies Steam & Oyster Bar |
| 6. Nightingale | 14. Shoppers Drug Mart | 22. Brass Fish Tavern |
| 7. Grab N Go West Pender | 15. Urban Fare | 23. JOEY Bentall One |
| 8. Vancouver Marriott | 16. TAPshack | |

Contact for more information

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