

43 W HASTINGS STREET FULL FLOOR GASTOWN OFFICE OPPORTUNITIES

ROBERT THAM
604.609.0882 Ext. 223
robert@corbelcommercial.com

MARC SAUL PREC
604.609.0882 Ext. 222
marc@corbelcommercial.com

INFO@CORBELCOMMERCIAL.COM | WWW.CORBELCOMMERCIAL.COM | 632 CITADEL PARADE, VANCOUVER BC, V6B 1X3

FOR LEASE

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COMMERCIAL REAL ESTATE SERVICES

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CHARACTER FULL FLOOR OFFICE SPACES WITH EXPOSED BRICK AND BEAMS THROUGHOUT



LOCATION

With the classic vibrancy and charm of Gastown, new retailers continue to open in the area, including Arcade Showroom, Kit & Ace, CNTRBND, and the much anticipated Franco-Japanese fashion and music brand Maison Kitsuné's first Canadian location. Additionally, as tech giant Microsoft plants a flag in the heart of Gastown with its new 300 employee, 75,000 SF offices now open, home grown tech firm Global Relay hiring an additional 250 employees, and staff returning to offices, Gastown continues to be a highly desired location for high tech and digital entertainment companies for its amenity-rich location and easy accessibility, with high speed transit access. Other acclaimed eateries in the immediate area include L'Abattoir, Tacofino, PiDiGiN, & Di Beppe, with a thriving retail market that includes Roden Gray, Herschel Supply Co., Oak + Fort, Gravity Pope and Inform Interiors, all establishing Gastown as one of the most stylish neighborhoods in the world.



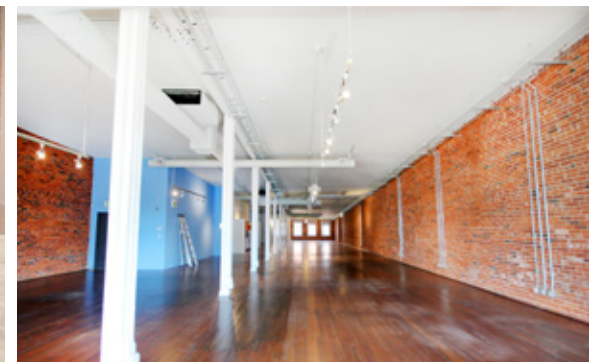
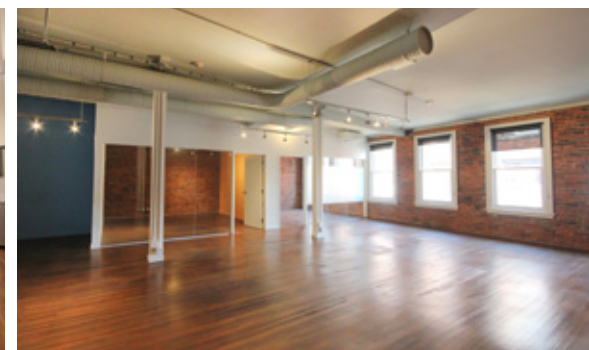
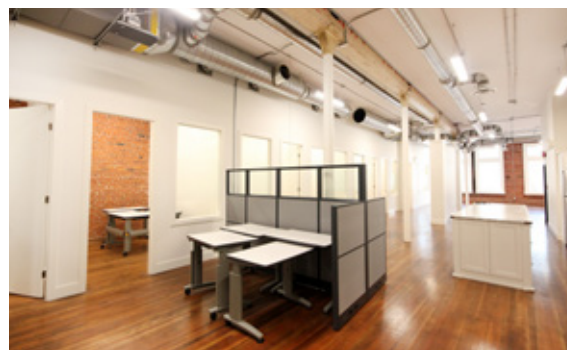
W Hastings Street

Floor plans are not 100% accurate and are subject to verification.

FEATURES

- Fully renovated character building, featuring upgraded HVAC, upgraded power service, dedicated washrooms and kitchenettes per floor
- Refinished hardwood flooring & stunning exposed brick throughout
- Fully improved, turnkey, full floor office units available for immediate occupancy
- Efficient layouts with a mix of open space, private boardrooms, kitchenette, and in-suite washrooms
- Large windows providing abundant natural light, with excellent ceiling heights throughout
- Exceptionally affordable pricing

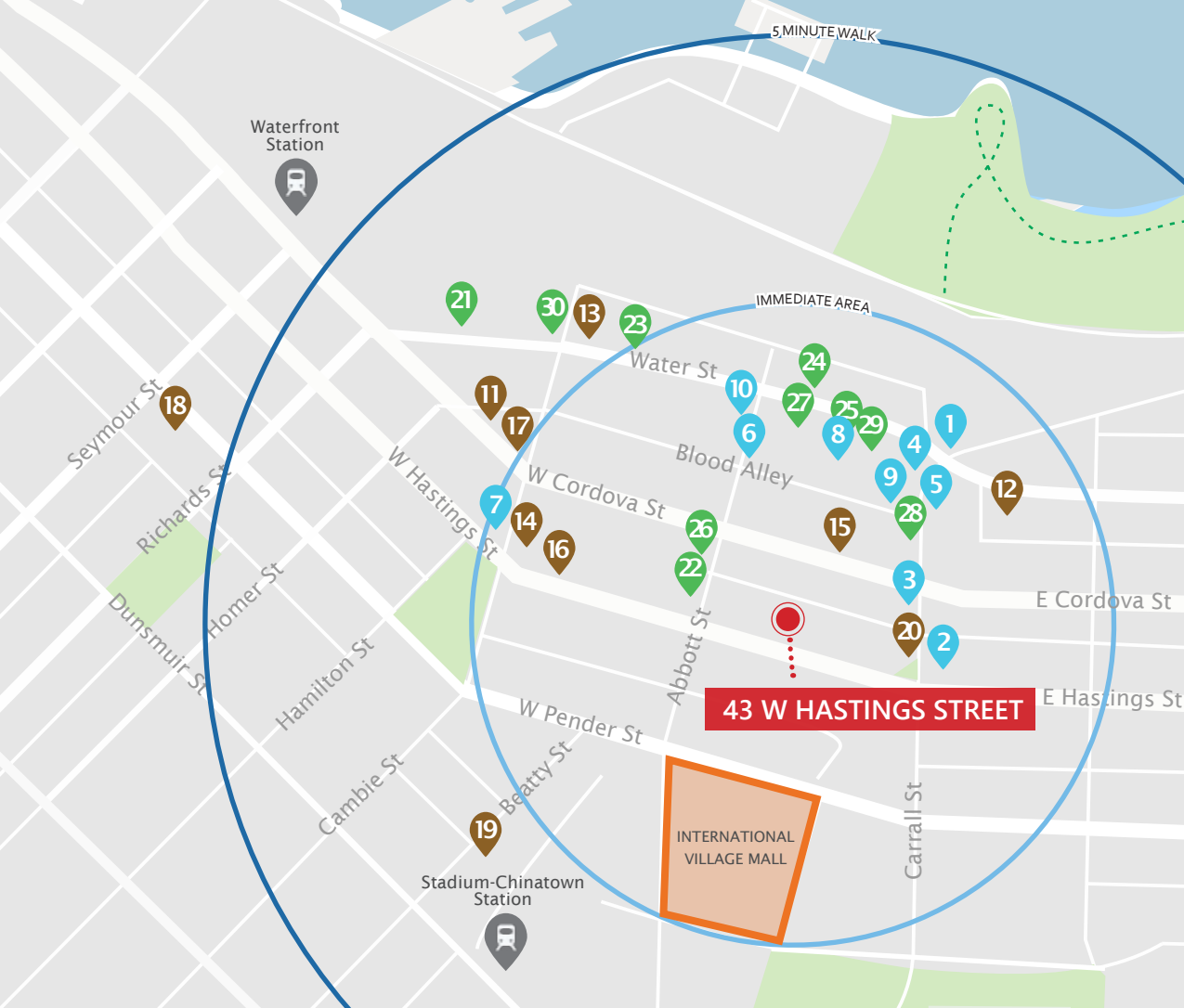
UNITS:	SIZE: ¹	GROSS RENT: ^{2,3}
201	5,262 SF (approx.)	\$11,997/month + GST
301	5,328 SF (approx.)	\$12,148/month + GST
401	5,333 SF (approx.)	\$12,159/month + GST
201 + 301 + 401	15,923 SF (approx.)	\$36,304/month + GST



¹All sizes are approximate and subject to verification.

²Gross rent currently equates to this amount. Leases to be fully triple net @ \$15.00 PSFPA basic rent and \$12.36 PSFPA additional rent.

³\$15.00 introductory rate offered on first 2 years of lease term.



RESTAURANTS + BARS

1. LOCAL Gastown
2. PIDGIN Restaurant
3. Di Beppe
4. Twisted Fork Bistro
5. The Diamond
6. Jules Bistro
7. Nuba in Gastown
8. MeeT in Gastown
9. L'Abattoir
10. The Flying Pig

COFFEE + CASUAL FARE

11. Timbertrain Coffee Roasters
12. Milano Espresso Lounge
13. Starbucks
14. Meat & Bread
15. Tacofino Taco Bar
16. Purebread
17. Revolver
18. Cartems Donuts
19. Jam Cafe
20. Nelson the Seagull

SHOPPING

21. Herschel Supply Co.
22. Nesters Market
23. Kit and Ace
24. John Fluevog Shoes
25. COS
26. Hey Jude
27. Inform Interiors
28. Le Labo
29. Roden Gray
30. The Latest Scoop



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