

**AVISON
YOUNG**

For Lease

1111 West Hastings Street
Vancouver, BC



Avison Young is pleased to present the opportunity to lease office space with stunning water views in Coal Harbour

Justin Omichinski*, Principal

604 646 8387

justin.omichinski@avisonyoung.com

**Justin Omichinski Personal Real Estate Corporation*

Devin Ringham*, Principal

604 647 5098

devin.ringham@avisonyoung.com

**Devin Ringham Personal Real Estate Corporation*

Anna Robinson, Associate

604 647 1342

anna.robinson@avisonyoung.com

For Lease

1111 West Hastings Street
Vancouver, BC

Property details

SUSTAINABILITY

ENERGY STAR CERTIFIED
ZEROWASTE PROGRAM



YEAR BUILT

1968

NUMBER OF FLOORS

Twelve (12) office floors plus penthouse

BUILDING SECURITY

Card key access to building and elevators are programmable through the landlord. Roaming security is available during normal business hours. CCTV cameras are monitored 24/7

STORAGE

Limited space on the lower level. Space available on S-level

PARKING

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

HVAC SYSTEM/SPRINKLERS

Perimeter induction units providing 20% fresh air

HVAC HOURS

Weekdays: 8:00 AM to 5:00 PM
Saturdays: N/A
After hours: Upon request after hours at the charge-out rate of \$70.00/hr

ELEVATORS

Three (3) passenger elevators
One (1) shuttle elevators to parkade

BASIC NET RENT

Please contact listing agents

BUILDING EXPENSES

\$23.55 psf (2024 estimate)

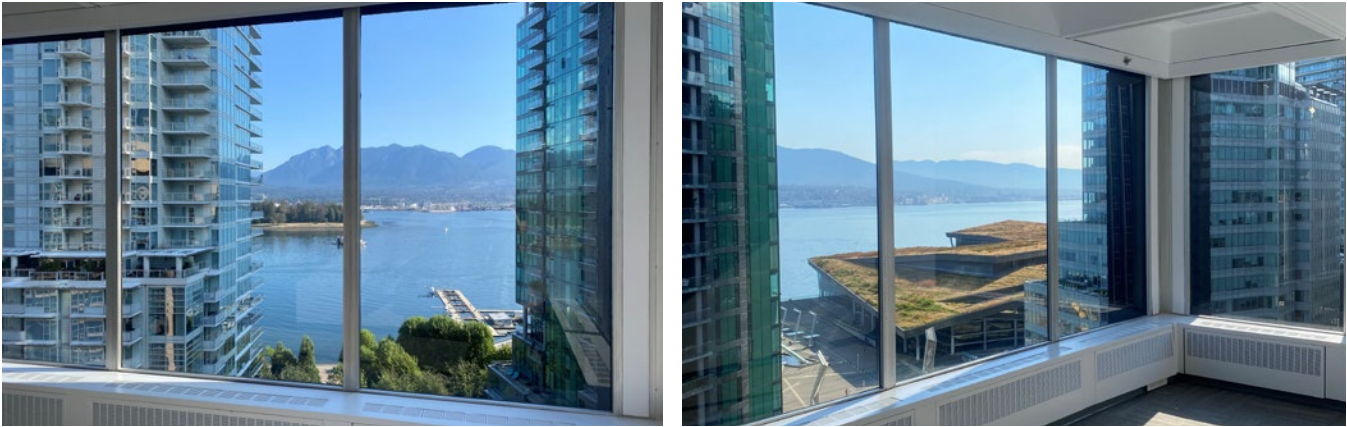
The building

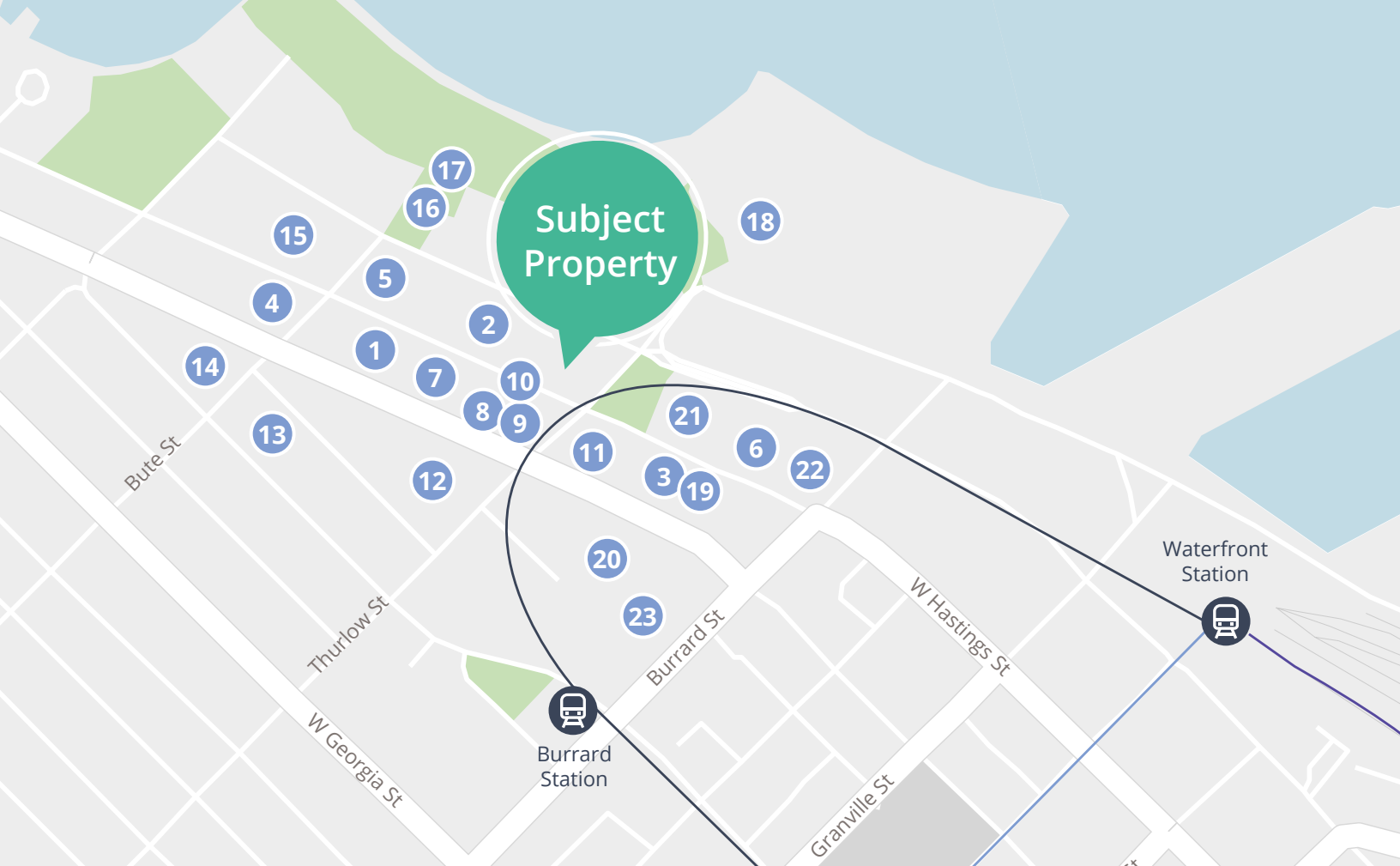
1111 West Hastings Street is a class A office building located in the Vancouver financial district with attractive city and North Shore mountain views. Restaurants, banks, hotels, the seawall, and public transportation including SkyTrain, SeaBus and the West Coast Express are a short walk away.



Suite details

Suite #	Total (sf)	Available	Description
200	4,903	July 1, 2024	Spectacular views, floor to ceiling windows, brand new lighting, reception area, kitchen, 8 offices, 2 meeting rooms and a large boardroom
730	2,113	Immediately	Elevator exposure, boardroom, five offices, kitchen and open area
900	4,705	Immediately	North views, 5 private exterior offices, boardroom, server room, copy room, kitchen and open space
1000	9,206	Immediately	Spectacular views. Full floor of built office space
1220	1,326	Immediately	3 private offices, boardroom, and reception. Can be combined with suite 1250 for a total of 3,280 sf
1250	1,954	Immediately	Elevator exposure, reception, kitchen, five offices and a boardroom
1260	657	Immediately	Open workspace





 **85** Walk Score
"Very Walkable"

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

 **72** Bike Score
"Very Bikeable"

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

Justin Omichinski*, Principal
604 646 8387
justin.omichinski@avisonyoung.com
**Justin Omichinski Personal Real Estate Corporation*

Anna Robinson, Associate
604 647 1342
anna.robinson@avisonyoung.com

Devin Ringham*, Principal
604 647 5098
devin.ringham@avisonyoung.com
**Devin Ringham Personal Real Estate Corporation*

#2900-1055 West Georgia Street
P.O. Box 11109 Royal Centre
Vancouver, BC V6E 3P3, Canada

avisonyoung.ca

© 2024 Avison Young. All rights reserved. E. & O.E.:
The information contained herein was obtained from
sources that we deem reliable and, while thought to be
correct, is not guaranteed by Avison Young Commercial
Real Estate Services, LP ("Avison Young").

**AVISON
YOUNG**

**CANADA
BEST
MANAGED
COMPANIES**
Platinum member