

FOR SALE

CBRE

937 EAST HASTINGS ST

VANCOUVER, BC

*Strata Office Opportunity
Minutes From Downtown*

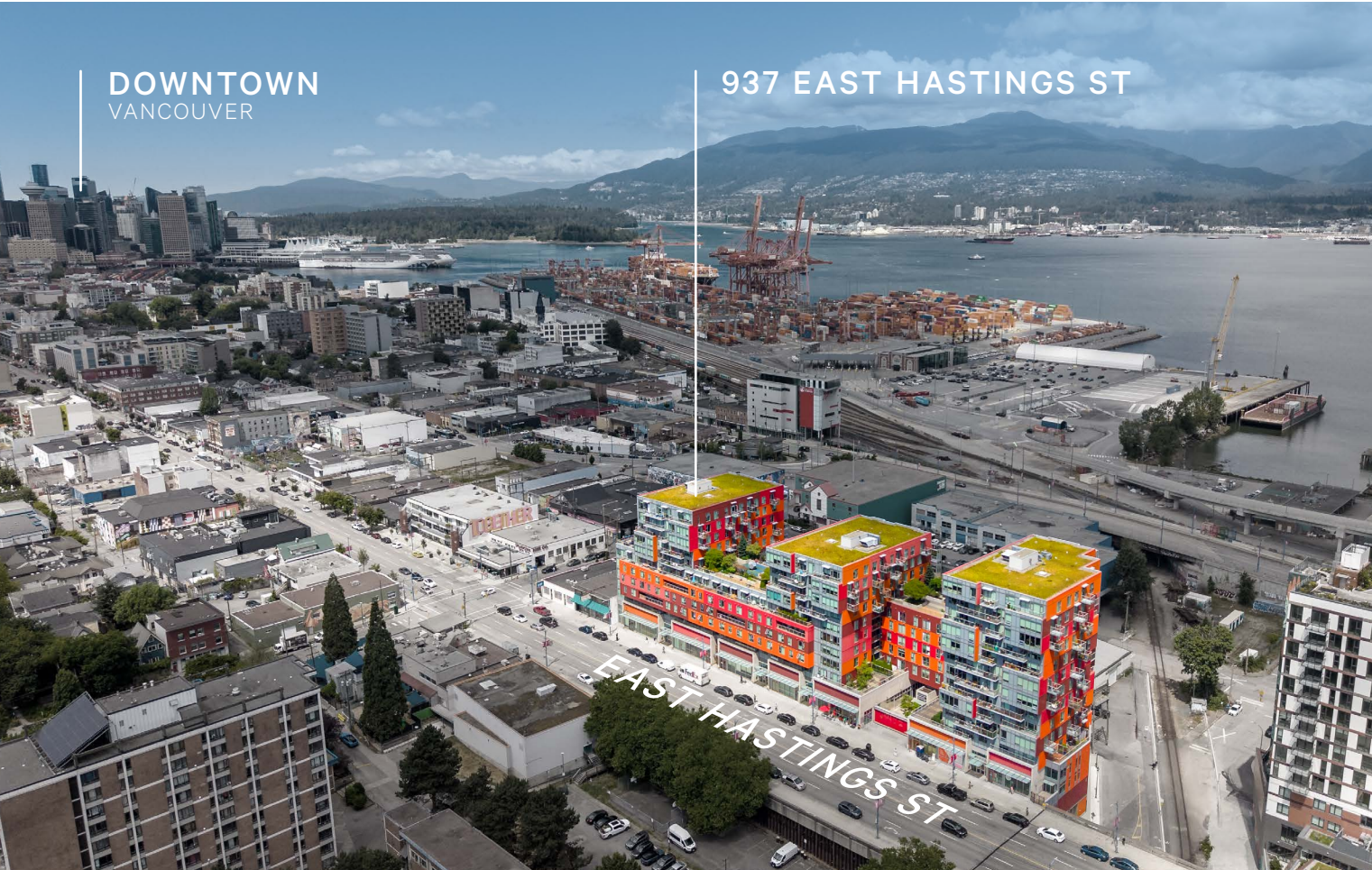


OFFICE STRATA UNIT | FOR SALE

THE OPPORTUNITY

CBRE is pleased to offer for sale 4,232 square feet of office space located in Vancouver’s Strathcona neighbourhood, an extremely central location along East Hastings Street. This two-floor office space comprises an open working area, café and bar, studio,

recording room, boardroom, meeting rooms, kitchen, and storage area. The occupier will benefit from easy access in and out of the city and a diverse mix of neighbouring amenities.



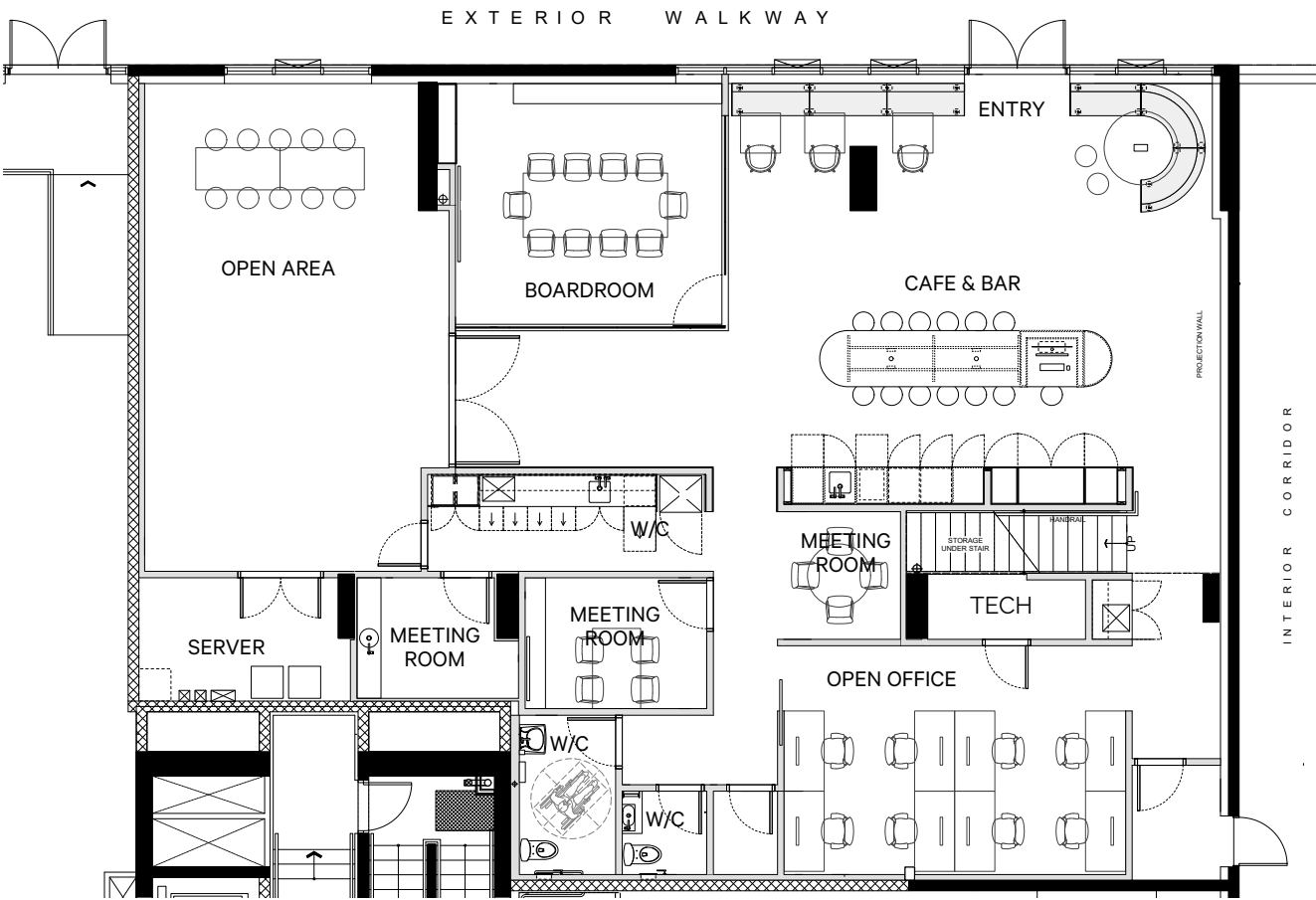
937 East Hastings Street was designed by David Nicolay. David is the co-founder and principal of Evoke International Design, an award-winning Vancouver-based architecture and interior design firm.

Over the past three decades, he has led the design of acclaimed residential, hospitality, retail, and workplace projects across North America.

David was the architect and lead designer behind Blink’s headquarters, creating a space that integrates a dynamic and fully welcoming entry while creating an inviting collaborative space for staff.

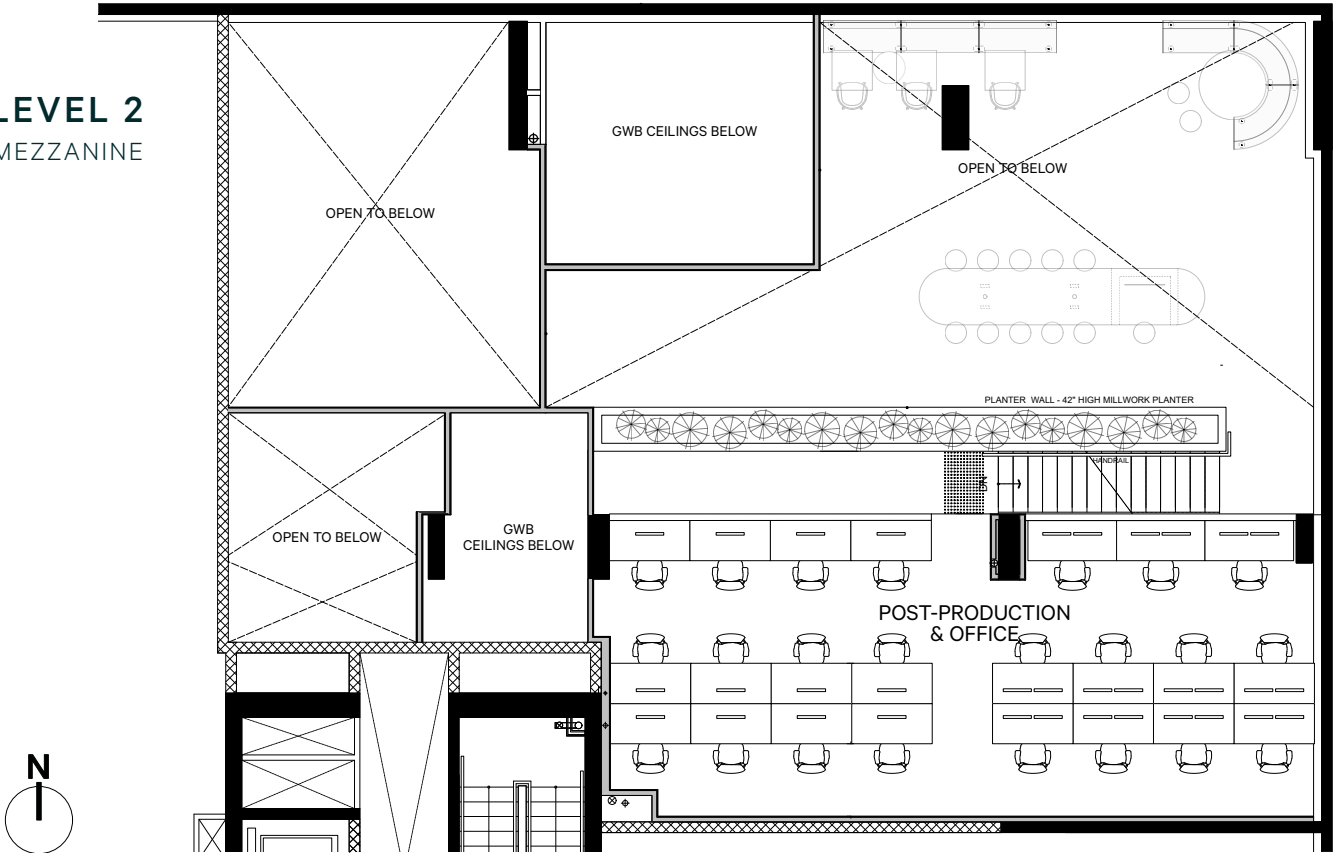
The space is designed with highly functional team-designated work areas, harvesting sunlight through the tall glass front of the office featuring natural light, and an exciting vibe.

LEVEL 1



PLANS NOT TO SCALE. SIZE SUBJECT TO VERIFICATION.

LEVEL 2 MEZZANINE



OFFICE STRATA UNIT | FOR SALE



*Flexible configuration
suitable for office, studio, or
hybrid creative users.*

This unit features:

- + Large glass front with ample natural light
- + Efficient layout with a mix of open workspace and private meeting areas
- + Café and bar area designed for staff engagement and client hosting
- + High-quality design by an award-winning architect focused on creative workplaces

Available Area

4,232 SF (including mezzanine)
Exact unit size is subject to verification. Tenant and purchaser responsible for verifying allowed uses as per the zoning.

PID

030-453-771

Zoning

CD-1 (561)

Availability

Immediate

Asking Price

Contact Agent

Taxes

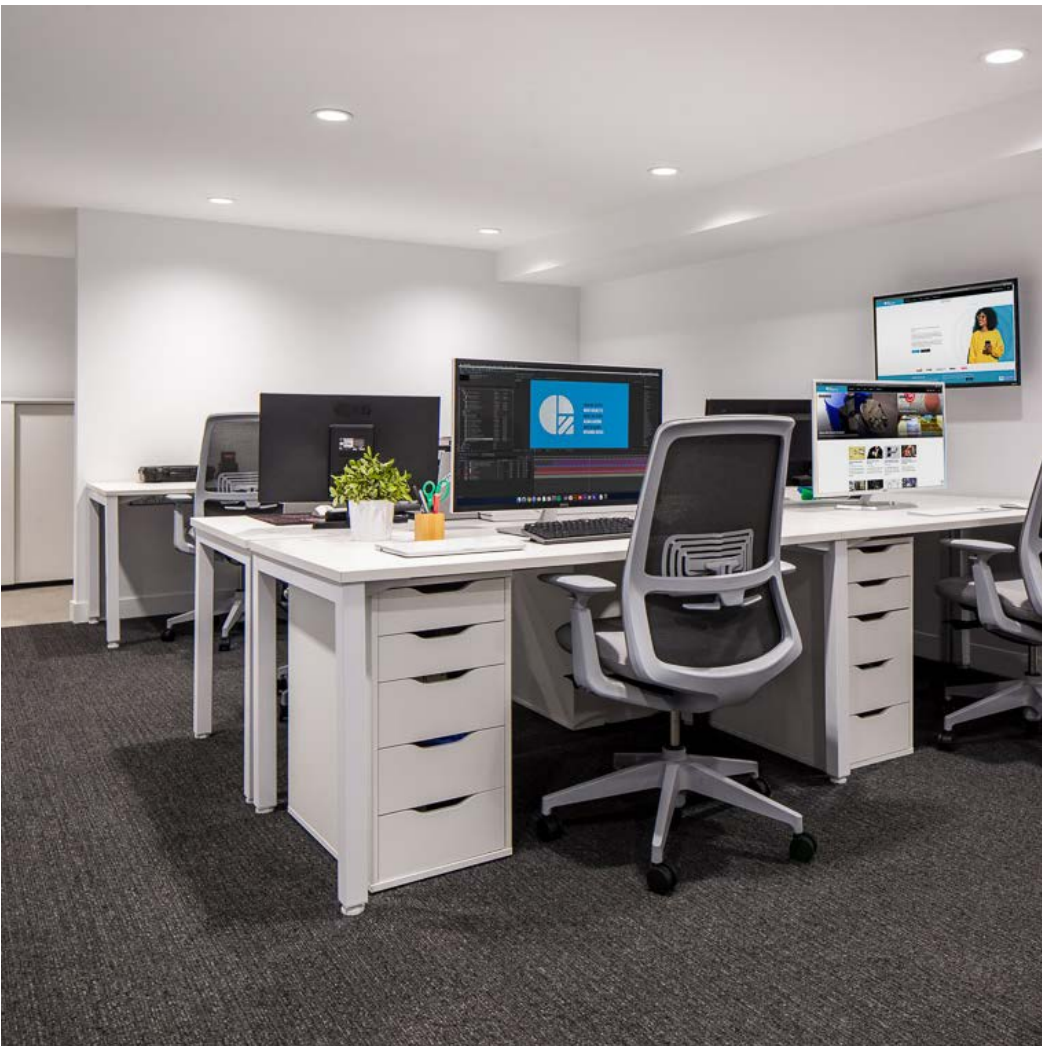
\$29,799.10 (2025)

Strata Fees

\$1,487.56

Parking

6 stalls
2 EV chargers



OFFICE STRATA UNIT | FOR SALE

Vibrant amenity base with local shops and services.

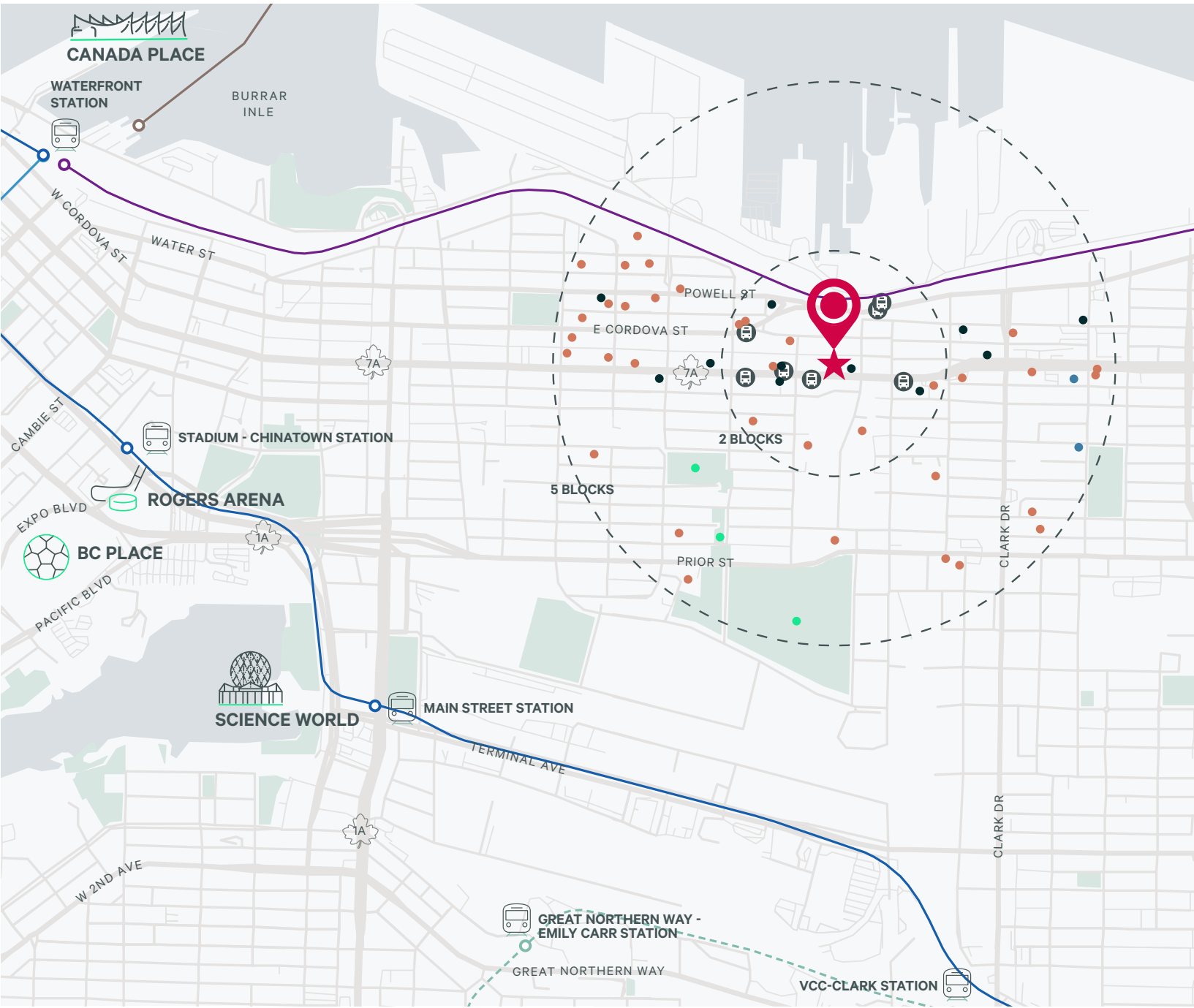
VANCOUVER’S HISTORIC STRATHCONA NEIGHBOURHOOD

Adjacent to Downtown Vancouver it is bordered by the waterfront and Burrard Inlet to the north. To the east is Clark Drive, to the south the transitional East 2nd Avenue/Great Northern Way/East 6th Avenue arterial and then Main Street to the west for the newly defined Strathcona neighbourhood.

The surrounding area has seen rapid growth in commercial and residential development and features an excellent mix of amenities nearby.

Nearby retailers include Strathcona Beer Company, Prototype Coffee, The Garden Strathcona, The Heatly, VV Tapas Lounge, and more.

The Subject Property is located just minutes from downtown Vancouver and the neighbourhood of Railtown, Chinatown, and Gastown.



5 BLOCK RADIUS

- 35+ Retail & Services
- 11+ Restaurants
- 3 Parks
- 2+ Grocery
- Bus Stop

WALKSCORE

96
WALK
SCORE

94
BIKE
SCORE

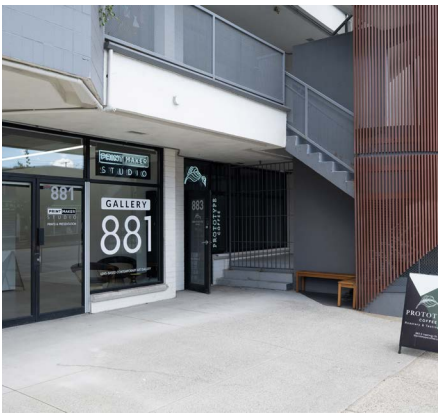
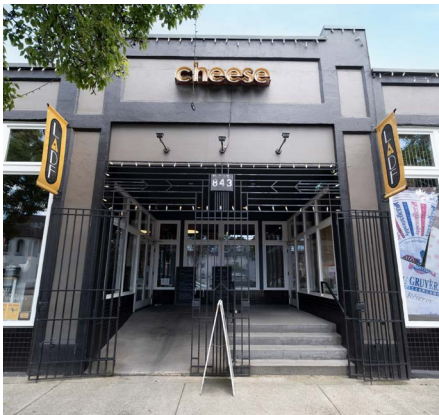
72
TRANSIT
SCORE

DRIVE TIMES

10
MIN TO
DOWNTOWN

9
MIN TO VCC
CLARK STATION

19
MIN TO
DOWNTOWN



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Minutes From Downtown*

937 EAST HASTINGS ST

VANCOUVER, BC



CONTACT AGENT

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Vice President

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