



For Sublease | Unit 17/18, 555 West Hastings Street | Vancouver

Harbour Centre Mall

Improved Retail Space in Vancouver's Central Business District

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Opportunity

To lease fully improved retail space in Harbour Centre's lower main corridor. Anchored by the Simon Fraser University Downtown Campus and the Vancouver Lookout.

Premise Details

Rentable Area	6,245 SF +/-
Improvements	Currently fixtured as an Academic Bookstore
Possession	Immediate
Zoning	DD (Downtown District)
Basic Rent	\$22.00 PSF
Additional Rent (2024 estimate)	\$20.86 PSF/ per annum
Term	December 31st, 2027 (Long term lease could be negotiated)

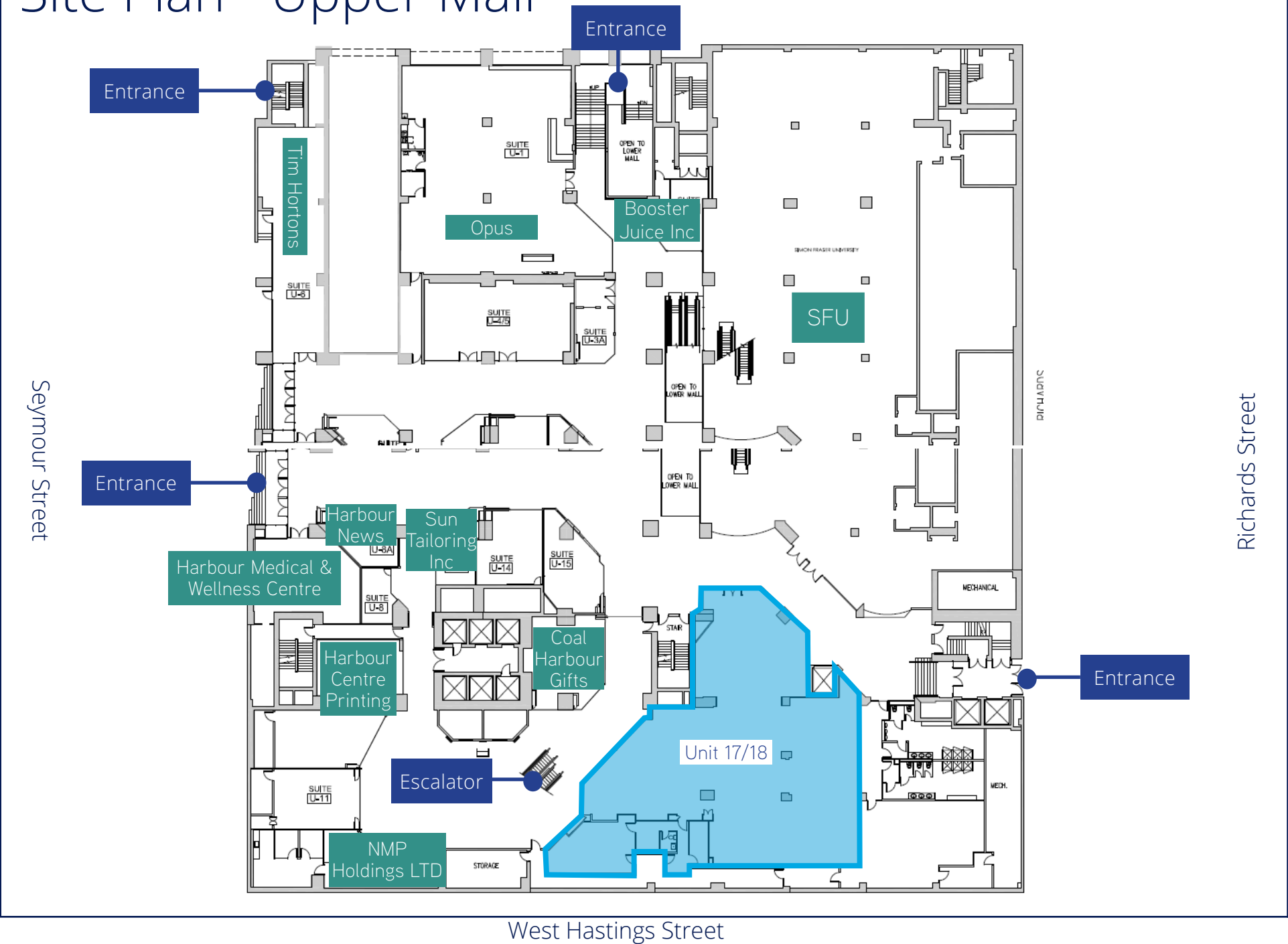
Building Details

Municipal Address	555 W Hastings Street, Vancouver
Gross Rentable Area	566,198 SF +/-
Building Type	28 storey mixed Use Office/ Retail
Parking	Underground – Public Paid Parking (entrance off of W Cordova)

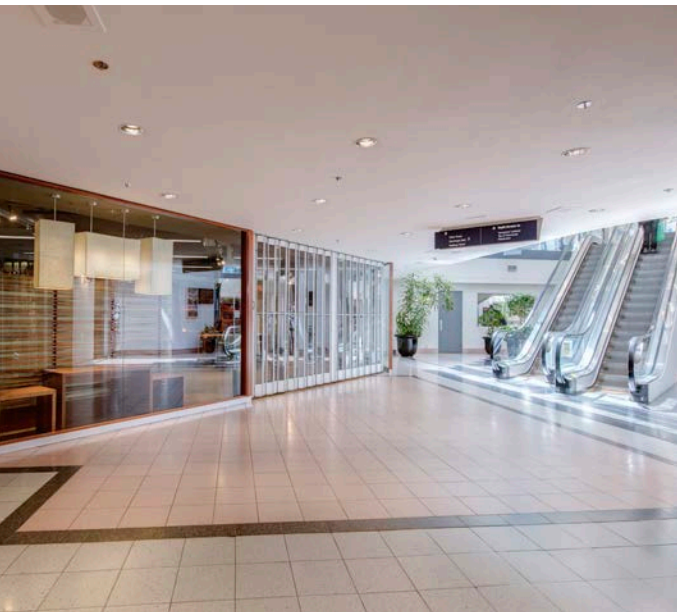
Major Retail Tenants	Simon Fraser University	Harbour Centre Food Court
	Opus Art Supplies	Vancouver Lookout
	BC Liquor Store	
	Dollarama	

West Cordova Street

Site Plan - Upper Mall



West Hastings Street





Location

Surrounded by numerous amenities, restaurants and retailers, Harbour Centre conveniently bridges the Eastern edge of Vancouver’s central business district with vibrant bustle of Gastown.

Two floors of retail space and a food court sit at the base of Harbour Centre which includes 28 stories of office space and the Vancouver Lookout, one of Vancouver’s most identifiable skyline features. SFU’s Downtown campus directly connects and extends into Harbour Centre’s retail corridor, providing for high volume of foot traffic & visibility to retail tenants.

Directly across Cordova Street is Waterfront Station, Downtown Vancouver’s primary transit hub. All three Skytrain lines utilize Waterfront station, The Canada Line, Millennium Line and Expo Line, in addition to the West Coast Express commuter line, Seabus and various commuter, local, express and suburban bus routes.

Demographics | 1km

Location	555 West Hastings
Year	2022
Average Household Income	\$119,613
Median Household Income	\$85,604
Median Age	35.9
Total Population	33,945
Post Secondary or More	43,417

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