



FOR LEASE

602

WEST HASTINGS STREET

Modernized office building in the heart of Downtown Vancouver on the corner of West Hastings & Seymour, located one block from waterfront station

LEASING INQUIRIES

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602 WEST HASTINGS STREET

BUILDING FEATURES



HVAC on most floors



24/7 secured access and monitored CCTV



Accessible washrooms on every floor



Two passenger elevators & one freight elevator



Located one block from Waterfront Station with access to the West Coast Express, Seabus, Skytrain & Expo Line

LOCATION



Excellent Transit: Nearby bike paths, multiple bus routes, and the Skytrain, Expo Line & Seabus at Waterfront Station



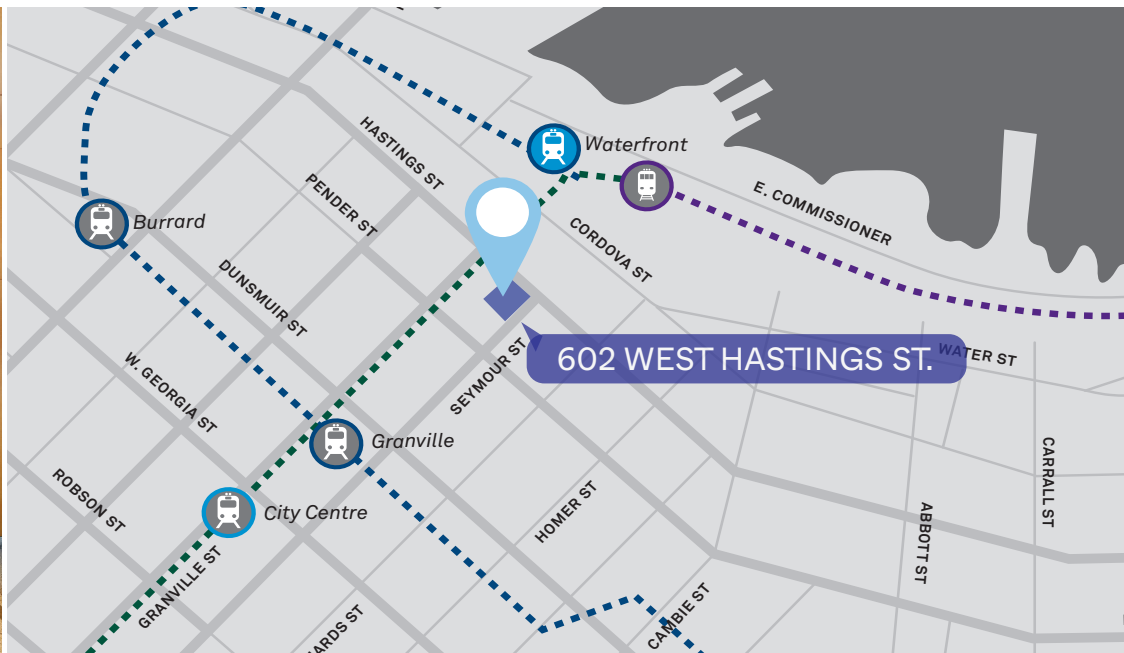
Recreational Spaces: Terminal City Club, Vancouver Convention Centre, Pacific Centre, Canada Place, Sinclair Centre



Restaurants & Cafes: Hydra, The Keg Steakhouse, Trees Organic Coffee, Steamworks Brewpub, Deville Coffee



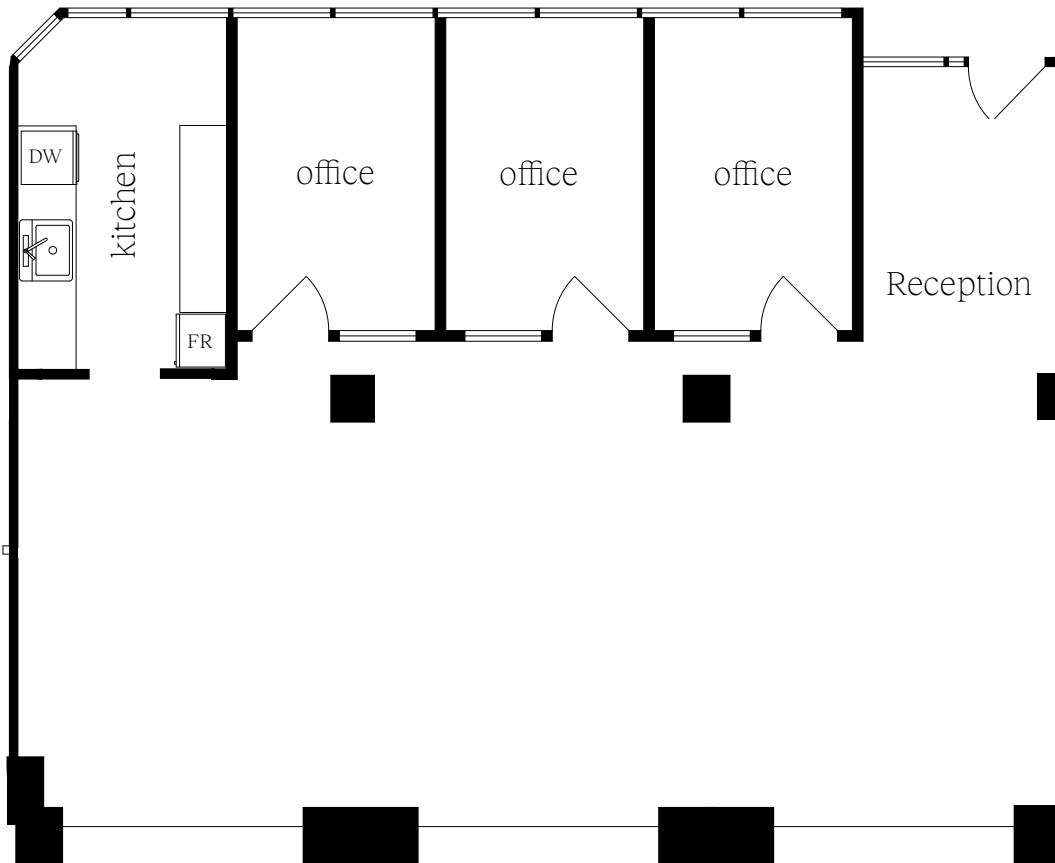
Business Services: BMO, Scotiabank, Royal Bank of Canada, TD Bank, Service Canada



#404 - 602 WEST HASTINGS STREET

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|-----------------|---|
| RENTABLE AREA | 1,693 sf |
| AVAILABLE | Immediately |
| BASIC RENT | \$27.00 PSF per annum |
| ADDITIONAL RENT | \$19.64 PSF (2026 est.) + 6% Basic Rent Mgmt Fee |
| MONTHLY | \$6,809 + GST |

- » Three executive offices
- » Open concept collaborative area
- » Staff lunch room with stainless steel appliances
- » Modern finishes and LED lighting
- » HVAC for year round comfort
- » *Layout can be tailored to tenant requirements*



Unit #404 1,693 sf

