



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

DAN SMITH
Director of Leasing
T 604.689.1119
dans@relianceproperties.ca

ALAN CUSACK
Manager, Leasing
T 236.982.1678
alanc@relianceproperties.ca



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



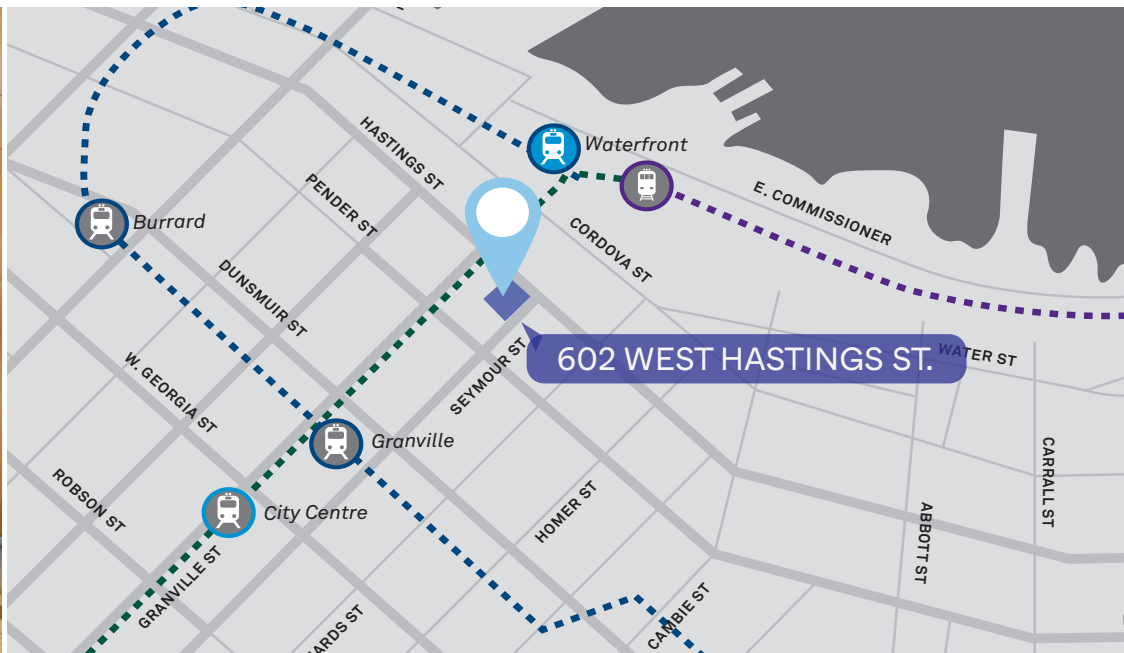
Recreational Spaces: Terminal City Club, Vancouver Convention Centre, Pacific Centre, Canada Place, Sinclair Centre



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

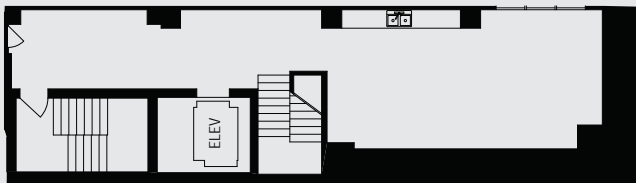


#200 - 602 WEST HASTINGS STREET

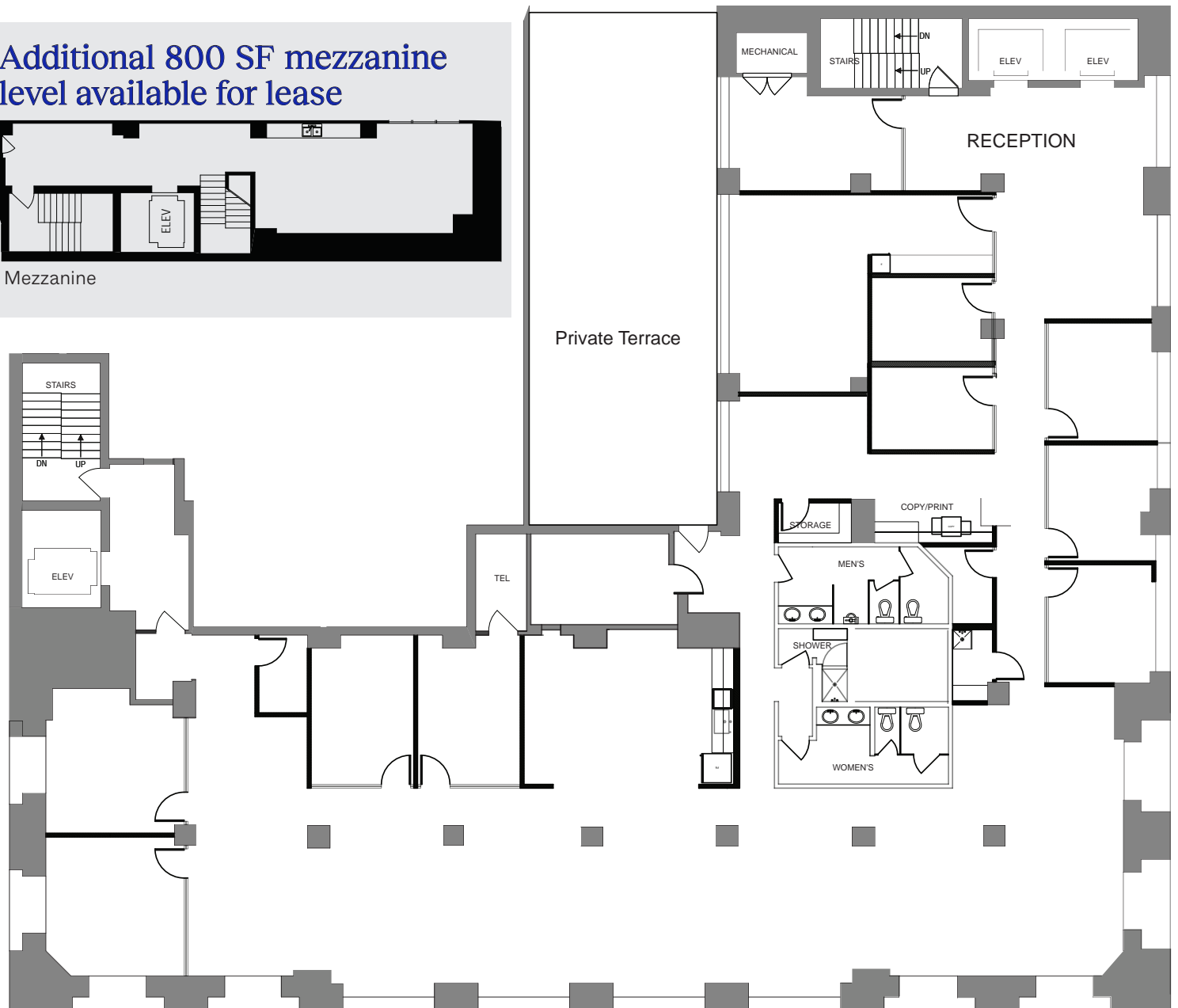
RENTABLE AREA	7,355 sf
AVAILABLE	January 1, 2027
BASIC RENT	\$29.00 PSF per annum
ADDITIONAL RENT	\$19.64 PSF (2026 est.) + 6% Basic Rent Mgmt Fee
MONTHLY	\$30,879 + GST

- » Full floor opportunity located one block from Waterfront Station
- » Fully upgraded with matte black finishes, floor to ceiling glazing, polished concrete floors and
- » Exclusive use of a large outdoor terrace
- » Direct elevator exposure with a dedicated reception area & featured branding wall
- » 9 Offices, 2 Boardrooms & 2 Call Rooms

Additional 800 SF mezzanine level available for lease



Mezzanine



Unit #200 7,355 sf

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