

**AVISON
YOUNG**

For Sublease

1177 West Hastings Street
Vancouver, BC



Heavily built out and furnished office premises with exposure to the north, south and west and excellent access to amenities and transit.

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Property details

SUITE 700
5,408 sf

SUBLEASE TERM
November 29, 2025

POSSESSION DATE
Immediately

ADDITIONAL RENT
\$26.15 psf (2024 estimate)

NET RENT
Contact listing agents

FURNITURE
Available

Location

1177 West Hastings is a A class building conveniently located off Bute Street on West Hastings Street. West Hastings Street serves as a major arterial route, providing tenants with excellent access to the North Shore, East Vancouver and beyond. The Burrard SkyTrain station and rapid transit bus routes along West Georgia Street are within walking distance of the property, offering highly sought after transportation alternatives. Nearby amenities consist of Urban Fare, Starbucks, Cactus Club Café, the Coal Harbour Seawall and Stanley Park.

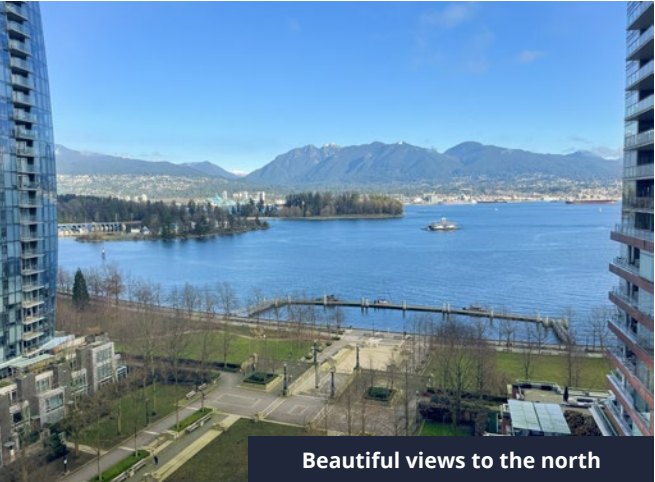
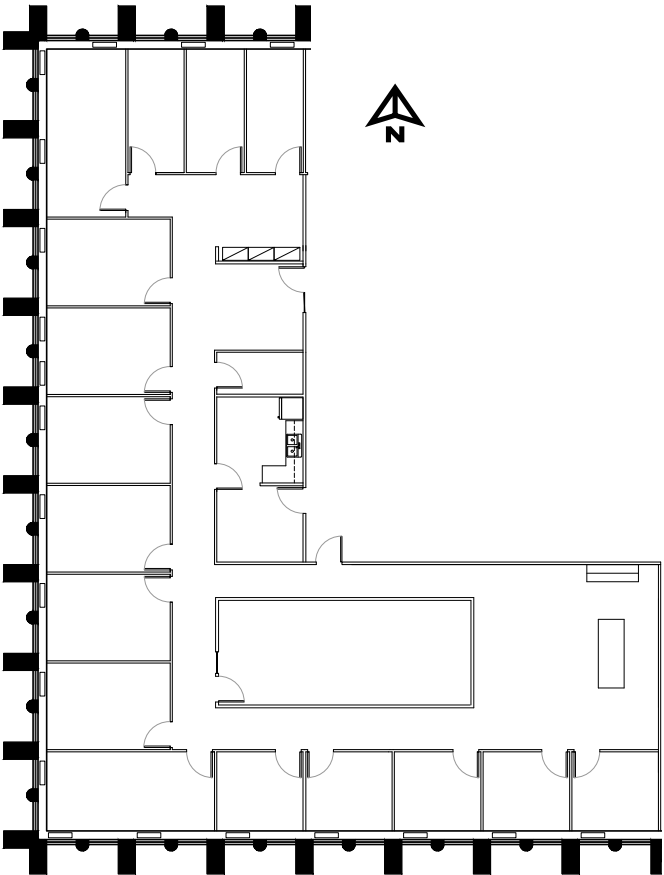
Property highlights

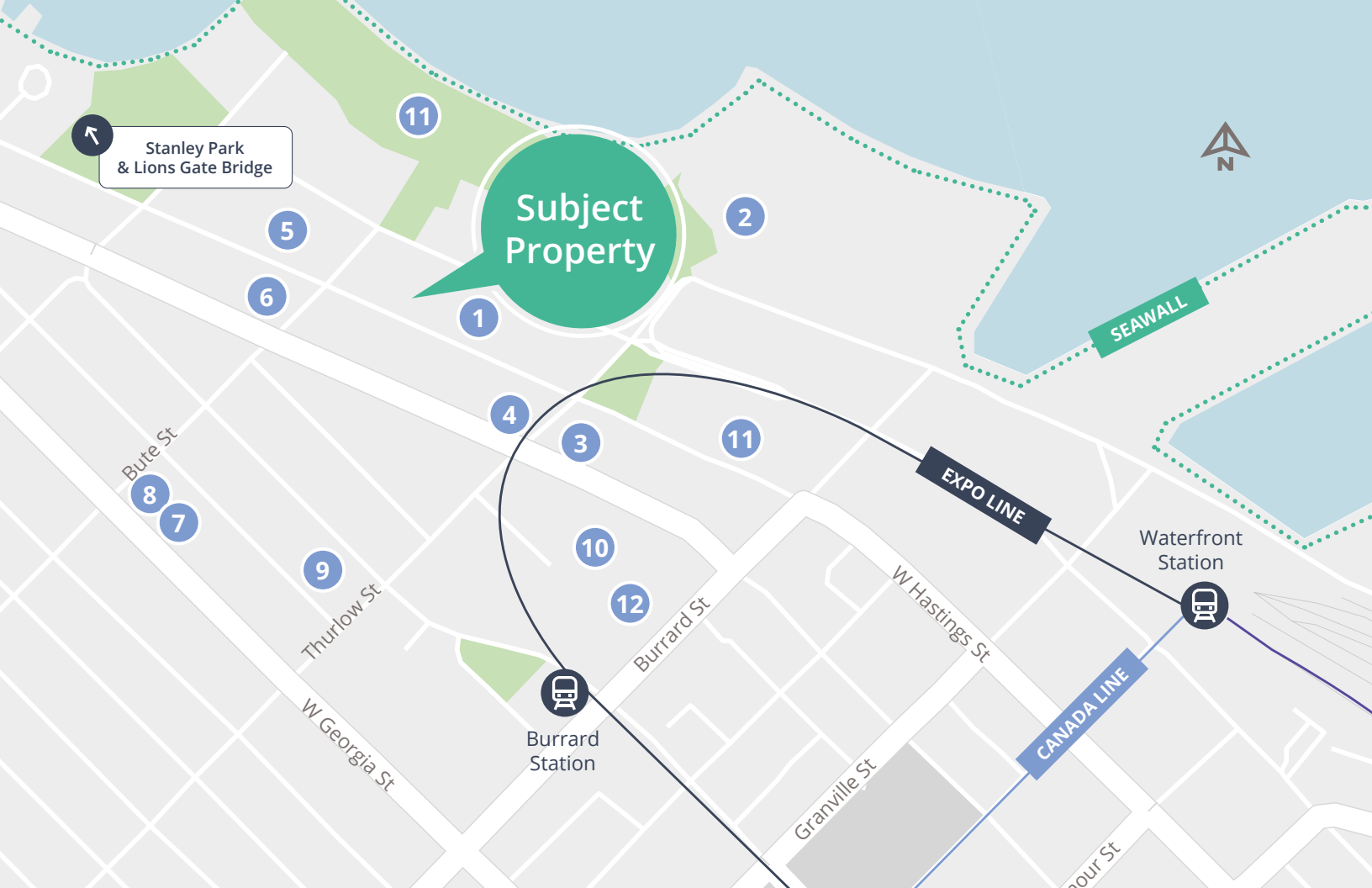
- Onsite security
- Renovations and amenities in planning phase
- Abundance of parking
- End-of-trip facilities
- Secured storage

Suite highlights

- Sixteen (16) offices
- One (1) boardroom
- Kitchen
- Server room
- Copy area

Floor plan





 **97** Walk Score
"Walker's Paradise"

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

 **73** Bike Score
"Very Bikeable"

Nearby amenities

- | | | |
|----------------------------------|------------------|----------------------|
| 1. Pinnacle Hotel Harbourfront | 5. Urban Fare | 9. Sushi California |
| 2. Cactus Club Cafe Coal Harbour | 6. Fit4Less | 10. Tacofino Oasis |
| 3. Starbucks | 7. Freshii | 11. Nightingale |
| 4. Artigiano Pender | 8. Fitness World | 12. JOEY Bentall One |

Contact for more information

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COMPANIES**
Platinum member