



1177

WEST HASTINGS

FOR LEASE

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**AVISON
YOUNG**

Opportunity

Avison Young is pleased to present the opportunity to lease office space in a **Zero Carbon Certified** building with stunning water views in Coal Harbour.

Sustainability



- ENERGY STAR CERTIFIED
- ZERO CARBON BUILDING
- ZERO WASTE PROGRAM

The Building











1177 West Hastings stands at the pinnacle of Downtown Vancouver's prestigious waterfront district. Just minutes from Waterfront Station, the city's premier transit hub, the building offers unmatched connectivity to the Expo Line, Canada Line, SeaBus, and West Coast Express.

Surrounded by Vancouver's finest dining, boutique cafés, curated retail, and elite fitness studios, 1177 West Hastings delivers an elevated experience. Designed for today's active professional, the property features secure bike storage, shower facilities, and private lockers bringing premium convenience to every workday.



Success Begins at 1177 West Hastings

Building Highlights

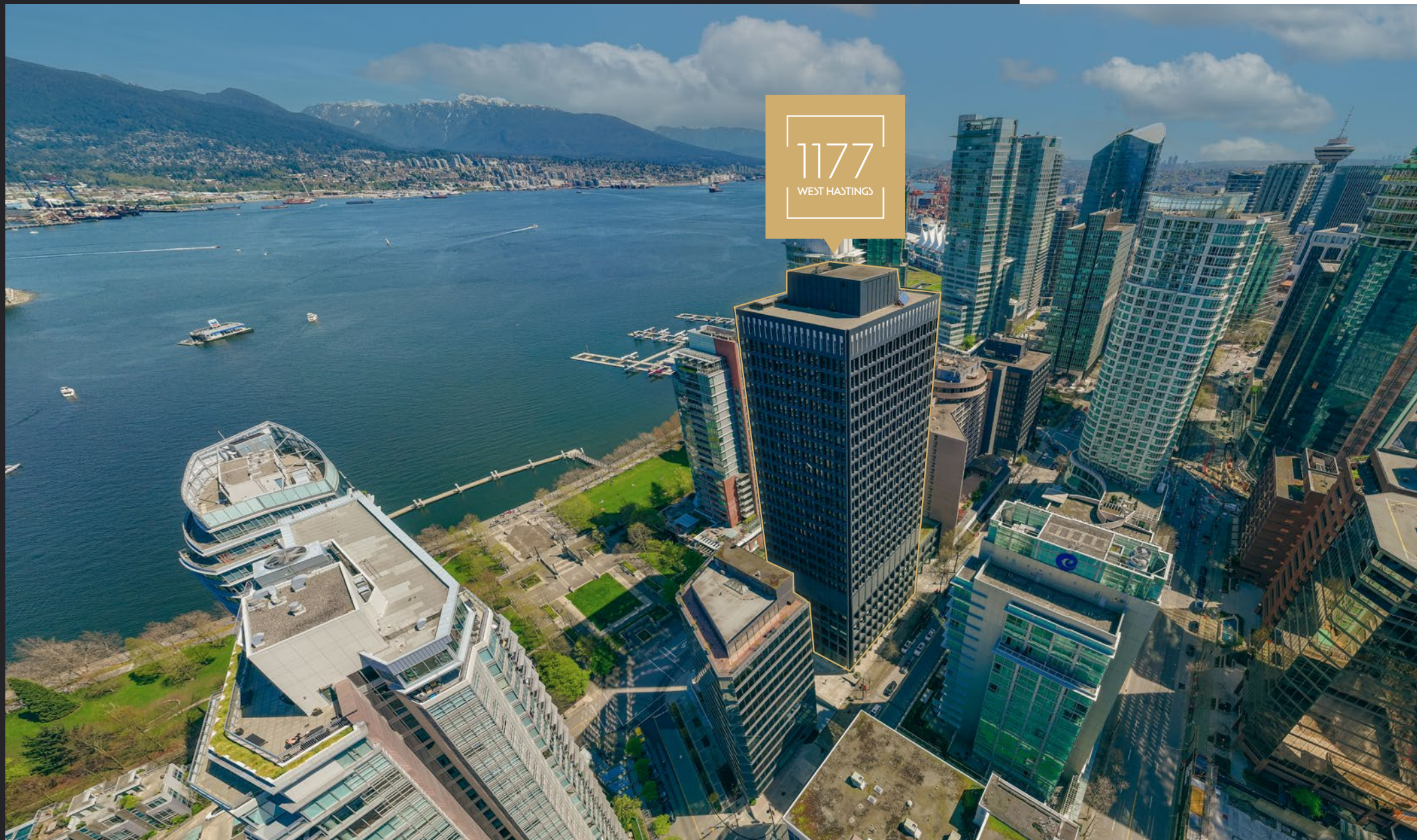
-  Prime downtown Vancouver location with stunning city and mountain views
-  Energy-efficient, Zero Carbon and Energy Star certified building
-  26 floors of quality office space with 24/7 security and concierge
-  Significant lobby and elevator renovations
-  Steps to Waterfront Station with SkyTrain, SeaBus, West Coast Express, and Canada Line access
-  Highly walkable, transit-rich, and commuter-friendly location
-  Park & Seawall access
-  Common patio area
-  End of trip facilities available including bike room, showers, and lockers
-  On-site property management team



COMMON PATIO AREA

The Centre of Business. The Edge of the Waterfront

WATERFRONT VIEWS



Property Details



YEAR BUILT
1968



NUMBER OF FLOORS
26 office floors plus mall level



BUILDING SECURITY
Card key access to building and elevators & 24/7 security and concierge



STORAGE
Secured storage on basement level, subject to availability



TELECOMMUNICATIONS
Telus, AT&T, GT Group Telecom, Bell Intrigna, Shaw Cable and Epik Networks



PARKING

- More than 600 stalls underground with access off West Hastings and with two means of egress onto West Hastings and West Cordova Street
- Ratio is 1 stall / 1,500 sf leased
- \$375 per month before taxes for reserved stall
- EV charging available



ELEVATORS
Four passenger elevators for each of the low rise and high rise banks. One of the passenger elevators on each bank also serves as a freight elevator. As well, there is one shuttle elevator to the parking garage



BUILDING EXPENSES
\$25.08 psf (2026 estimate)



ASKING NET RENT
Please contact listing agents

Area Overview

CAFES & RESTAURANTS

- 1. Nook Coal Harbour
- 2. Pallet Coffee Roasters
- 3. Tableau Bar Bistro
- 4. Artigiano Pender
- 5. P2B Restaurant + Bar
- 6. Body Energy Club
- 7. Sushi California
- 8. Cactus Club Cafe
- 9. Riley's Fish & Steak
- 10. Nightingale
- 11. Tractor
- 12. Giovane Caffè
- 13. Botanist

GROCERY & SHOPS

- 16. Urban Fare
- 17. 7 Eleven
- 18. Shoppers Drug Mart
- 19. Pacific Centre
- 20. Waterfront Centre

FITNESS & PARKS

- 21. Equinox
- 22. Barry's Vancouver
- 23. Coal Harbour Seaside Park
- 24. Seawall water walk
- 25. Club 16
- 26. Fit 4 less

ENTERTAINMENT

- 27. Vancouver Convention Centre
- 28. Canada Place
- 29. The Vancouver Club



97 Walk Score
"Walker's Paradise"

100 Transit Score
"Rider's Paradise"

85 Bike Score
"Very Bikable"



Contact for more information

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