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# AVISON YOUNG

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## For Lease

**1177 West Hastings Street**  
Vancouver, BC

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



Zero Carbon

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The building

SUSTAINABILITY

- ENERGY STAR CERTIFIED
- ZERO CARBON BUILDING
- ZEROWASTE PROGRAM



1177 West Hastings offers excellent city and North Shore mountain views. Located only a quick 5-minute walk to Waterfront Terminus station providing direct access to Expo Skytrain Line, Canada Line, the Seabus, and the West Coast Express and is surrounded by numerous restaurants, cafes, shops, and fitness facilities. The building provides secured bike storage, shower facilities and secured lockers.



Property details

YEAR BUILT

1968

RENOVATED

Significant renovations have been completed including lobby, elevator cabs, as well as electrical and mechanical upgrades

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, Big Pipe 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

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

\$26.15 psf (2024 estimate)

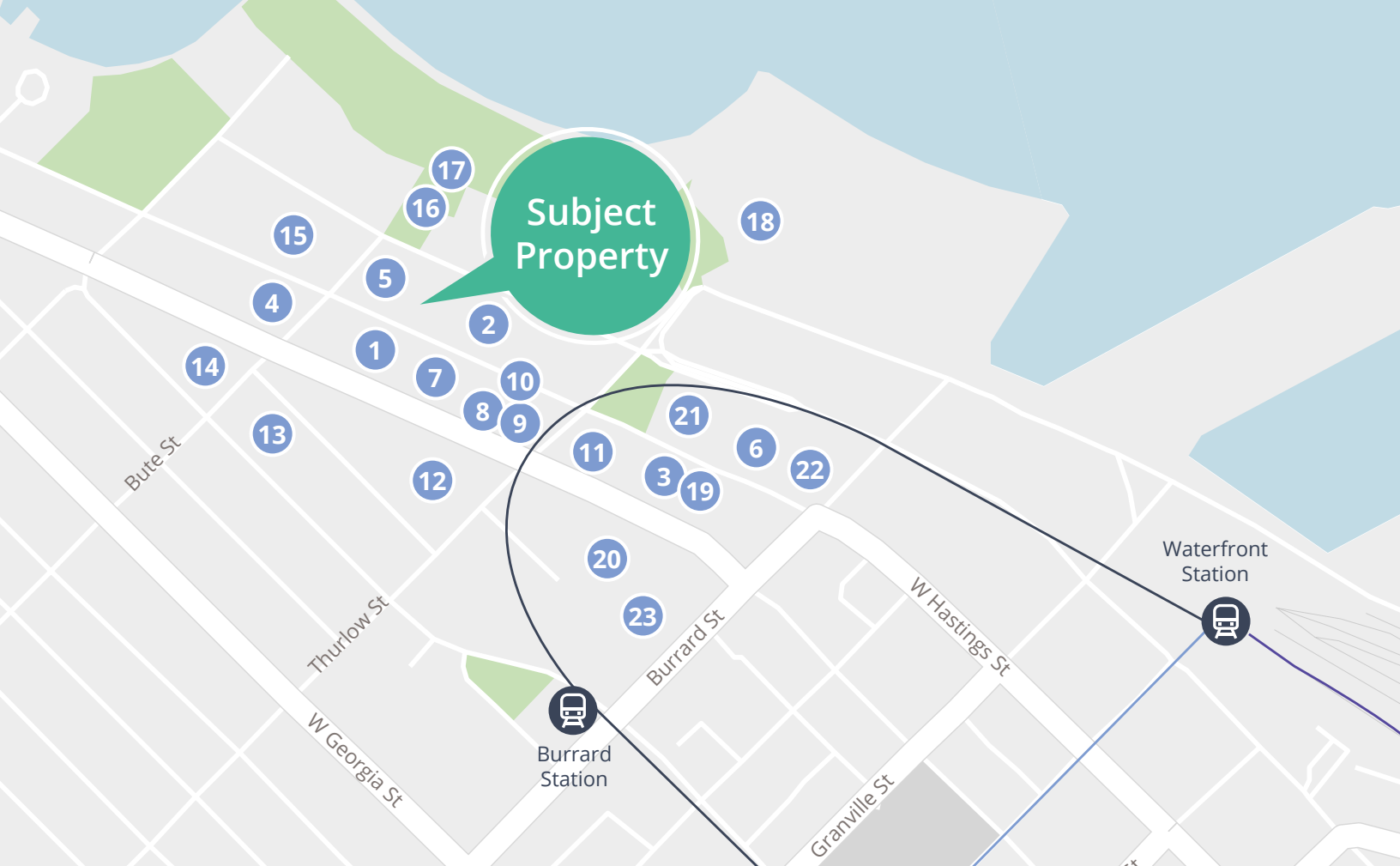
ASKING NET RENT

Please contact listing agent

Suite details

| Suite #  | Total (sf) | Available        | Description   |
|--|------------|------------------|---|
| 8th Floor  | 11,515     | Immediately      | Fully improved modern office space with spectacular views, mix of offices and open space                        |
| 1730   | 2,643      | January 1, 2025  | Southeastern views with six (6) offices, boardroom, open work stations, and kitchenette                         |
|  1920   | 3,088      | Immediately      | Direct elevator exposure with 10 offices, boardroom, kitchenette, and reception area                            |
| 2007   | 1,464      | Immediately      | Southeastern outlook, three (3) offices, boardroom and kitchenette  |
| 2088   | 2,613      | Immediately      | Southwest views with six (6) offices, boardroom, kitchen, and open area   |
| 2300   | 3,400      | November 1, 2024 | Improved office space with fantastic northeast water and mountain views   |
|  2500 | 11,914     | Immediately      | Full floor in partial shell with some open plan, office and kitchen; can be provided in base building condition |
| 2600   | 11,914     | Immediately      | Elevator opens to full sub-penthouse floor of nicely improved office space with fantastic city and water views  |
| 2788   | 5,330      | Immediately      | Improved suite with open plan, new T-bar ceiling and lighting   |





 **86** Walk Score  
"Very Walkable"

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

 **85** Bike Score  
"Very Bikable"

## Nearby amenities

- |                                |                               |                                      |
|--------------------------------|-------------------------------|--------------------------------------|
| 1. Coast Coal Harbour Hotel    | 9. Caffe Artigiano            | 17. Coal Harbour seaside park        |
| 2. Pinnacle Hotel Harbourfront | 10. Showcase Restaurant & Bar | 18. Cactus Club Cafe Coal Harbour    |
| 3. Barry's                     | 11. Starbucks                 | 19. Kamei Royale Japanese Restaurant |
| 4. Fit4Less                    | 12. Indian Delicacy           | 20. Tacofino Oasis                   |
| 5. JOSS                        | 13. Tableau Bar Bistro        | 21. Chewies Steam & Oyster Bar       |
| 6. Nightingale                 | 14. Shoppers Drug Mart        | 22. Brass Fish Tavern                |
| 7. Grab N Go West Pender       | 15. Urban Fare                | 23. JOEY Bentall One                 |
| 8. Vancouver Marriott          | 16. TAPshack                  |                                      |

## Contact for more information

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**AVISON  
YOUNG**

**CANADA  
BEST  
MANAGED  
COMPANIES**  
Platinum member