



877-881 East Hastings Street Vancouver, BC

- Retail/Office/Assembly Use
- Secure Underground Parking
- Attractive Lease Rates and Operating Costs
- Up-and-Coming Strathcona/Railtown Area
- Modern Solid Concrete Building

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Co-listed with Goodrich Realty Inc.

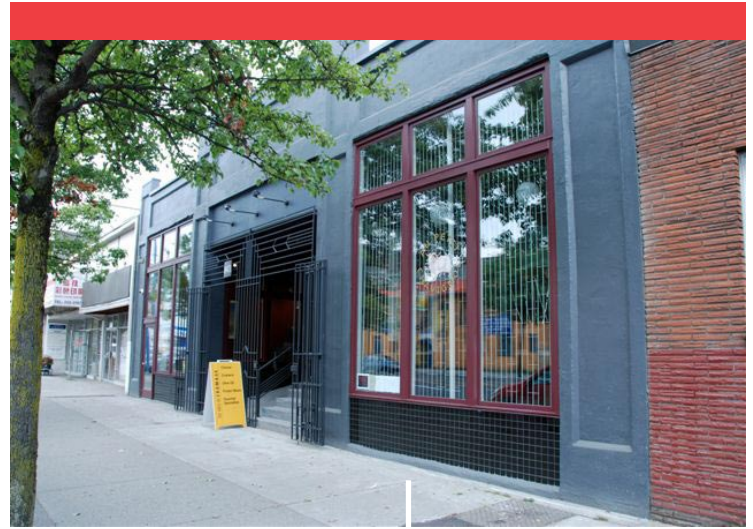
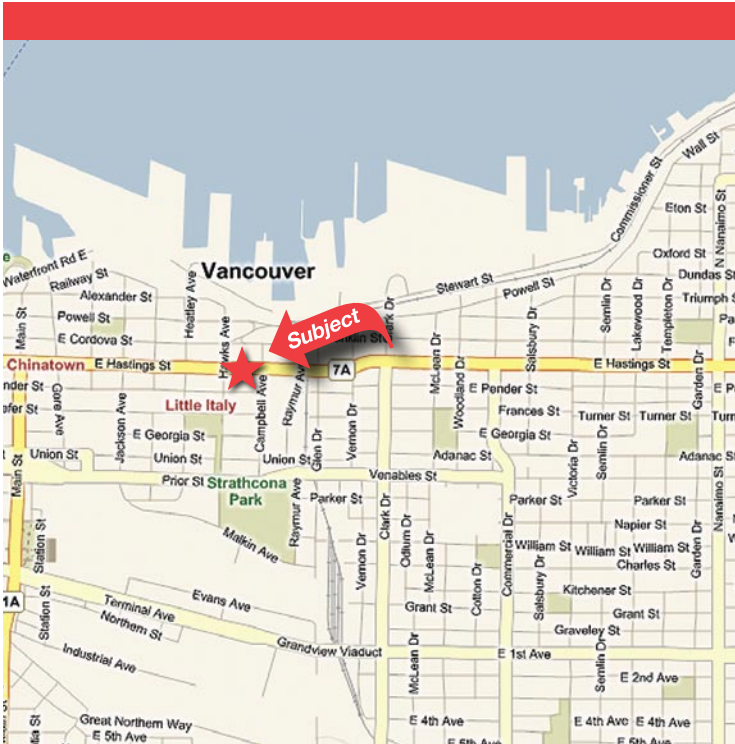
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Location:

The subject property is located on the North side of East Hastings Street between Hawks and Campbell Avenues, three blocks West of Clark Drive. Only two kilometres from the Downtown Core, the property is centrally located in the rapidly transforming Strathcona neighbourhood, few blocks from Chinatown, Raintown and the Clark Drive industrial area.

Available Area:

Main Floor – 881 East Hastings Street	1,173-2,585 sq ft
Second Floor Office/Assembly	1,200–5,193 sq ft

Features:

- Underground secure parking
- Excellent transit access
- Views from upper floors
- Passenger elevator and 2 outside staircases
- Storefront operations with rear entrances/loading
- All units with self contained washrooms
- Visitors’ surface parking at the rear of the building
- Ample unmetered street parking
- Approved daycare opportunity on ground floor



Approved Occupancy:

City of Vancouver approved occupancies for the building include retail, office, manufacturing, school and assembly hall.

Basic Rent:

Main Floor	\$12.00 per sq ft
Office/Assembly	\$10.50 per sq ft

Additional Rent:

Estimated \$5.35 per sq ft per annum plus utilities

Available:

Immediate