

# FOR LEASE

## 32 West Hastings Street Vancouver, BC

### Brand New Gastown Retail and Full Floor Office Space Available



REAL ESTATE GROUP

**Kelvin Luk\***

Principal  
604.808.8192  
kelvin@lukrealestategroup.com

**William Maunsell\***

Associate Vice President  
604.970.9738  
william@lukrealestategroup.com

**Jonathan Kan**

Commercial Broker  
778.237.8447  
jonathan@lukrealestategroup.com

**Macdonald**  
**COMMERCIAL**

\*Personal Real Estate Corporation

# 32 W Hastings Street



## 32 West Hastings Street

Vancouver, BC

### SAILENT FACTS

Main Floor Retail Unit #	Area (approx.)
ACCEPTED OFFER	
ACCEPTED OFFER	
CRU #3	865 SF
CRU #4	773 SF
ACCEPTED OFFER	

Floor 3 Office Space	Area (approx.)
	2,500 SF
Can Be Demised	3,000 SF
	5,000 SF
	10,000 SF
Up to	27,578 SF

**Parking:** Contact Listing Agents

**Zoning:** CD-1 (735)

**Availability:** Spring 2024

#### NET RENT

Retail: \$27.00/SF/Annum

Office: \$23.00/SF/Annum

Additional Rent: \$20.00/SF/Annum (Estimated)



## LOCATION

32 West Hastings, complemented by its integrated health centre from Vancouver Coastal Health, promises to be a valuable addition to one of Vancouver's most culturally rich and transforming neighborhoods. With a blend of entertainment and unique character, it's tailored for socially conscious companies and residents.



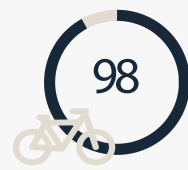
**WALK SCORE**  
Walker's Paradise

Daily errands do not require a car



**TRANSIT SCORE**  
Rider's Paradise

Close Promixity Vancouver Expo Line



**BIKE SCORE**  
Biker's Paradise

Excellent Bike Lanes

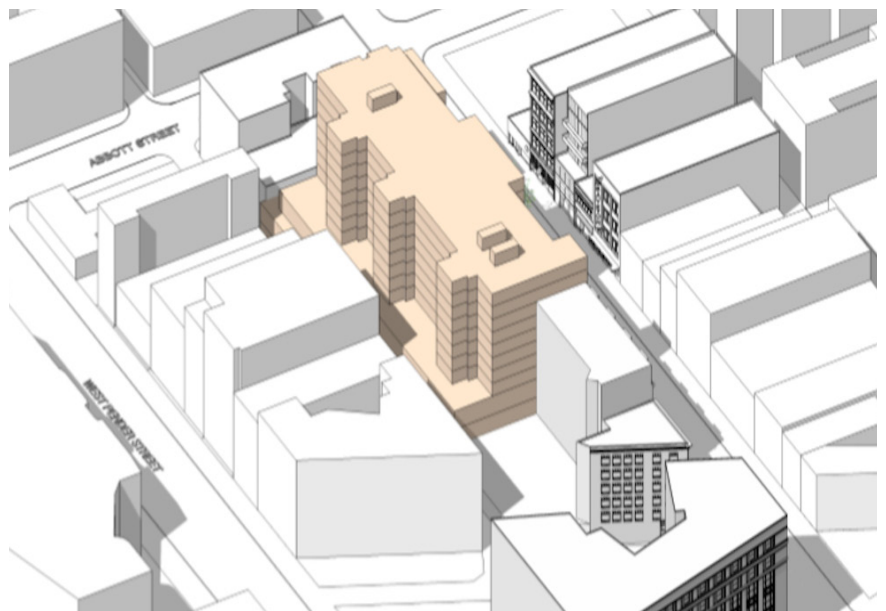
Source: walkscore.com





## OVERVIEW

32 West Hastings is a 10-storey mixed-use development, set to feature 231 new rental homes situated above a 50,000-square-foot integrated health centre (approx.), designed to serve the entire community. With an anticipated completion in **Spring 2024**, this development is expected to enhance the locale with its complementary retail and office spaces. In partnership with **Vancouver Coastal Health's** new health centre, it aims to provide invaluable support to the local residents, revitalizing the essence of Gastown in the process. Perfectly located to cater to the Downtown Eastside, 32 West Hastings stands proudly between Abbott and Carrall Street, deep-rooted in the iconic history of Gastown. Furthermore, its proximity, **less than 500 meters to Gastown's** vibrant dining and entertainment hubs, as well as Rogers Arena and BC Place, ensures seamless connectivity, especially with the Stadium-Chinatown Skytrain Station nearby.

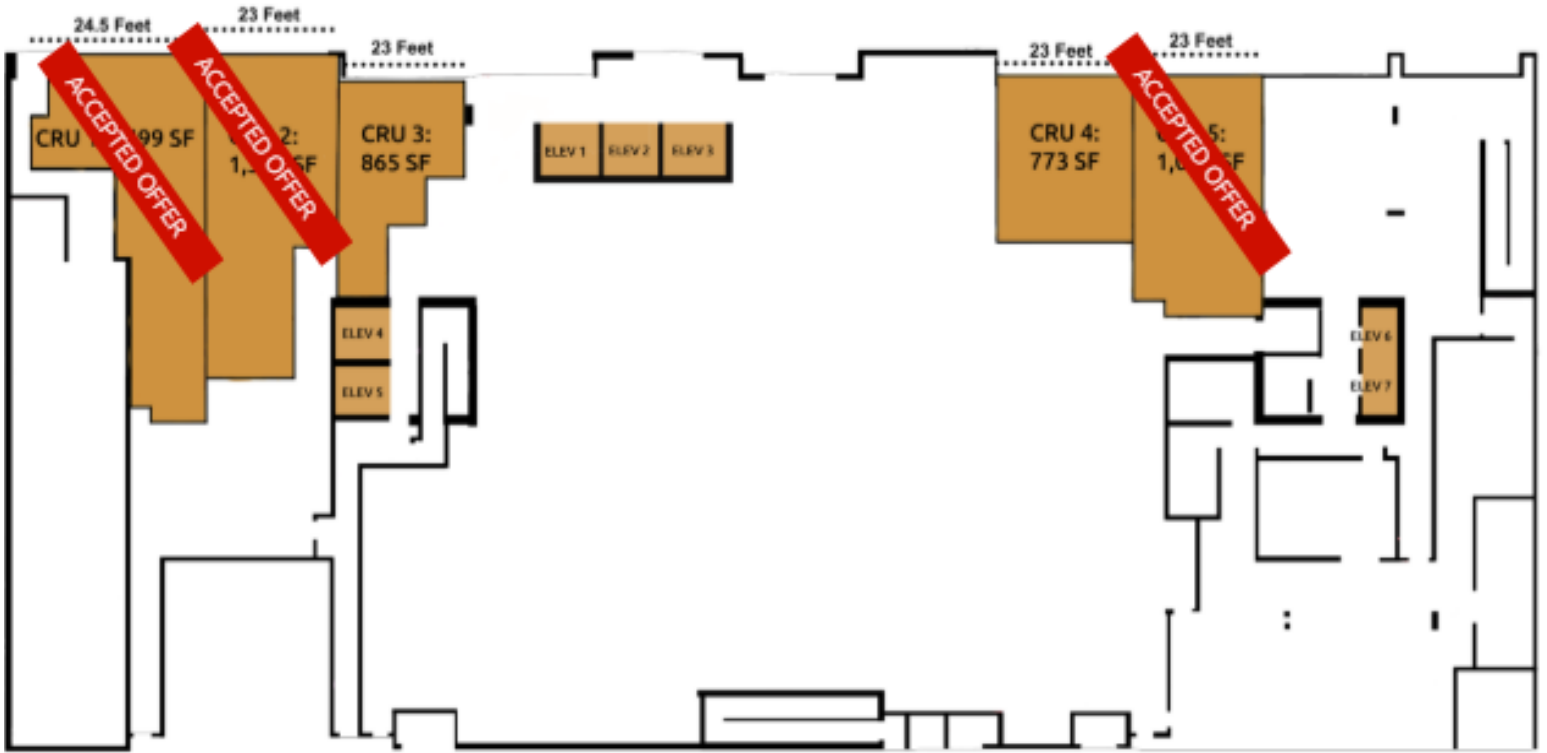




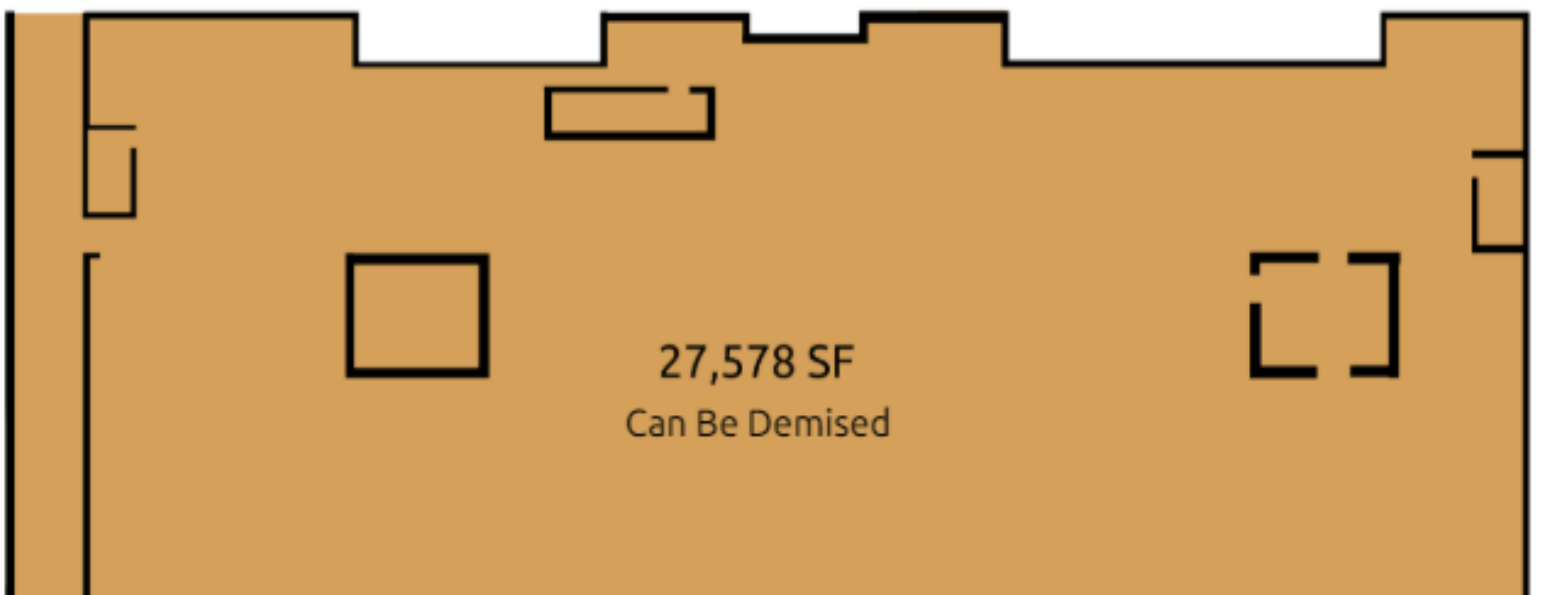
# Floor Plans

West Hastings Street

## Floor 1



## Floor 3



\*This is an artistic representation of the floor plan - Architectural plan can be provided if deemed necessary



Drive time to

Downtown Vancouver	5 min
New St. Paul Hospital Campus	5 min
Vancouver General Hospital	20 min

**RESTAURANTS**

- 1. Chambar
- 2. Acquafarina
- 3. Tacofino
- 4. Ask For Luigi
- 5. Mello
- 6. Holy Chow
- 7. Alibi Room
- 8. Belgard Kitchen
- 9. Hunnybee Brunch
- 10. Oyster Bar & Market
- 11. Tacofino
- 12. Jam Cafe
- 13. Cadeaux Bakery
- 14. Sooda Korean
- 15. Bao Bei
- 16. Starbucks

**NOTABLE SITES**

- 1. Science World
- 2. BC Place Stadium
- 3. Rogers Arena
- 4. Plaza of Nations
- 5. Parq Casino
- 6. Port of Vancouver
- 7. Canada Place

**HEALTH CARE**

- 1. Future St. Paul's Hospital Campus
- 2. Vancouver Women's Health Collective
- 3. JED Chinese Medical Clinic

**SHOPPING**

- 1. T & T Supermarket
- 2. CF Pacific Centre
- 3. Costco Wholesale
- 4. Nesters Market

LEGEND



EXPO LINE STATION



32 WEST HASTINGS STREET, VANCOUVER, BC





**314 - 328 West Hastings Street**  
Developer: Pacific Reach Properties



**33 West Cordova Street**  
Developer: Westbank



**32 West Hastings Street**  
Developer: Vancouver Chinatown Foundation



**534 - 550 Cambie Street**  
Developer: PC Urban + Quadreal Property



**The Cohen Block**  
**15 West Hastings Street**  
Developer: Bosa + Army & Navy



REAL ESTATE GROUP

Kelvin Luk\*  
Principal  
604.808.8192  
kelvin@lukrealestategroup.com

William Maunsell\*  
Associate Vice President  
604.970.9738  
william@lukrealestategroup.com

Jonathan Kan  
Commercial Broker  
778.237.8447  
jonathan@lukrealestategroup.com

**Macdonald**  
**COMMERCIAL**

member of —  
**CORFAC**  
INTERNATIONAL

Macdonald Commercial R.E.S. Ltd.  
1827 W 5th Ave, Vancouver, BC V6J 1P5  
www.macdonaldcommercial.com