

FOR LEASE

46 West Hastings Street

Vancouver, BC

Brand New Gastown Retail and
Full Floor Office Space Available



REAL ESTATE GROUP

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*Personal Real Estate Corporation

46 W Hastings Street

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SAILENT FACTS

Main Floor Retail Unit #	Area (approx.)
CRU #1	1,499 SF
CRU #2	1,320 SF
CRU #3	865 SF
CRU #4	773 SF
CRU #5	1,021 SF

Floor 3 Office Space	Area (approx.)
Can Be Demised	2,500 SF 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

46 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 Proximity to Vancouver Expo Line



BIKE SCORE

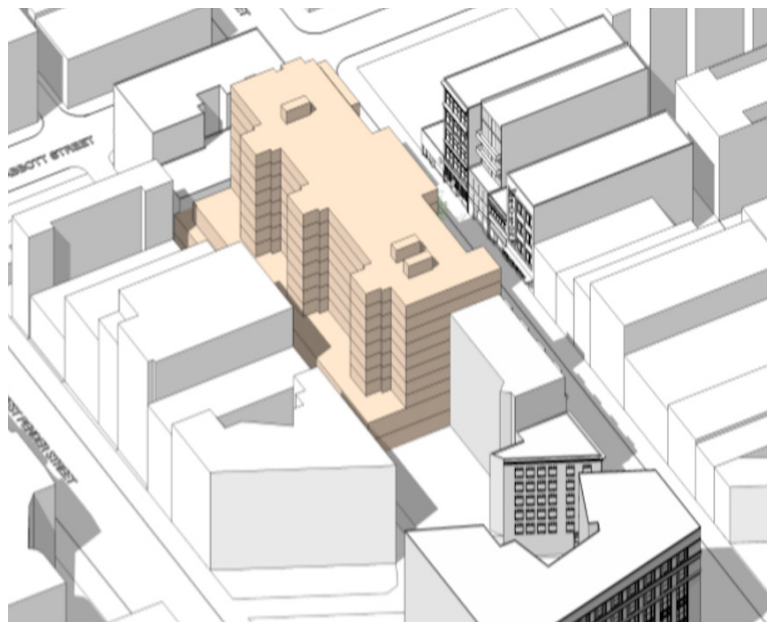
Biker's Paradise

Excellent Bike Lanes



OVERVIEW

46 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, 46 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.

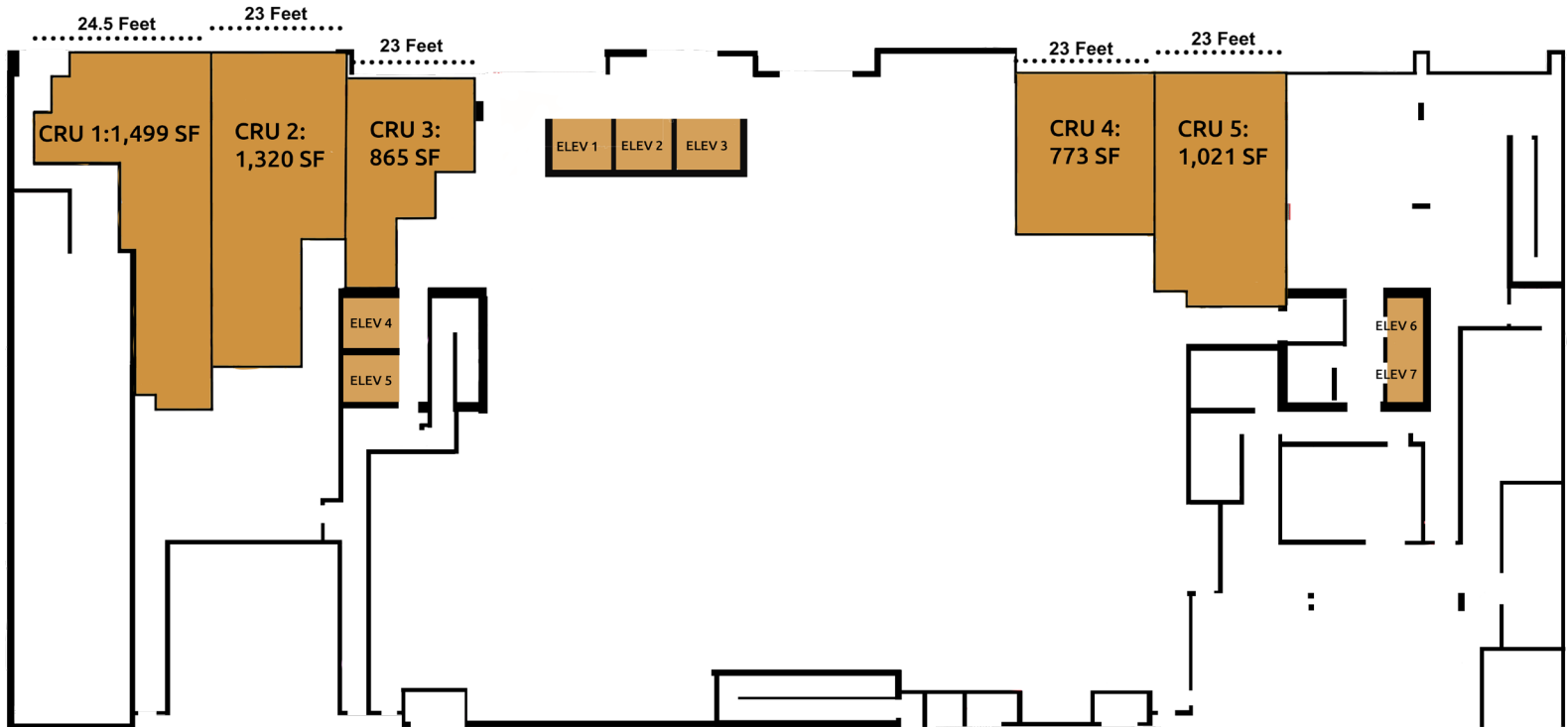




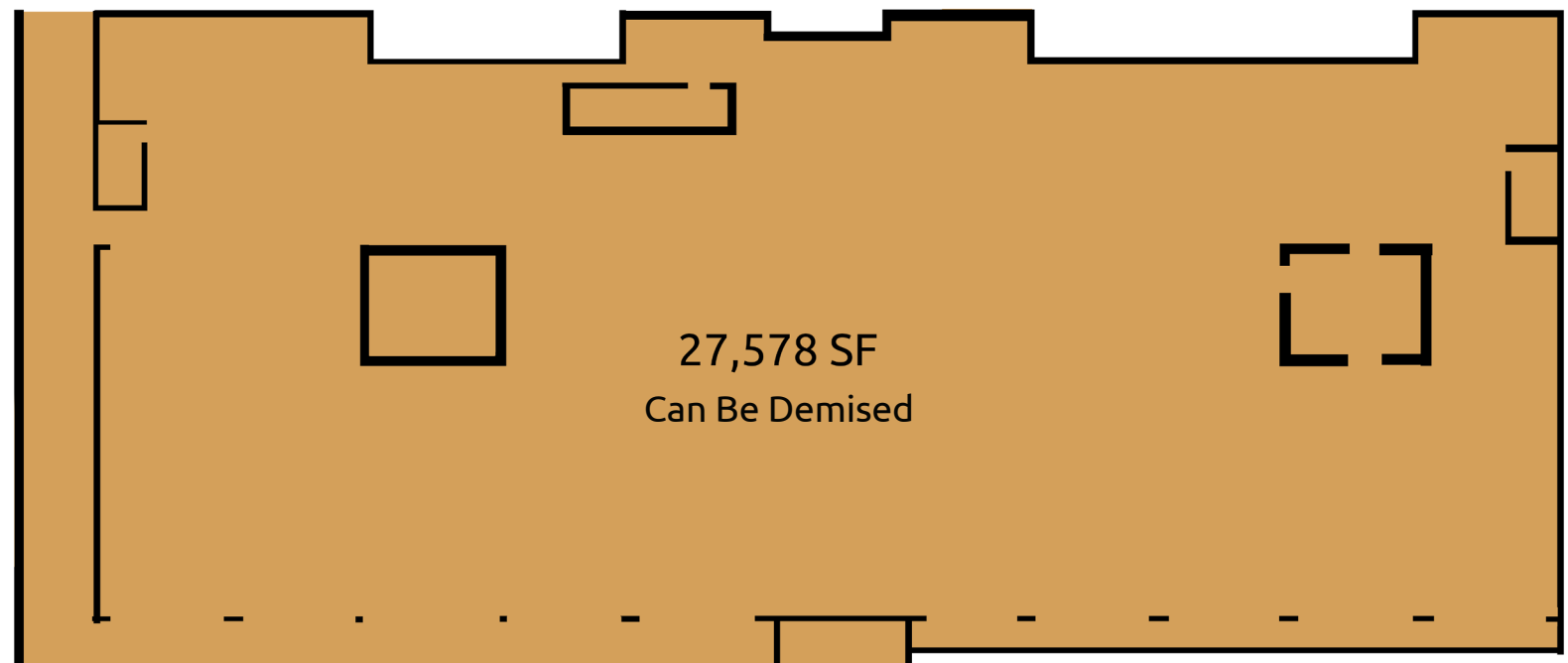
Floor Plans

West Hastings Street

Floor 1



Floor 3



*This is a 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 Saint 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



46 WEST HASTINGS STREET, VANCOUVER



314 - 328 West Hastings Street

Developer: Pacific Reach Properties



33 West Cordova Street

Developer: Westbank



46 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



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