

# FOR LEASE

#800-838 West Hastings Street, Vancouver, BC

ELEVATED MOVE-IN READY OFFICE SPACE IN  
VANCOUVER'S FINANCIAL CORE



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**LUK**  
REAL ESTATE GROUP

**Macdonald**  
COMMERCIAL

## OPPORTUNITY

Position your business in the distinguished core of Downtown Vancouver's financial district. This professionally managed building offers a polished lobby presence, efficient floorplates, and the kind of quiet credibility that suits serious businesses. Previously occupied by an architectural firm, this unit is exceptionally well improved with a thoughtful layout and design-forward finishes. Glass partitions, clean lines, and collaborative work areas create a space that feels both creative and disciplined. Private offices and meeting rooms are already built in, minimizing upfront costs and downtime. It is a turnkey opportunity for a team that values smart design, natural flow, and a workspace with intention.

## LOCATION

838 Hastings Street places you in the heart of Downtown Vancouver, steps from the waterfront calm of Coal Harbour and the transit hub at Waterfront Station. Grab a morning espresso at Breka Bakery & Café, host client lunches at Nightingale, or wind down after work at Cactus Club Cafe. The surrounding blocks hum with office towers, boutique shops, and steady foot traffic from morning rush to evening glow. It is polished, connected, and unmistakably downtown. A front-row seat to Vancouver's daily rhythm.



## SALIENT FACTS

Civic Address:	#800-838 West Hastings Street, Vancouver, BC
PID:	028-580-192
Legal Description:	STRATA LOT 4, PLAN BCS4084, DISTRICT LOT 541, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
Current Zoning:	CD-1
Leasable Square Footage*:	1,790 SF
Net Rent:	\$26.00/SF
Additional Rent (2026 est.):	\$24.99/SF
Parking:	1 stall at market rate per month

*\*All measurements and additional rent are approximate. Tenant to verify if deemed important.*

## HIGHLIGHTS



### Premier downtown address

in the heart of Vancouver's financial and business district



### Surrounded by established restaurants, cafés, and daily amenities



### Steps to Waterfront Station

and within walking distance to Coal Harbour and the seawall



### Professionally managed building with strong corporate presence



### Thoughtful layout featuring glass partitions, private offices, and meeting rooms



### Turnkey opportunity minimizing downtime and initial capital outlay



### Ideal for professional firms seeking a refined, move-in-ready workspace in a highly connected location

# PHOTOS



Reception



Boardroom



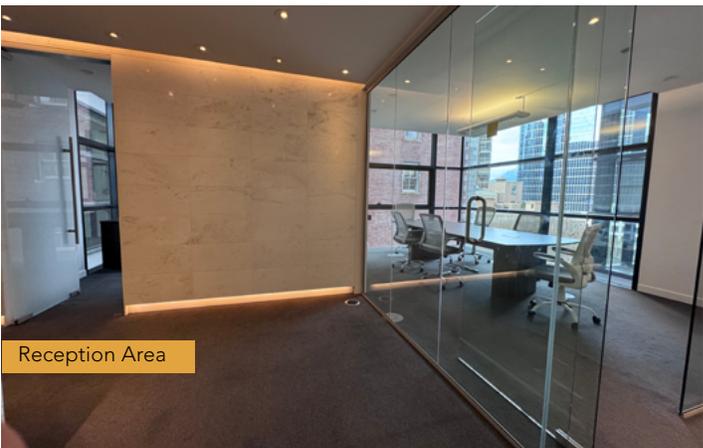
Office



Office



Office



Reception Area



# SURROUNDING AMENITIES



- **RESTAURANTS/FOOD**
  1. Nightingale
  2. Breka Bakery and Cafe
  3. Cactus Club Cafe
  4. Five Sails
  5. Miku Vancouver
  6. Artigiano
  7. Botanist
- **RETAILERS**
  1. CF Pacific Centre
  2. Hudson Bay
  3. Waterfront Centre Shops
  4. Alberni Street ("Luxury Row")
- **SERVICES**
  1. National Bank of Canada
  2. RBC
  3. Service Canada Centre
  4. YWCA Metro Vancouver
- OTHER**
  - The Terminal City Club - 1 min
  - Fairmont Pacific Rim - 4 mins
  - Coal Harbour Seawall - 5 mins
  - St. Paul's Hospital - 7 mins
  - Vancouver City Centre UPCC - 9 mins
  - Waterfront Skytrain Station - 2 mins

# NEIGHBOURING BUSINESSES



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