

# FOR LEASE

Flexible 3rd Floor Office Space Available

38 West Hastings Street, Vancouver, BC



3rd FLOOR LEASING

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REAL ESTATE GROUP

**Macdonald**  
COMMERCIAL



# 38 West Hastings Street

Vancouver, BC

## SALIENT FACTS

3rd Floor Office Space	Area
	2,500 SF
Can Be Demised	3,000 SF
	5,000 SF
	10,000 SF
Up to	<b>27,578 SF</b>

**Parking:** Secured Underground Parking Available

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

**Availability:** Immediate

**Rent:** Contact Listing Agent

## LOCATION

Positioned along West Hastings between Abbott and Carrall Streets in Vancouver’s historic Gastown, the property offers immediate access to a wide range of amenities and community resources.

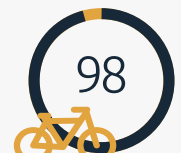
Nearby destinations include the Woodward’s Building, SFU Goldcorp Centre for the Arts, Nesters Market, and Purebread Bakery. The area is well-served by public transit and is recognized as a central hub for community services, education, and cultural activity, making it particularly attractive for organizations focused on impact, accessibility, and engagement.



**WALK SCORE**  
**Walker's Paradise**  
 Daily errands do not require a car



**TRANSIT SCORE**  
**Rider's Paradise**  
 Close Proximity Vancouver Expo Line



**BIKE SCORE**  
**Biker's Paradise**  
 Excellent Bike Lanes

Source: [walkscore.com](http://walkscore.com)

# OVERVIEW

Developed by the non-profit Vancouver Chinatown Foundation and named in recognition of project supporters and real estate industry leaders Robert H. (Bob) Lee and Michael Audain, **Bob & Michael's Place** is a purpose driven, mixed-use development designed to support community wellbeing in the heart of Gastown.

The building brings together 231 rental homes with essential health and support services, anchored by the 50,000 SF **Lily's Community Health Centre**, operated by Vancouver Coastal Health and named in recognition of philanthropist Lily Lee, as well as an on-site pharmacy.

The third-floor opportunity offers approximately 27,578 SF of flexible space (demisable from 2,500 SF), intentionally positioned above the health centre to foster collaboration, accessibility, and integrated service delivery.

This space is ideally suited for non-profit organizations, Indigenous-led initiatives, education and training providers, health research groups, and community-serving agencies seeking to operate in a setting that prioritizes care, inclusion, and impact. It also presents a strong opportunity for security organizations and martial arts or personal training groups whose work supports community wellbeing.

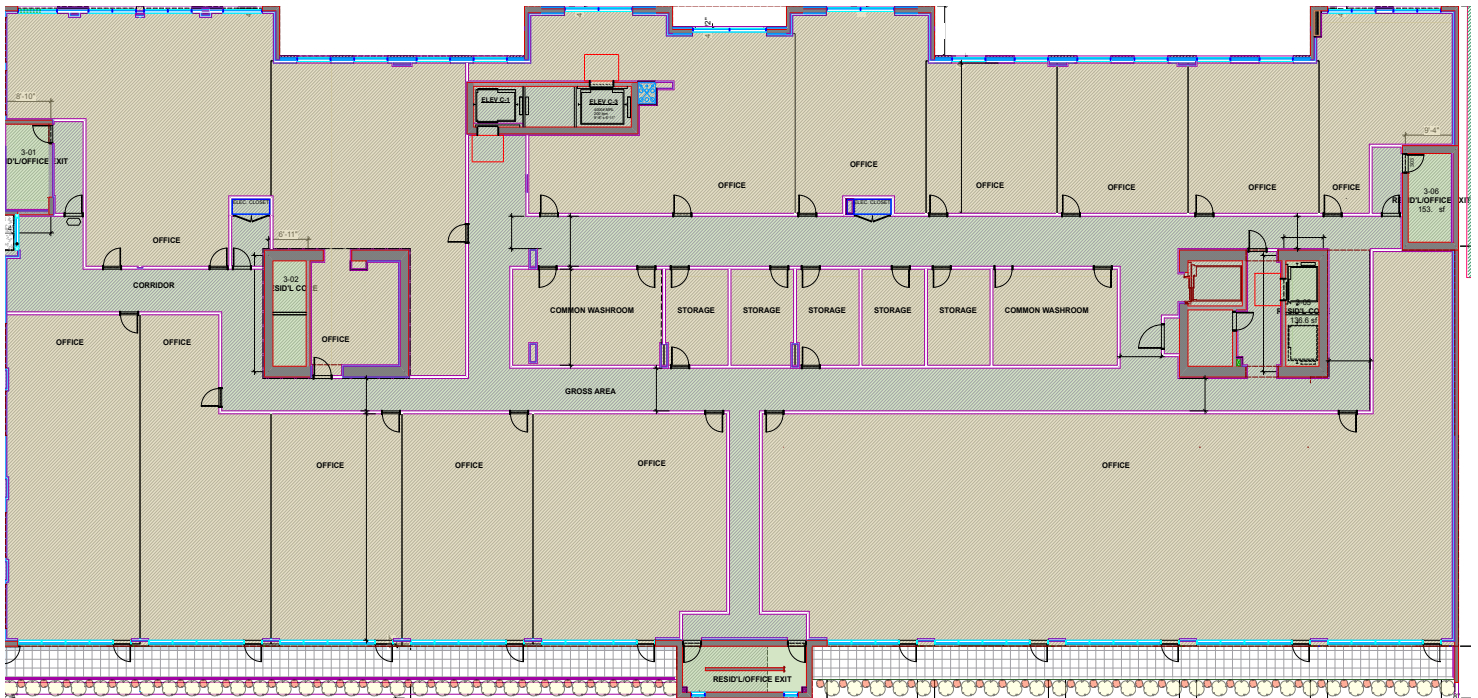


Illustration for marketing purposes only. For official architectural plans, please contact the listing agents.

# PROPERTY HIGHLIGHTS



**Co-located with essential health services** – Directly above a major community health centre, supporting wraparound care, outreach, and collaboration for non-profits, Indigenous organizations, and health-focused groups

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**Designed for learning, healing, and training** – Flexible layouts accommodate classrooms, cultural programming, counselling, research functions, and studio-style uses such as martial arts or wellness training

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**Aligned with community impact mandates** – Ideal for organizations focused on accessibility, reconciliation, education, and frontline service delivery in an urban setting

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**Strategic base for safety and security operations** – Centrally located for organizations involved in community safety, training, and support services

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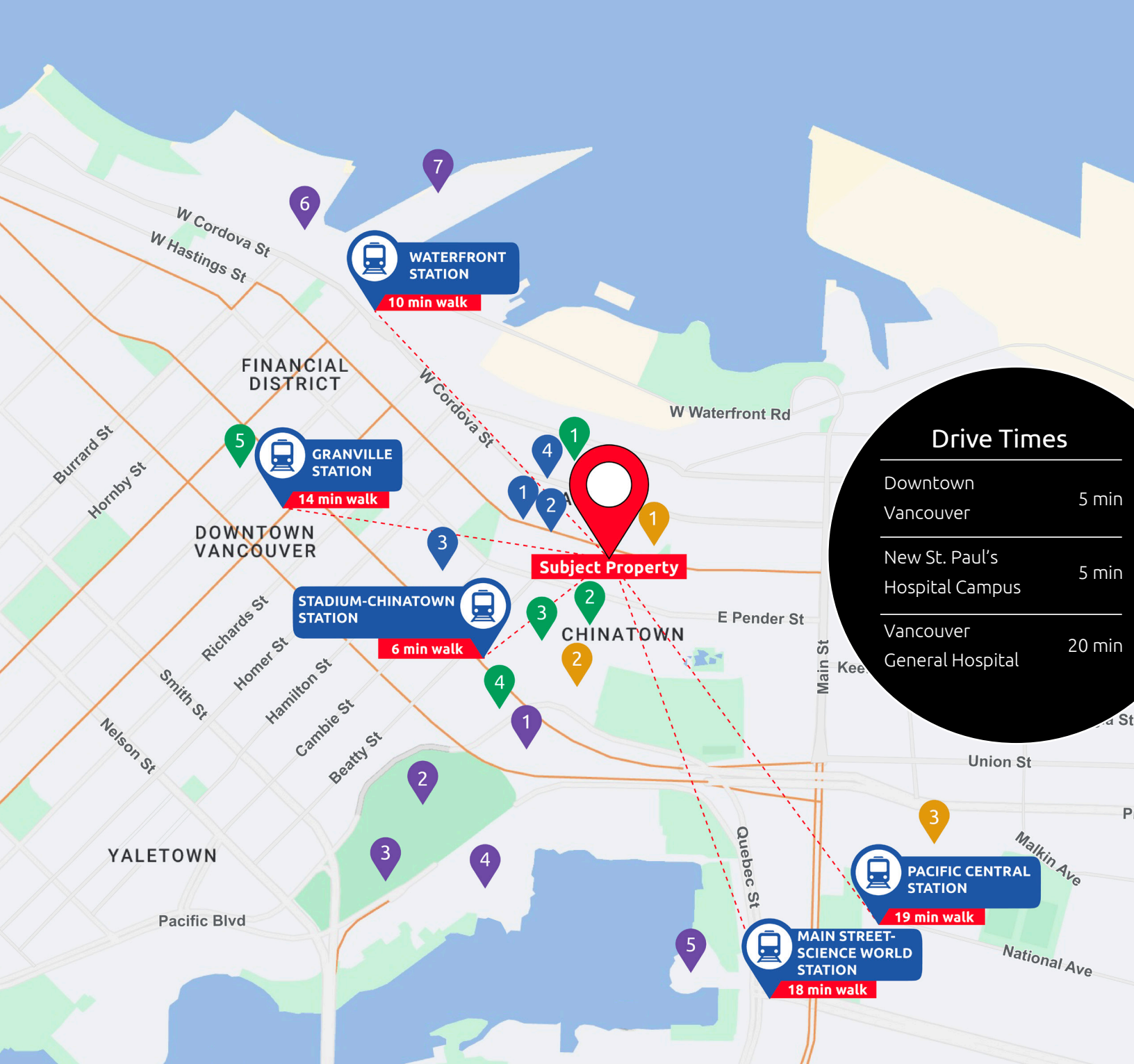
**Transit-oriented, highly accessible location** – Ensures ease of access for staff, students, and community members, particularly those relying on public transit

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**24/7 Security Patrol** – Around-the-clock patrol services help maintain a safe, secure, and welcoming environment for tenants, employees, clients, and visitors.





Drive Times	
Downtown Vancouver	5 min
New St. Paul's Hospital Campus	5 min
Vancouver General Hospital	20 min

**SCHOOLS**

- 1. SFU Goldcorp Centre for the Arts
- 2. VPD Training Academy
- 3. Vancouver Community College

**MIXED-USE**

- 4. Woodward's

**NOTABLE SITES**

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

**HEALTH CARE**

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

**SHOPPING**

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



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



**33 West Cordova Street**  
Developer: Westbank



**388 Abbott Street**  
Developer: Holborn Group



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



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



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



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