

FOR LEASE

717

E HASTINGS STREET

Prime Strathcona Office/Showroom Opportunity



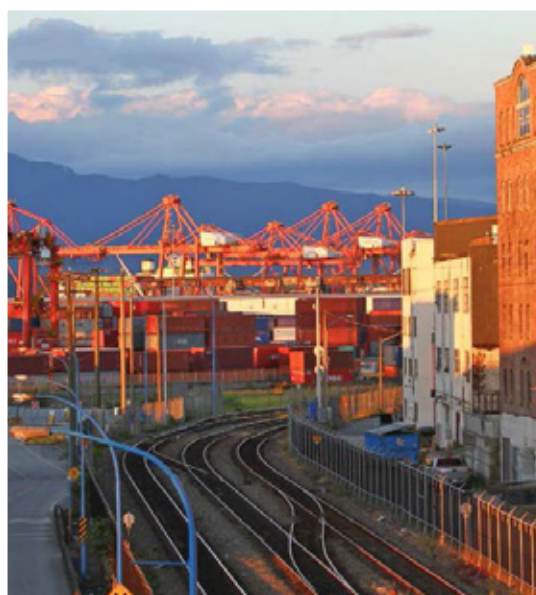
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Located in the heart of Strathcona.
Minutes away from the Downtown Core.



THE LOCATION

The property is located on the north side of East Hastings Street in the heart of vibrant Strathcona. A neighbourhood celebrated for its creative spirit and community charm. Just minutes from Downtown and next to Railtown, Chinatown, and Gastown, this area blends heritage character with fresh growth.

Steps away, you'll find local favourites like Strathcona Beer Company, Les Amis Du Fromage, The Garden Strathcona Café, Article, and Prototype Coffee. One block east, Strathcona Village by Wall Financial has brought 350 new homes and over 60,000 SF of commercial space, adding even more energy to the neighbourhood.

With a growing mix of residents, businesses, and amenities, this location is at the centre of an exciting transformation. A place where community and opportunity come together.

THE FEATURES



Exceptional main level opportunity with street front entry



Prominent signage potential on busy East Hastings Street



Spacious floor plan with excellent mix of open space, private offices, and large boardroom



Kitchenette and two private washrooms within the unit



Large windows provide abundant natural light



Additional second floor storage space available



Ample street parking and excellent transit access



Strategic location on Hastings Corridor offers convenient access to downtown Vancouver, Chinatown, Gastown, and major transportation routes

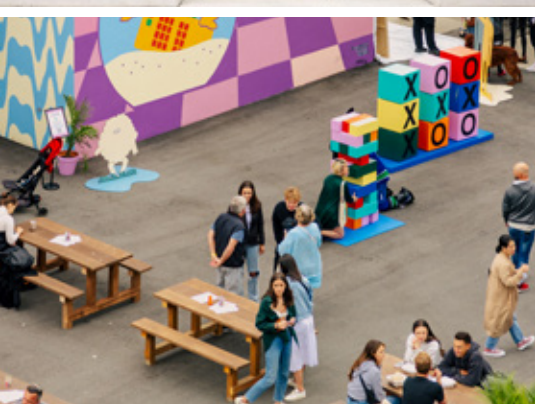


FLOOR PLAN & SALIENT FACTS



SIZE: ¹	GROSS RENT:	ZONING:	AVAILABILITY:
2,825 SF (Approx.)	\$5,650.00/month + GST	M-1 (Industrial)	Immediately

¹All sizes are approximate and subject to verification.
^{*}Floor plans may not be 100% accurate and are subject to verification.



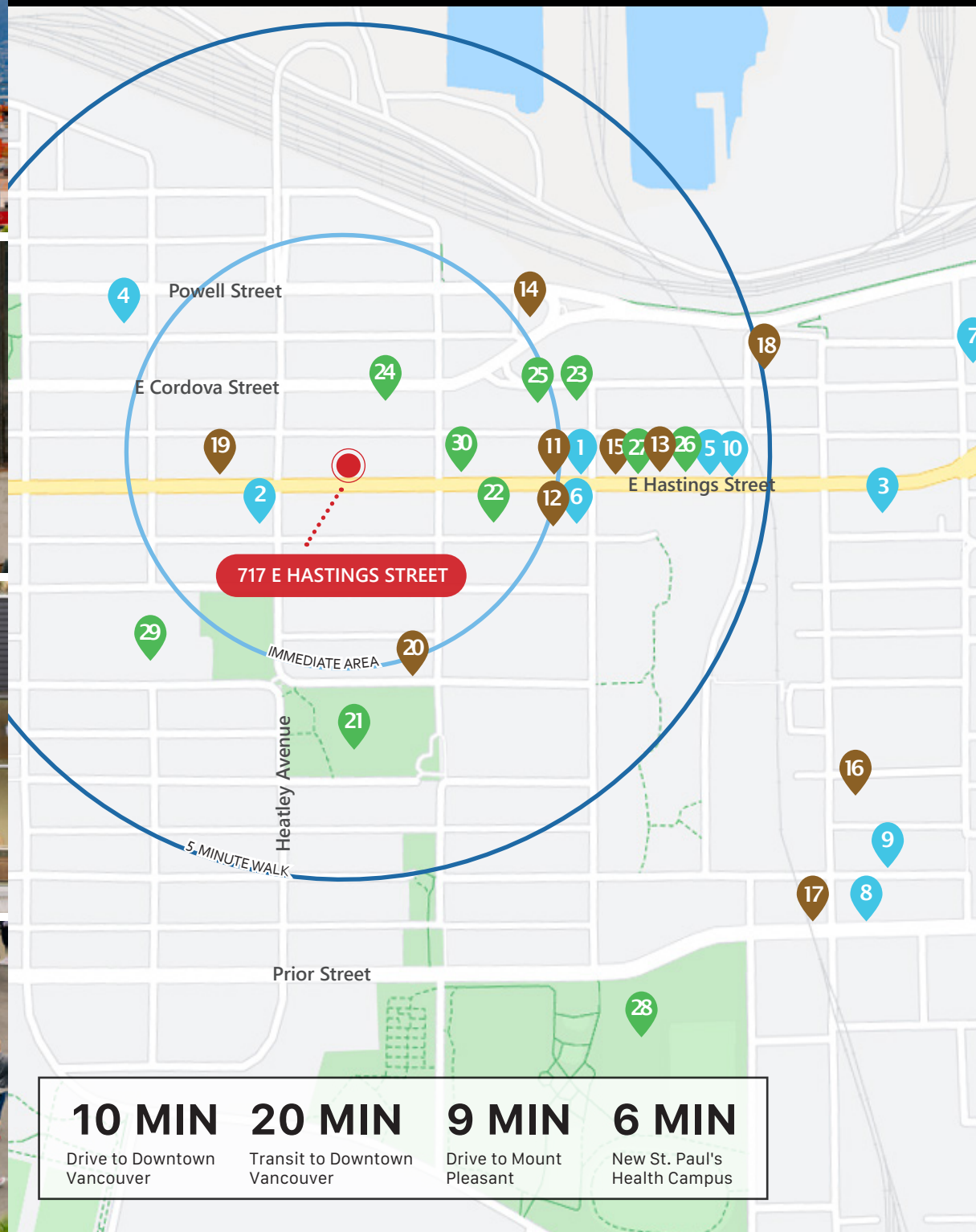
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Walker's Paradise
Daily errands do not require a car

74

Rider's Paradise
World-class public transportation

Source: walkscore.com



around the
neighbourhood.

DINING + COCKTAILS

1. Strathcona Beer Company
2. The Heatley
3. Pink Pearl Chinese Seafood Restaurant
4. Dosanko
5. Pho Khanh Express
6. S2 Cafe House
7. Container Brewing Ltd.
8. Luppulo Brewing Co.
9. Savoury Chef Foods
10. Tatchan Noodles

COFFEE + CASUAL FARE

11. Prototype Coffee
12. The Garden Strathcona
13. Rumor Cafe
14. Starbucks
15. Lucy's Frozen Custard
16. Peace and Culture Coffee
17. La Casa Gelato
18. Focacciaza
19. Coastal Eden Cafe
20. Wilder Snail

AMENITIES + SHOPPING

21. MacLean Park
22. Article
23. Lordco Auto Parts
24. MakerLabs
25. Clubcard Printing
26. Moonlight Natural Pet Store
27. Nima Tattoo
28. Strathcona Park
29. Strathcona Community Centre
30. les amis du FROMAGE

10 MIN

Drive to Downtown
Vancouver

20 MIN

Transit to Downtown
Vancouver

9 MIN

Drive to Mount
Pleasant

6 MIN

New St. Paul's
Health Campus

Contact Us

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