

510 WEST HASTINGS

A building revitalized
and reimagined





A workspace beyond compare

Available Now

510 West Hastings is a 15-story icon reborn for the 21st century. Where stunning views combine with bright, light filled spaces to create a healthy workspace with sustainability at its heart.

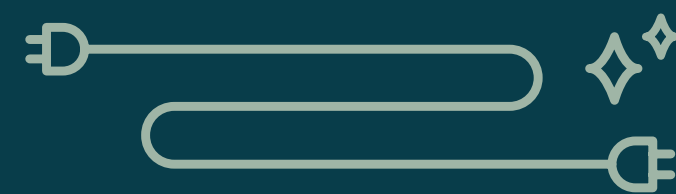
Interiors completely renovated



New skylights
on 15th floor

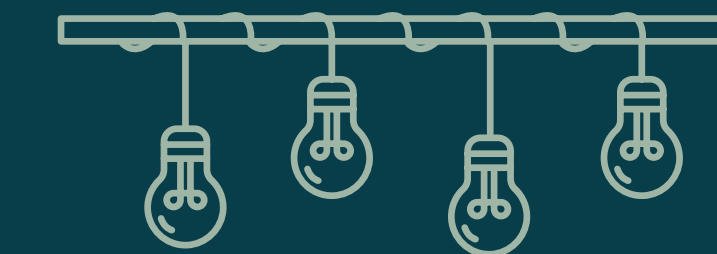
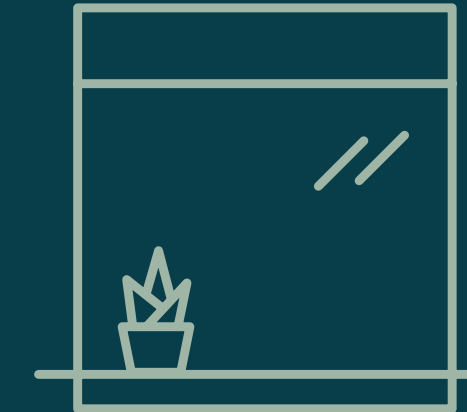


New digital system for heating
ventilation and air conditioning



Entirely replaced
electrical systems

Brand new
double-gazed windows



NEW lighting
fixtures

NEW Mechanical
systems



Enhanced plumbing
and drainage system

Renovated
exterior and facade



Where downtown city meets tech district



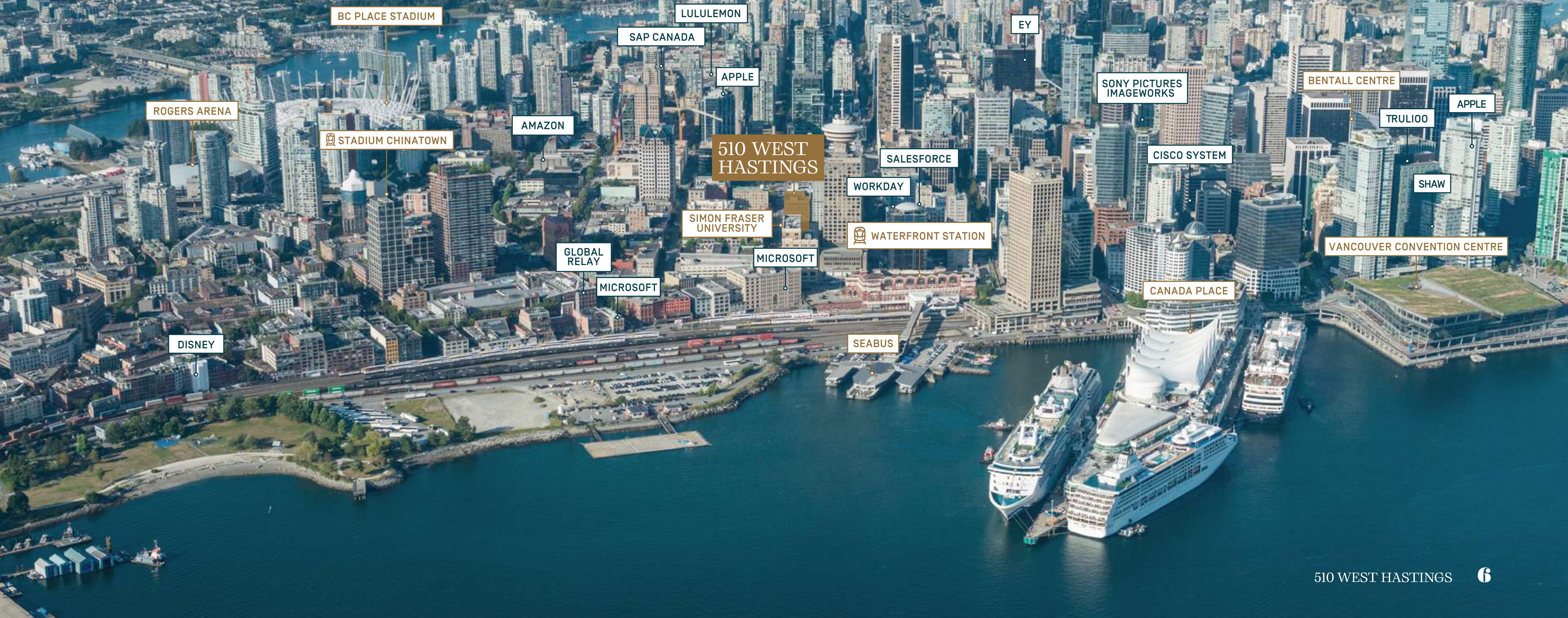
Walkable, bikeable and commutable, 510 sits in a much-in-demand neighborhood and a true hub for business.



Casual with a cutting-edge, this neighborhood boasts beautiful harbour views, an inspiring skyline and a host of renowned art galleries, beautifully curated stores, as well as award-winning food experiences.



Home to innovation

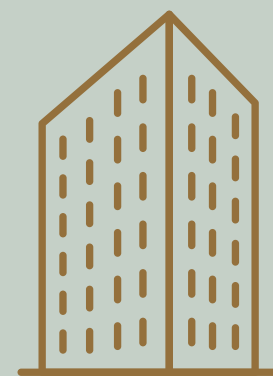




Easily accessible
on foot or transit



3 mins walk
to Waterfront Station



Over **120,000**
sq. ft. of Class A
office Space

Convenient

changing-
room, locker
and shower
facilities



Sustainability

focused and LEED Gold certified

42

windows
on each floor

5,700 sq. ft.

of brand new retail space
on the ground floor

On-site bicycle
storage and racks



Dedicated cycle lanes
to the door





Good for your people and for the planet



510 West Hastings puts sustainability firmly at its core for the well-being of occupiers and the neighborhood. Everything you'd expect of a modern, sustainably focused building, and more.



510 West Hastings is currently seeking LEED Gold certification thanks to:

Heating and cooling from **98% renewable resources**

Enhanced commissioning and monitoring to guarantee energy efficiency

Brand new, energy efficient windows throughout the building

Low VOC materials for improved indoor air quality

Brand new mechanical and electrical systems that exceed ASHRAE standards

A wide-angle photograph of a modern, open-plan office space. The room features rows of long, light-colored wooden desks with black metal frames. Each desk is equipped with a white ergonomic office chair. The ceiling is high and industrial, with exposed white pipes, ductwork, and modern lighting fixtures. Large windows on the left side provide natural light. In the background, there are glass-walled meeting rooms and a hallway. The overall aesthetic is clean, bright, and professional.

Create your perfect business space

Each floor comes open plan, a white box space ready and waiting for you to move in and make your mark.

Unique spaces for unique businesses

The 15th floor retains its original character, including a working fireplace and heritage wood panelling, setting 510 West Hastings apart by offering an anchor tenant a unique penthouse amenity level.



Be better connected

510 West Hastings offers superb transportation options, is super cycle friendly and is just three minutes' walk from Vancouver's main transit hub, Waterfront Station.

The station brings downtown and Metro Vancouver within easy reach and offers seamless connections to the Canada line and Expo SkyTrain lines, the Seabus Terminal and the West Coast Express.

WALK SCORE

97

TRANSIT SCORE

100

A seamless commute

- BIKE LANES
- EXPO LINE
- WEST COAST EXPRESS
- CANADA LINE





Walking

MINUTES

3

WATERFRONT
TRAIN STATION
& WESTCOAST
EXPRESS

5

GRANVILLE TRAIN
STATION

6

CANADA PLACE

7

OLYMPIC
CAULDRON

7

PACIFIC CENTRE
SHOPPING CENTRE

10

VANCOUVER
LIBRARY

12

VANCOUVER
ART GALLERY

13

ROBSON STREET
SHOPPING

14

ROGERS ARENA

15

BC PLACE
STADIUM



Cycling

MINUTES

7

CREEKSIDE PARK

8

TELUS WORLD OF
SCIENCE

9

STANLEY PARK

9

PACIFIC CENTRAL
STATION

10

DAVID LAM
PARK

10

YALETOWN

11

STRATHCONA
PARK

12

ENGLISH BAY
BEACH

14

OLYMPIC
VILLAGE

18

GRANVILLE ISLAND



Public Transit

TRAIN / SKYTRAIN
SEABUS

MINUTES

6

SCIENCE WORLD

8

OLYMPIC
VILLAGE

15

OAKRIDGE
CENTRE

16

SEABUS
NORTH

22

METROTOWN
CENTRE

29

RICHMOND
CENTRE

31

VANCOUVER
INTERNATIONAL AIRPORT

42

SURREY CENTRAL
STATION



Elevating ambition through **world class** **work-spaces.**

Spear Street Capital is an owner and operator of distinctive office properties located in the United States, Canada and Europe. We acquire assets that have reached an inflection point where intensive leasing efforts or well considered physical changes can have a decisive effect on value.

510WestHastings.com



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