



FLOORSSPACE

// OFFICE SPACE FOR LEASE

675
West Hastings

The Opportunity at 675 W Hastings

Beautifully restored heritage building features efficient floor plans, large open spaces with windows on 4 sides, high ceilings (10 feet), operable windows, and great views to North and West. All building systems are brand new (lighting, air conditioning, washrooms, sprinklers, security, CCTV). Modern interiors inside the structure of this solid heritage building. Located at the hub of transit with an abundance of amenities nearby.

*Professionally managed by
Uptown Property Group*

| | |
|-----------------------|---------------------------|
| Year Built | 1929 |
| Number of Floors | 16 |
| Total Commercial Area | +/- 109,655 SF |
| Ceiling Height | 10' |
| Additional Rent | \$25.15 PSFPA (2026 est.) |



The Building



// End-of-trip facilities and an abundance of lockers



// Secure, spacious, and well-ventilated bike storage room



// 900 square foot outdoor patio available to all tenants



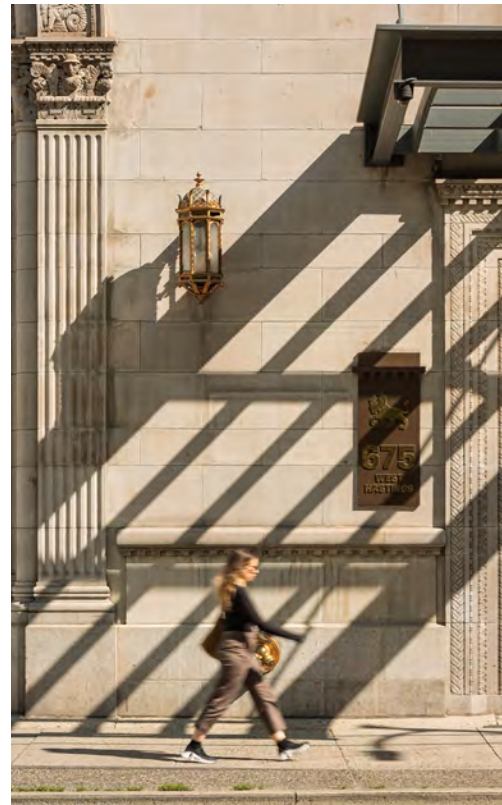
// Exceptional transit access



// Surrounded by downtown Vancouver's best restaurants and cafés



// Professionally managed by Uptown Property Group

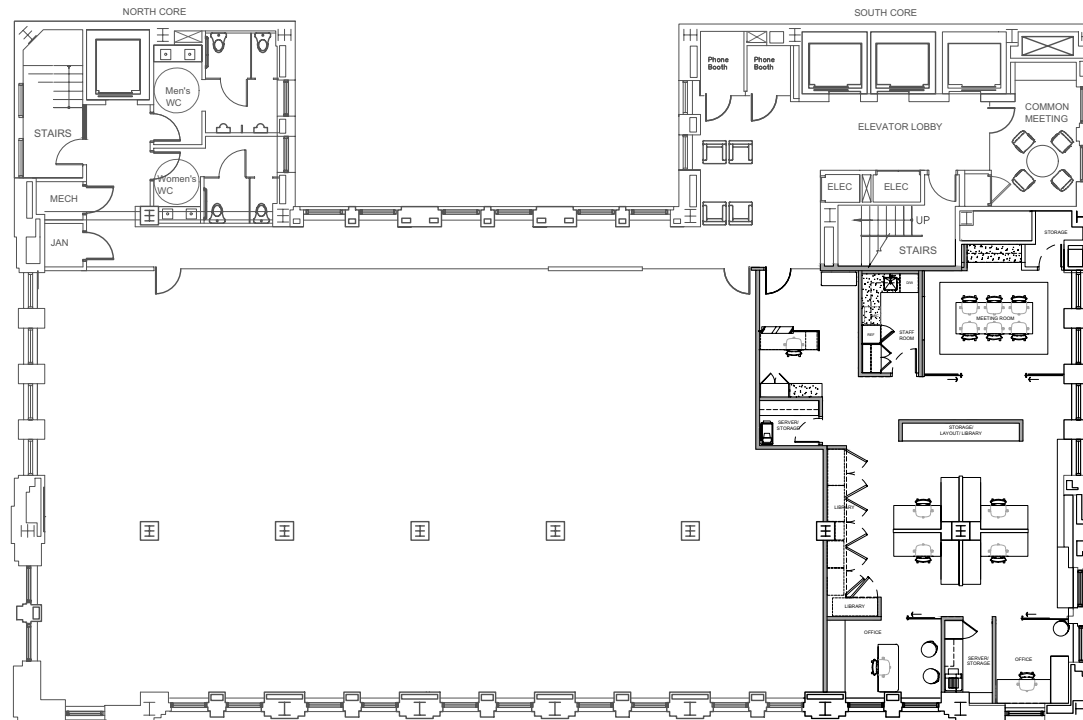


Availability

| Unit | Size | Availability |
|------|-----------|-----------------|
| 300 | ~1,950 SF | Coming Soon |
| 810 | ~2,555 SF | 60 Days' Notice |
| 1200 | ~5,473 SF | Immediately |
| 1407 | ~1,093 SF | Leased |



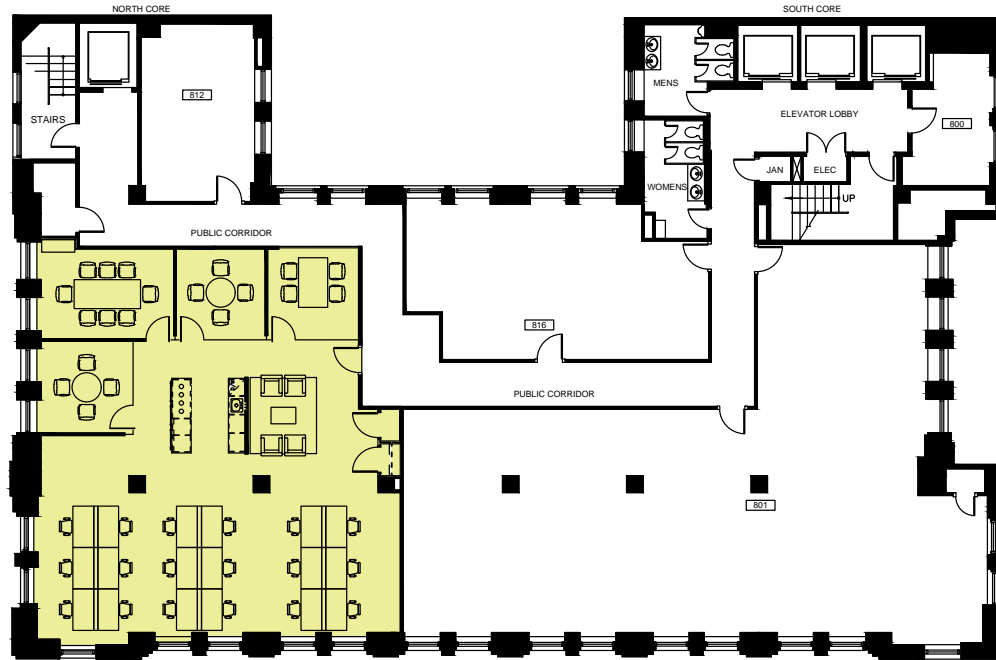
// Unit 300



Improved with high-end finishes, formerly occupied by a design firm. Two private window offices, formal reception, boardroom suitable for 6-8 people, kitchenette, storage room and open work area with 4 workstations.

| | |
|------------------------|---------------------------|
| Size | ~1,950 SF |
| Basic Rent | Contact Agents |
| Additional Rent | \$25.15 PSFPA (2026 est.) |
| Availability | Coming Soon |

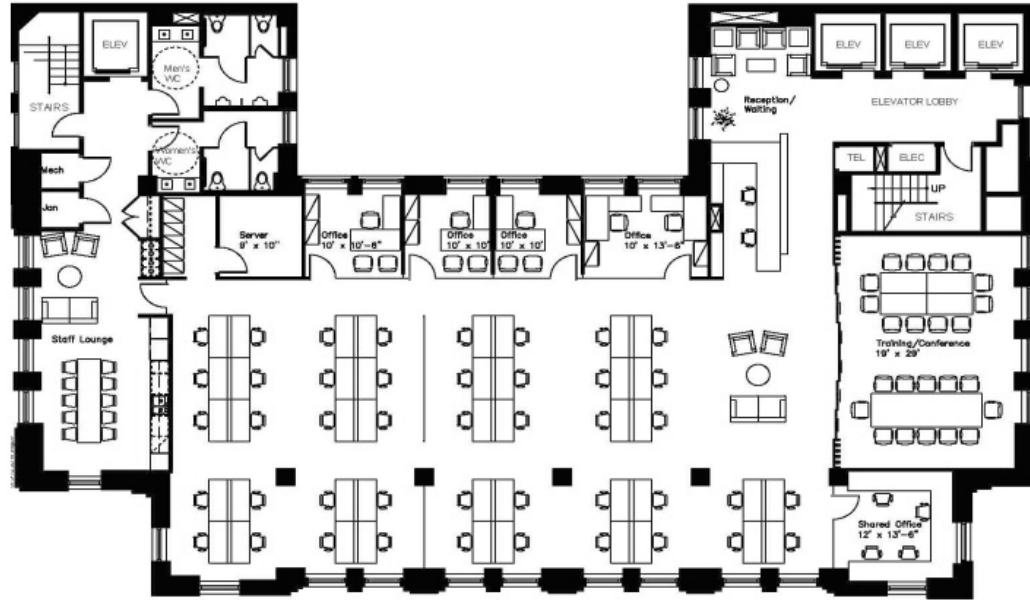
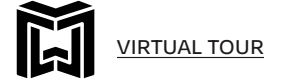
// Unit 810



Available on 60 days' notice. Fully improved with 3 offices, meeting room, open kitchen, and open work area. Furniture can be provided.

| | |
|------------------------|---------------------------|
| Size | ~2,555 SF |
| Basic Rent | Contact Agents |
| Additional Rent | \$25.15 PSFPA (2026 est.) |
| Availability | 60 Days' Notice |

// Unit 1200



Full floor opportunity, beautifully improved with mostly open area, perimeter offices, reception, kitchen and lounge area, large conference room and server room.

| | |
|-----------------|---------------------------|
| Size | ~5,473 SF |
| Basic Rent | Contact Agents |
| Additional Rent | \$25.15 PSFPA (2026 est.) |
| Availability | Immediately |

The Neighbourhood



TRANSIT SCORE

100



WALK SCORE

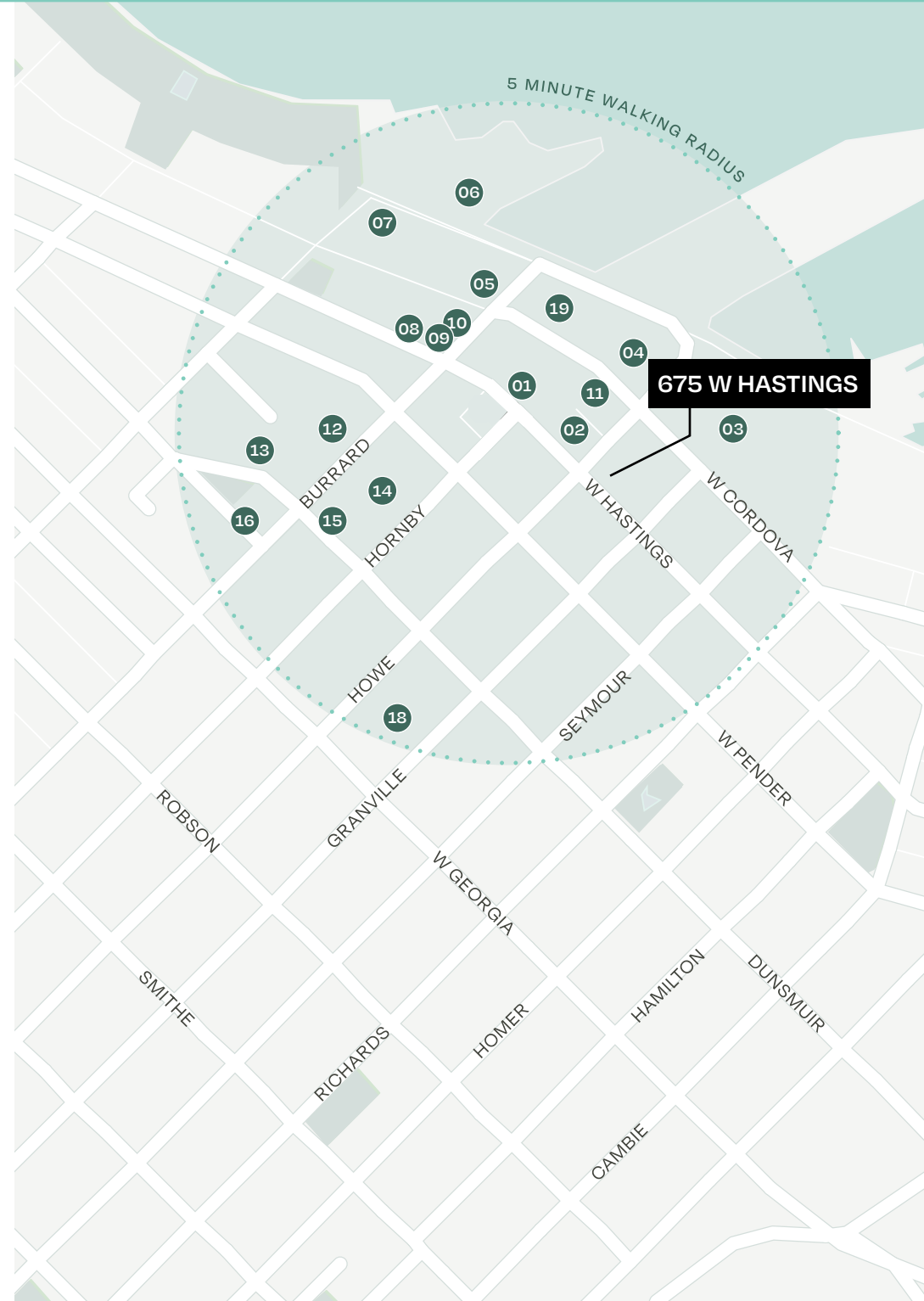
96



BIKE SCORE

75

- | | |
|---------------------------------|--------------------------------|
| 01. The Vancouver Club | 10. JJ Bean Coffee Roasters |
| 02. Terminal City Club | 11. Lions Pub |
| 03. Waterfront Station | 12. JOEY Bentall One |
| 04. Fairmont Waterfront | 13. Bentall Centre |
| 05. Fairmont Pacific Rim | 14. Scotiabank |
| 06. Vancouver Convention Centre | 15. Cactus Club Cafe Bentall 5 |
| 07. Shaw Tower Public Parking | 16. Burrard SkyTrain Station |
| 08. Nightingale | 17. Miku |
| 09. Brass Fish Kitchen & Tavern | 18. CF Pacific Centre |



For more information, please contact:



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