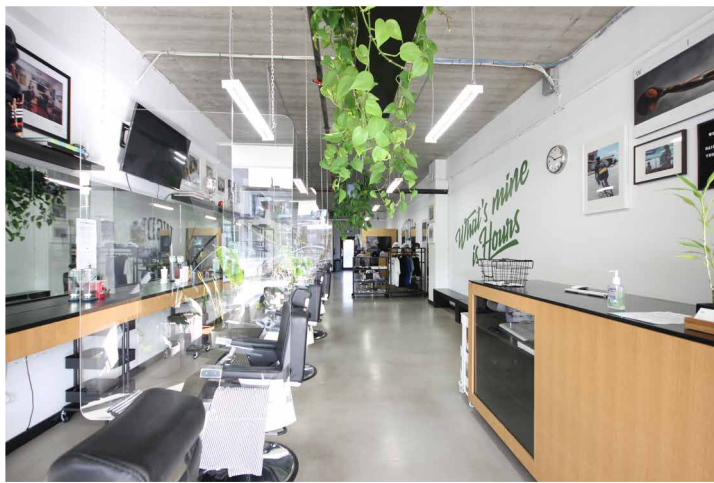


875 E HASTINGS STREET

PRIME RETAIL/SHOWROOM OPPORTUNITY



FOR LEASE



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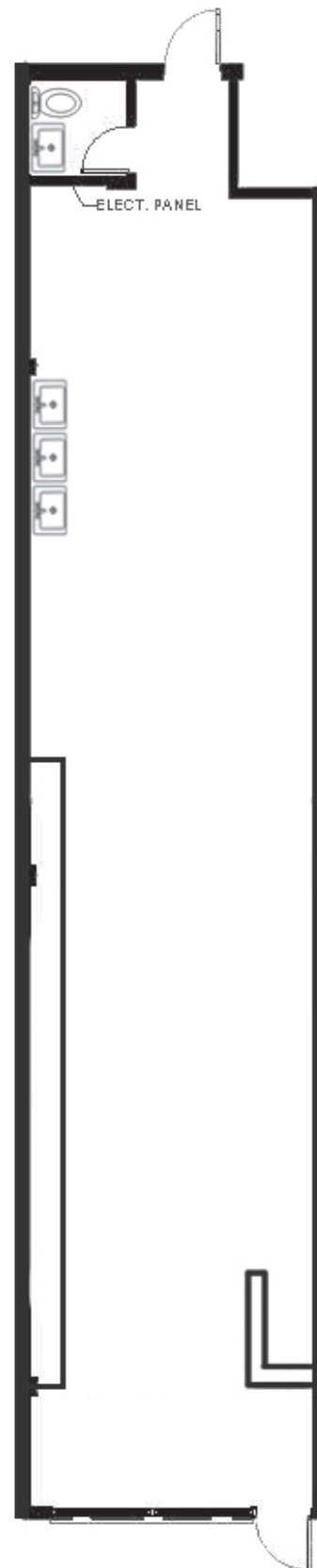
LOCATION

The subject property is located on the north side of East Hastings Street in the heart of trendy Strathcona. Situated minutes from downtown Vancouver and adjacent to Railtown, Chinatown and Gastown, the area has recently seen rapid growth in commercial and residential development and features an excellent mix of amenities nearby. Notable area tenants include The Heatley, The Mackenzie Room, Les Amis Du Fromage, The Garden Strathcona Café, and the Strathcona Public Library. Just one block to the east, the completed Strathcona Village development by Wall Financial has added 350 new homes and over 60,000 SF of commercial space to the immediate area. This vibrant block is strategically poised for continued growth and exceptional transition with a huge influx of new businesses and residents occurring now.

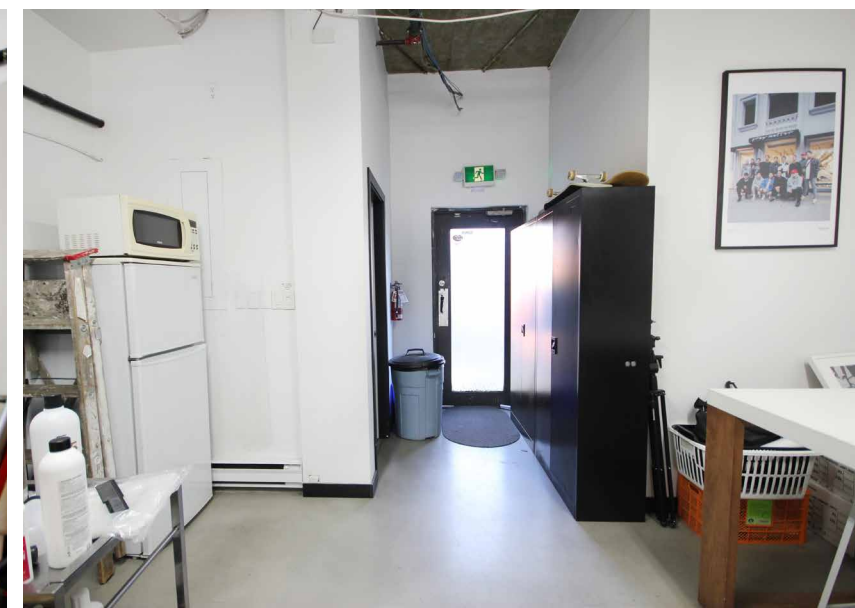
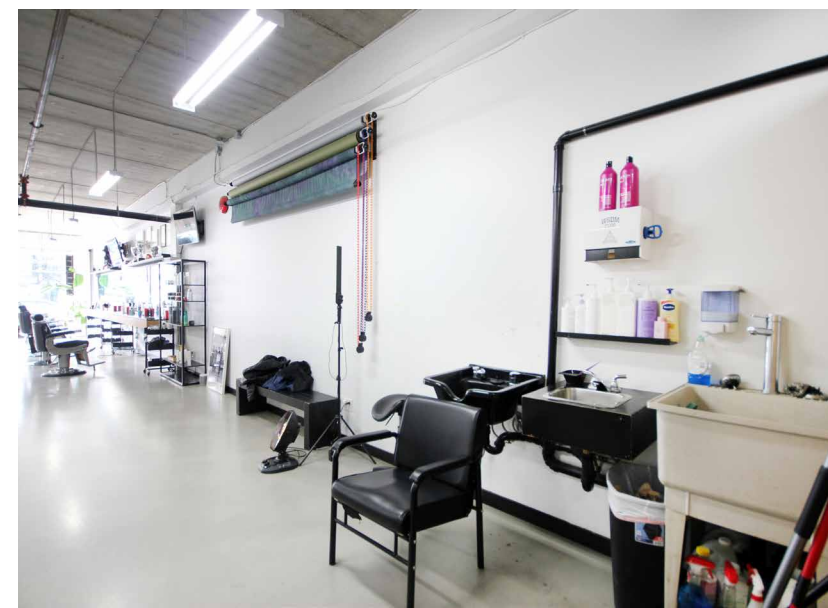
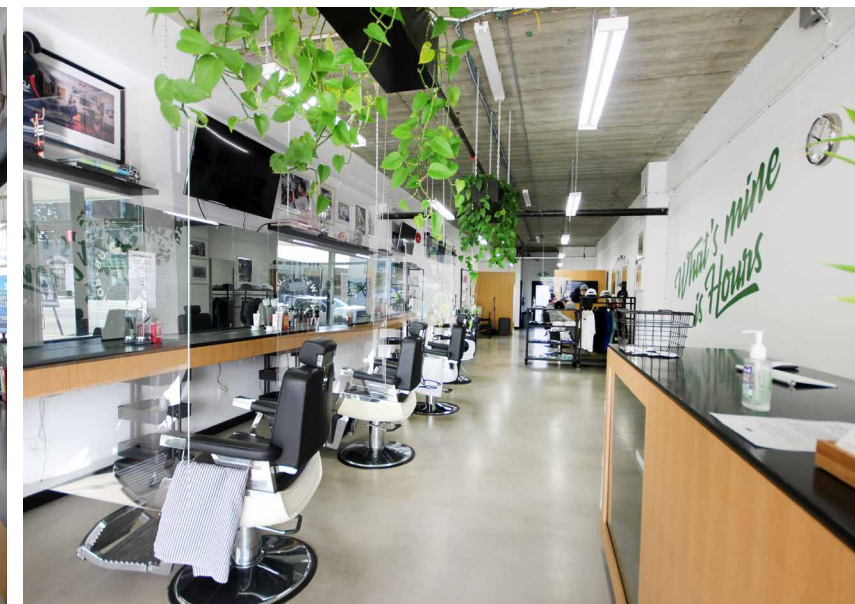
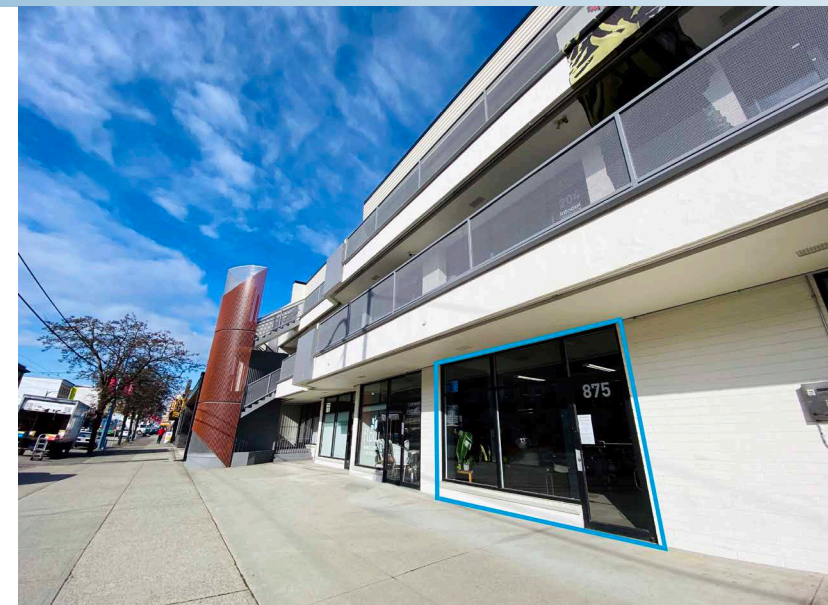
FEATURES

- Newly renovated building in trendy Strathcona
- Excellent ceiling heights with polished concrete flooring
- Large retail windows allowing abundant natural light
- Dedicated in suite washroom plus 3 additional sinks
- Secured underground parking available at market rates, plus ample street parking available
- Strategically located with excellent transit accessibility
- Vibrant neighbourhood with ongoing growth due to multiple developments in the immediate area

SIZE:^{1,2}	1,357 SF (approx.)
BASIC RENT:	\$25.00 PSFPA
ADDITIONAL RENT:	\$10.66 (2021 est.)
GROSS RENT:	\$4,033/month + GST
ZONING:	M-1 (Industrial)
AVAILABILITY:	July 1, 2021



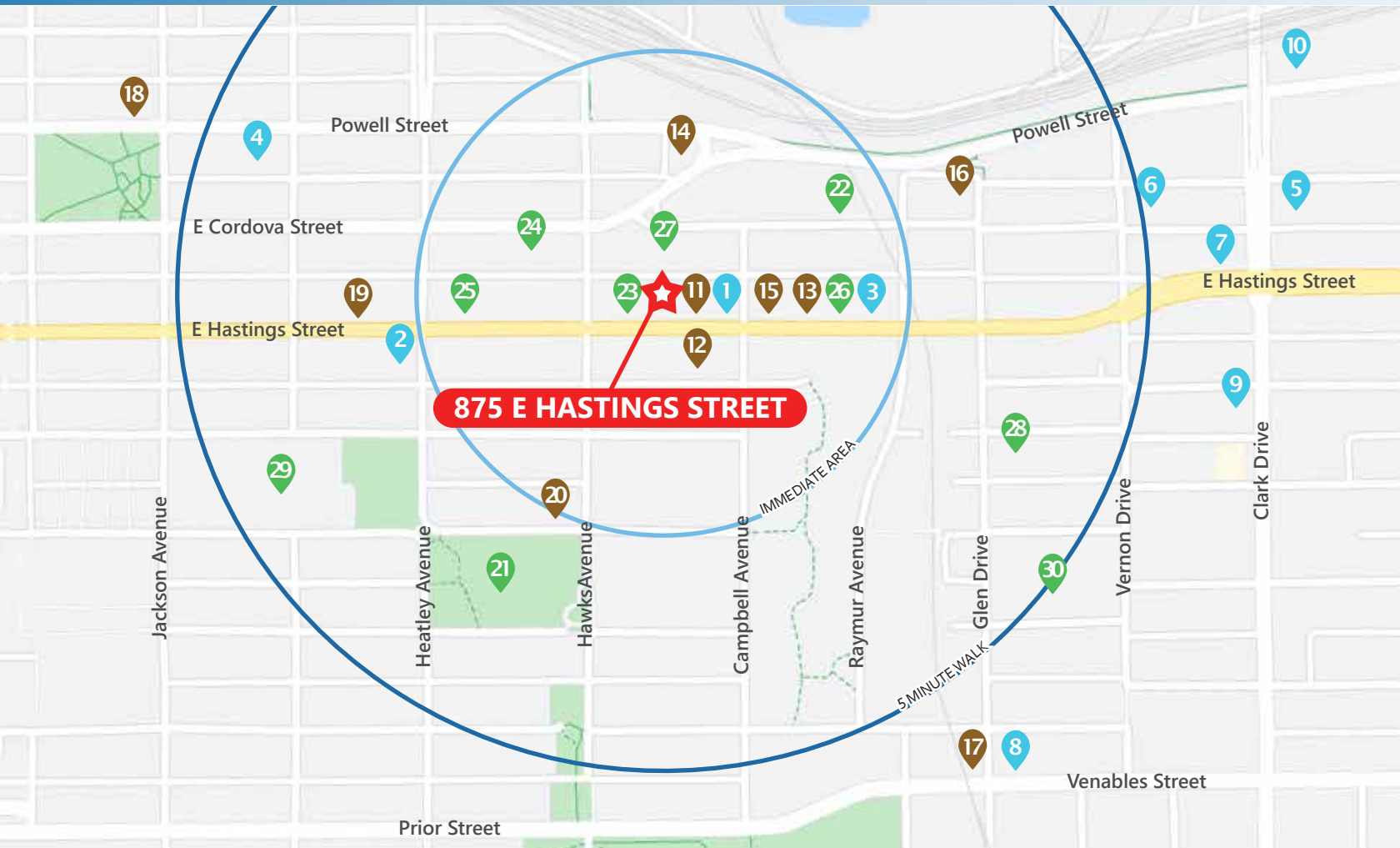
E HASTINGS STREET



875 E HASTINGS STREET

PRIME RETAIL/SHOWROOM OPPORTUNITY

FOR LEASE



BIKER'S PARADISE



Daily errands can be accomplished on a bike



EXCELLENT TRNSIT



Transit is convenient for most trips



DINING + COCKTAILS

1. Strathcona Beer Company
2. The Heatley
3. VV Tapas Lounge
4. Dosanko
5. Callister Brewing Co.
6. Container Brewing Ltd.
7. Axum Restaurant
8. Luppolo Brewing Co.
9. Superflux Beer Company
10. Powell Brewery

COFFEE + CASUAL FARE

11. Prototype Coffee
12. The Garden Strathcona
13. Chaser Juice
14. Starbucks
15. Liquids + Solids
16. Casa Del Caffe
17. La Casa Gelato
18. The Uncommon Cafe
19. Coastal Eden Cafe
20. Wilder Snail

AMENITIES + COMPANIES

21. MacLean Park
22. Grin Technologies
23. les amis du FROMAGE
24. MakerLabs
25. Pure Design Inc.
26. Blink
27. Clubcard Printing
28. Livlite
29. Strathcona Community Centre
30. Admiral Seymour Elementary School

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