

FOR LEASE | OFFICE
440 WEST HASTINGS STREET
VANCOUVER, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- ▶ **Low Lease Rates**
- ▶ **Creative Space**
- ▶ **Great Transit – 4-minute Walk to Waterfront Station**

Andrea Fletcher
D 604.630.3398 C 604.763.2188
andrea.fletcher@lee-associates.com

Don Mussenden
Personal Real Estate Corporation
D 604.630.3373 C 604.724.0700
don.mussenden@lee-associates.com

CELEBRATING OVER
50
YEARS IN VANCOUVER



Unit 350



Unit 240



Unit 300



Unit 300

Zoning

DD (Downtown District)

Features

- ▶ Building Intercom access
- ▶ High ceiling with large opening windows
- ▶ Air conditioning for most units
- ▶ Character loft style space
- ▶ Units 300 and 350 have kitchenettes and air conditioning
- ▶ Transit options:
 - ▶ 4-minute walk to Waterfront Station and Seabus/SkyTrain
 - ▶ Two block walk to R5 Rapid Bus
 - ▶ Local buses located on Hastings, Pender and Cordova

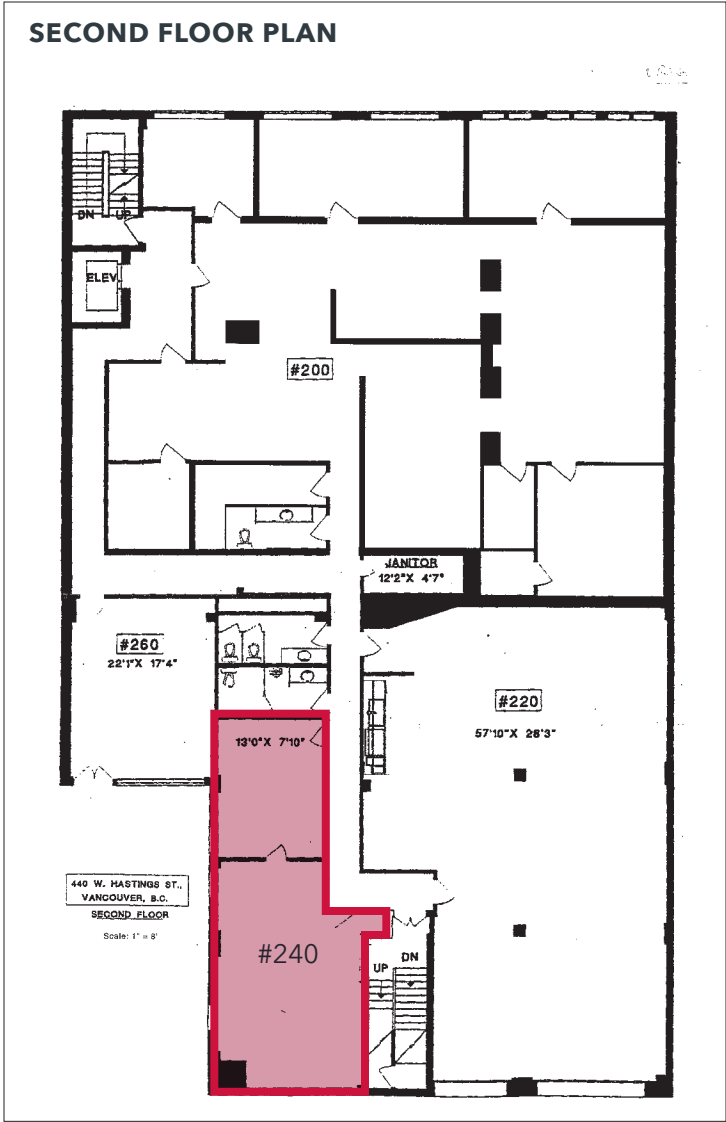
Available Areas

Unit	Rentable Area	Gross Monthly Rent	Availability
300	2,670 SF*	\$9,500 per month	30 days
350	832 SF	\$2,150 per month	Immediate
240	853 SF	\$1,950 per month	Immediate

*Additional space may be available

Additional Rent

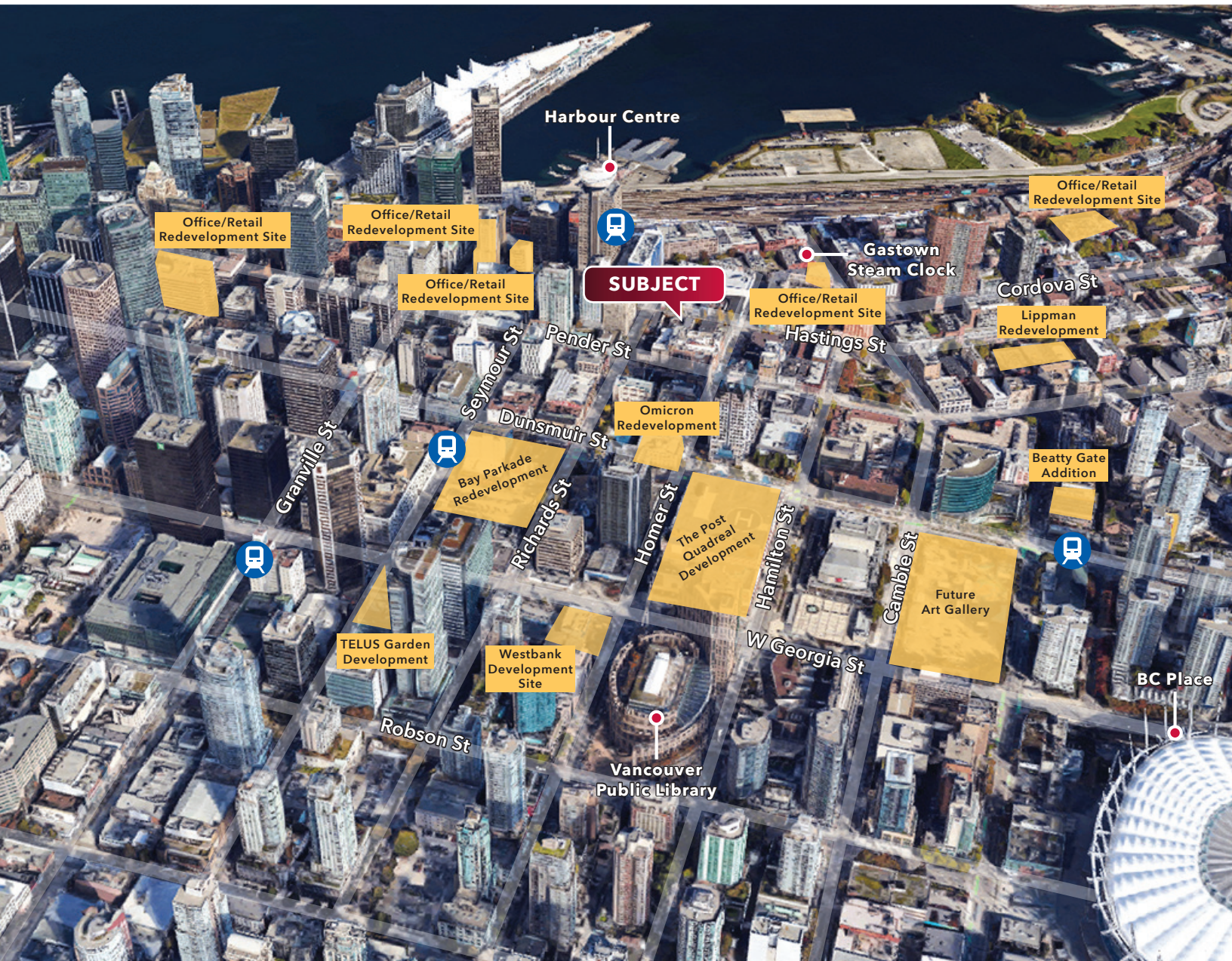
Unit 300 has separately metered utilities. Units 240 and 350 pay an estimated \$250 per month for utilities. Tenants pay janitorial and their proportionate share of building expenses over base year 2025. Base year expenses, including 2025, are included in the monthly rent.



Unit 300



Unit 300



Andrea Fletcher

D 604.630.3398 C 604.763.2188
andrea.fletcher@lee-associates.com

Don Mussenden

Personal Real Estate Corporation
D 604.630.3373 C 604.724.0700
don.mussenden@lee-associates.com