

941 E HASTINGS STREET

For Lease | Prime Strathcona Flex Office/Light Industrial/Warehouse Opportunities





THE LOCATION

The subject property is located on the north side of East Hastings Street in the heart of trendy Strathcona, just 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. The property features notable neighbours including Strathcona Beer Company, Les Amis Du Fromage, The Garden Strathcona Café, Hype Chocolate Co., Wilet, and Prototype Coffee. This location is strategically poised for exceptional continued growth and massive transition with a huge influx of new businesses and residents occurring now.

THE BUILDING

Strathcona Village is a landmark project redefining how industry and urban living coexist. Spanning an entire city block along East Hastings Street, this award-winning development brings together 350 homes, 70 of which are dedicated affordable housing units, and over 60,000 SF of light industrial space in Vancouver's historic Downtown Eastside.

Developed by Wall Financial and designed by GBL Architects, the project was named Best in Show and Most Innovative Building Design by the Urban Development Institute for its forward-thinking integration of residential and production space, offering a truly sustainable community vision.

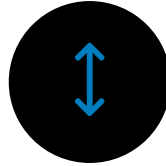
The three-tower design rises up to 15 storeys, connected by a multilevel podium that celebrates the area's industrial heritage with sawtooth massing, container-inspired façades, and a 3,000 SF public plaza to enhance connection with the surrounding streetscape.

With carefully separated systems, dedicated access points, and generous natural light throughout, Strathcona Village demonstrates how thoughtful urban design can create meaningful economic and social impact while preserving light industrial space, supporting local employment, and providing much-needed housing all in one innovative structure.





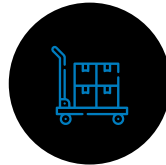
THE FEATURES



Soaring ceiling heights



3 phase power service



Common area grade-level loading area



3 reserved secured parking stalls per unit



End of trip facilities and bike storage



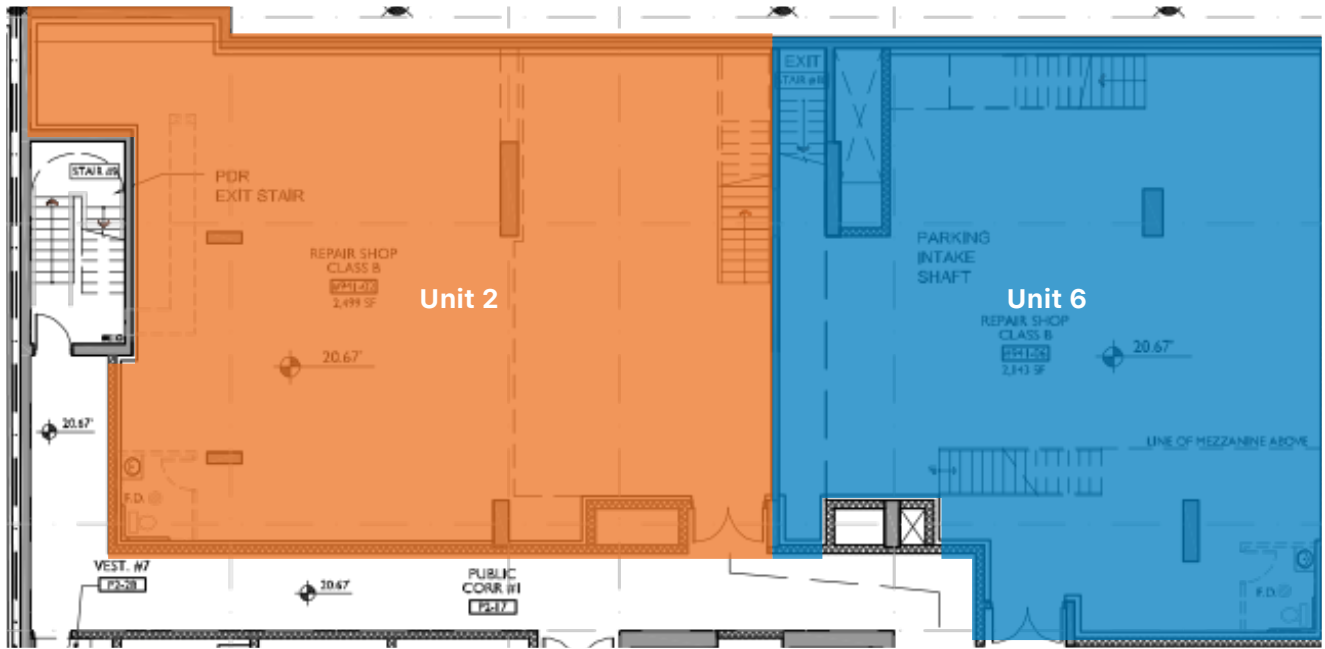
Situated near many popular restaurants, cafés, and businesses



Common loading area



Common loading area

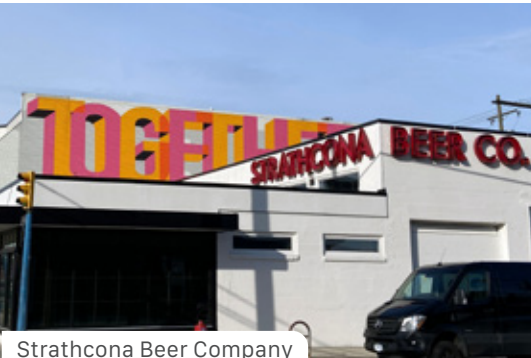


UNIT:	SIZE (Approx.): ¹	BASIC RENT:	ADDITIONAL RENT:	GROSS RENT: ²	ZONING:	AVAILABILITY:
2	2,494 SF (Approx.)	\$18.00 PSFPA	\$12.00 (2025 est.)	\$6,235.00/month + GST	CD-1 (561) Comprehensive Development	Immediately
6	2,913 SF (Approx.)	\$18.00 PSFPA	\$12.00 (2025 est.)	\$7,283.00/month + GST		Immediately

¹All sizes are approximate and subject to verification.
²Gross rent currently equates to this amount plus GST.
*Floor plan may not be 100% accurate and is subject to verification.



Superflux Beer Company



Strathcona Beer Company



Takenaka



The Garden

80

Very Walkable

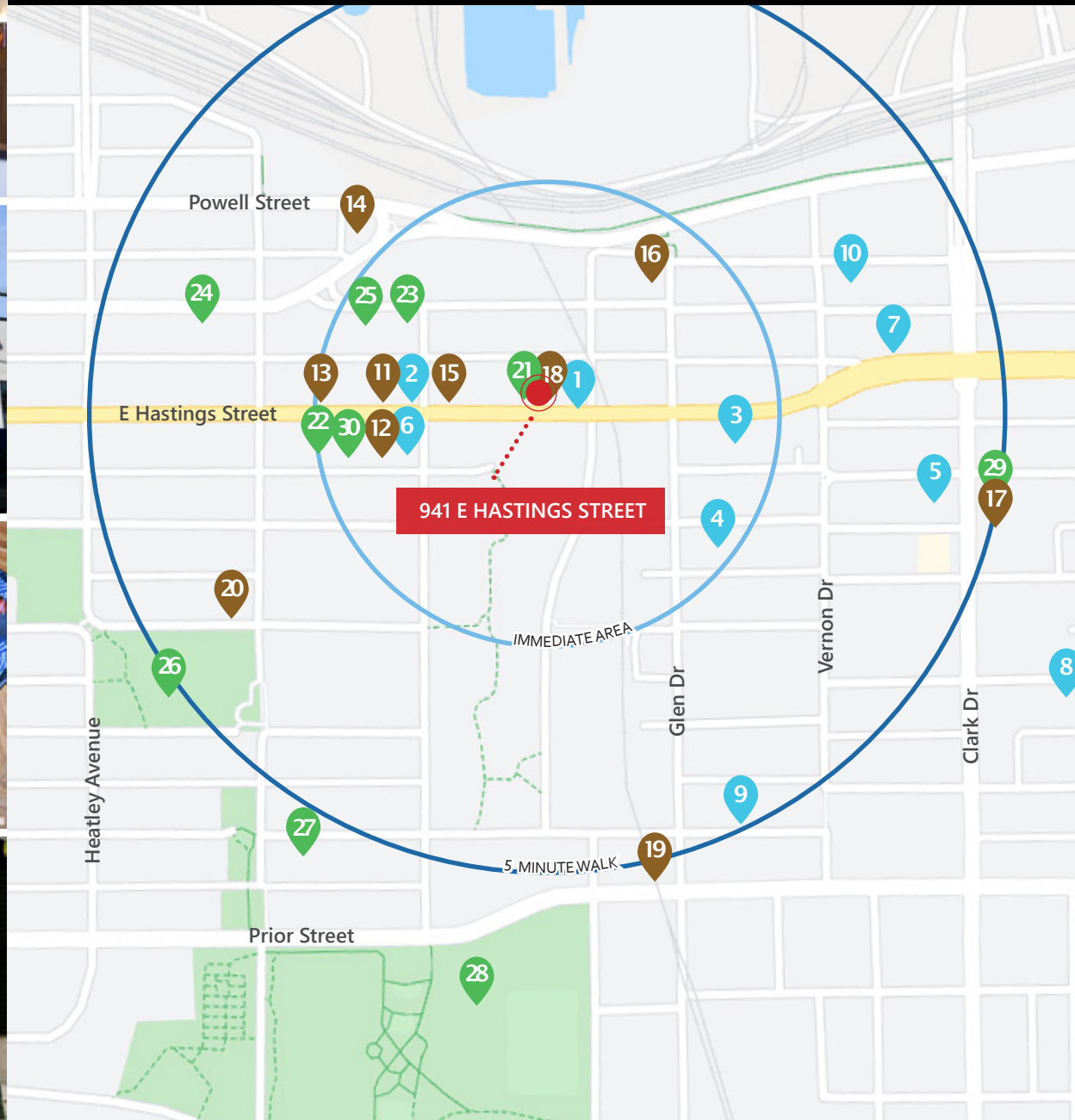
Most errands can be accomplished on foot.

71

Excellent Transit

Transit is convenient for most trips.

Source: walkscore.com



DINING + COCKTAILS

1. Pho Khanh Express
2. Strathcona Beer Company
3. Pink Pearl Chinese Seafood Restaurant
4. Riz Sushi
5. Superflux Beer Company
6. S2 Cafe House
7. Axum Restaurant
8. Takenaka
9. Savoury Chef Foods
10. Container Brewing Ltd.

COFFEE + CASUAL FARE

11. Prototype Coffee
12. The Garden Strathcona
13. Hype Chocolate Co
14. Starbucks
15. Liquids + Solids
16. Casa Del Caffe
17. Yuán Coffee
18. Rumor Cafe
19. La Casa Gelato
20. Wilder Snail

AMENITIES + SHOPPING

21. Moonlight Natural Pet Store
22. Article
23. Lordco Auto Parts
24. MakerLabst
25. Clubcard Printing
26. MacLean Park
27. Union Market
28. Strathcona Park
29. Studio Fundamentals
30. Wilet

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