

Strata Office Space | For Sale

CBRE



**Unit 400**  
**837 West Hastings Street**

VANCOUVER, BC

**Strata Office Space at Terminal City Club**



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Vancouver, BC

Strata Office Space | For Sale

# Opportunity

CBRE Limited is pleased to present the opportunity to purchase a 2,428 square foot office strata unit centrally located in Vancouver's downtown core in the exclusive Terminal City Club. The interior currently features numerous contemporary private offices and one boardroom as well as a kitchenette that includes a sink, small refrigerator and dishwasher. Located in the heart of the financial district, the property is just steps away from Pacific Centre Mall, Bentall Centre Mall, Vancouver Convention Centre and numerous restaurants and hotels. Transit can be easily accessed as the property is within walking distance of the Burrard Street SkyTrain and Waterfront Station. This is a great opportunity for any business looking for an office space in a highly sought-after and convenient location.

## PROPERTY DETAILS

**CIVIC ADDRESS** Unit 400 - 837 West Hastings Street

**PIDS** 024-212-687, 024-212-695,  
024-212-709, 024-212-717,  
024-212-725 & 024-212-733

**PROPERTY SIZE** 2,428 SF

**ZONING** DD (Comprehensive Development)

**STRATA FEES** TBD

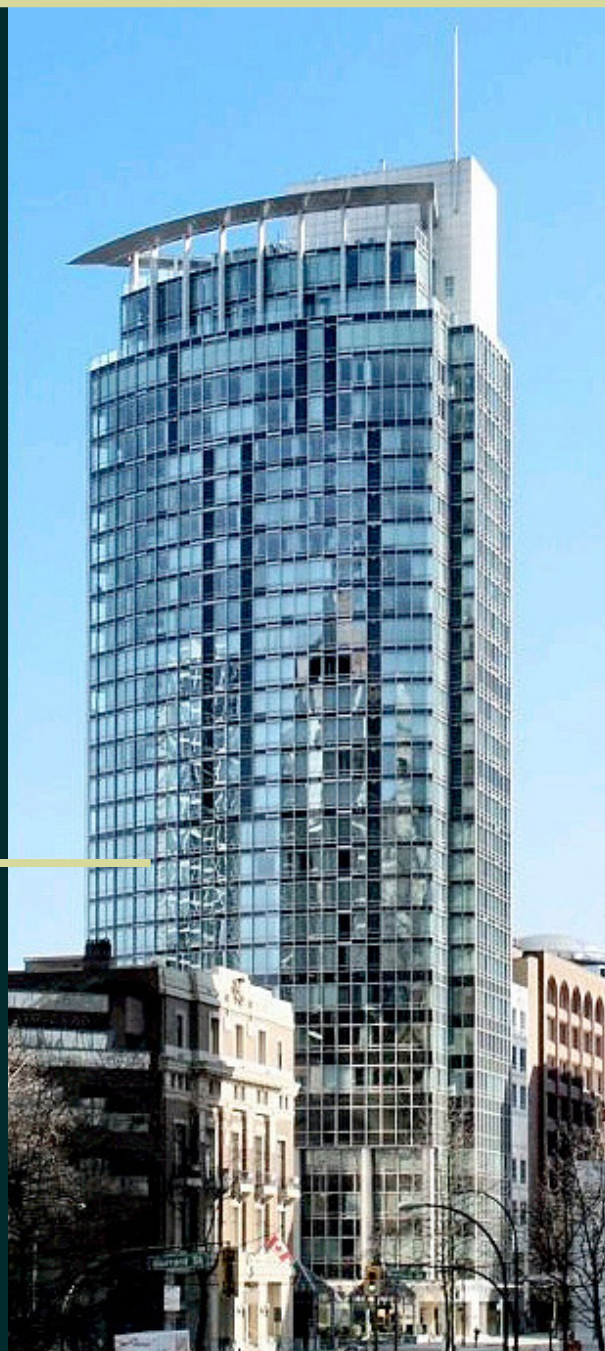
**PROPERTY TAXES** \$38,729.21 (2024)

**AVAILABLE** Immediately

**PRICE** \$4,495,000.00

## TERMINAL CITY CLUB

Established in 1892, Terminal City is Vancouver's premier business club offering an excellent environment for business and social networking. The club developed a new 30 storey mixed-use tower in 1998, consisting of stratified office, residential, and hotel uses. Amenities available to club members include a fitness center, squash courts, swimming pool, spa facilities, restaurants, billiards room, and concierge services. The Terminal City Club offers office users a unique private club environment for their business operations in downtown Vancouver. (More information on the club can be found at [www.tcclub.com](http://www.tcclub.com)).



## KEY FEATURES



Efficient office layout



Abundant natural light



Numerous private offices, one boardroom, and a kitchenette



Desirable West exposure with views of the pedestrian plaza





## Location

### Nearby Amenities



**148+**  
Restaurants & Cafes



**22+**  
Bars & Pubs



**292+**  
Retail & Services

### Walk Score



**98**  
Walker's  
Paradise



**100**  
Rider's  
Paradise



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