

FOR LEASE

449 EAST HASTINGS STREET

Vancouver, BC

Opportunity to lease up to 10,805 sf in an exclusive commercial building in Vancouver's Downtown Eastside, offering functional layouts across multiple levels with exposure and accessibility along Hastings Street.



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**Personal Real Estate Corporation* | Macdonald Commercial Real Estate Services Ltd.

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449 EAST HASTINGS STREET

Vancouver, BC

OVERVIEW

449 East Hastings Street presents an opportunity to lease a fully improved, multi-level commercial building designed to accommodate a broad range of users. The property offers a functional layout across three levels, including a combination of open work areas, private offices, meeting rooms, and support spaces, allowing for efficient operations across a wide range of commercial, institutional, and service-oriented users.

The premises benefits from strong natural light, practical circulation between floors, and existing improvements tailored to administrative, medical, and community-oriented occupiers. The building is further supported by full HVAC, updated building systems, and a secure rear parking or yard area, making it well-suited for occupiers requiring flexibility, accessibility, and operational efficiency.

LOCATION

The property is located on the north side of East Hastings Street, between Dunlevy Avenue and Jackson Avenue, within the Downtown Eastside Oppenheimer District (DEOD).

This central location provides convenient access to Gastown, Railtown, Chinatown, and Downtown Vancouver, with strong connectivity via transit routes along Hastings Street and nearby cycling infrastructure. The surrounding area supports a diverse mix of residential, commercial, institutional, and community-oriented uses, supporting consistent activity and long-term suitability for a wide range of occupiers.



PROPERTY DETAILS

BUILDING SIZE

Second Level	3,451 SF
Main Level	3,414 SF
Lower Level	3,940 SF
Total	10,805 SF

AVAILABILITY

Immediately

ZONING

DEOD

NET LEASE RATE

Contact listing agent

ADDITIONAL RENT

\$8.00 psf, per annum (2025)

TOTAL MONTHLY RENT

Contact listing agent

SUITE HIGHLIGHTS

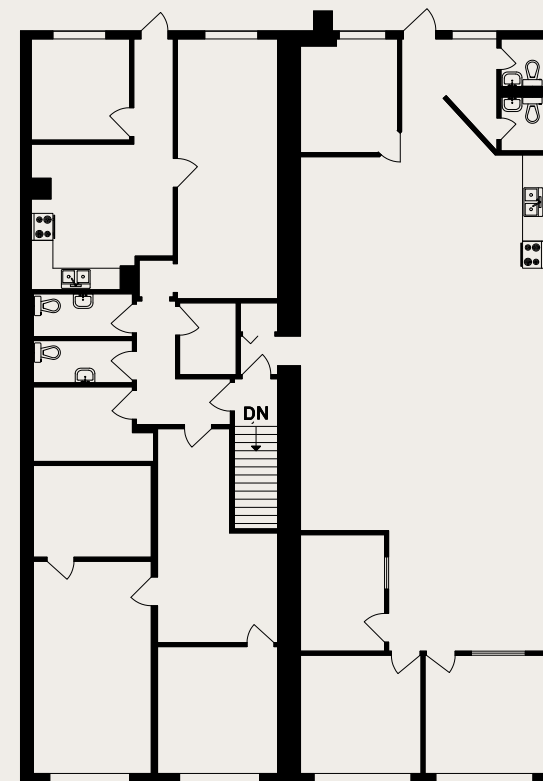
- » Full-building leasing opportunity with flexible demising options
- » Can be leased contiguously or demised to suit user requirements
- » Functional multi-level layout suitable for office, medical, or institutional uses
- » Extensive existing improvements throughout
- » Numerous offices / exam rooms, reception areas, and open work areas
- » Substantial plumbing and electrical distribution suitable for medical and/or dental use
- » Secured rear parking / yard area
- » Ample on-site storage, including basement space
- » Outdoor patio / recreation area
- » Strong frontage and signage exposure along East Hastings Street
- » Excellent accessibility via transit and major routes



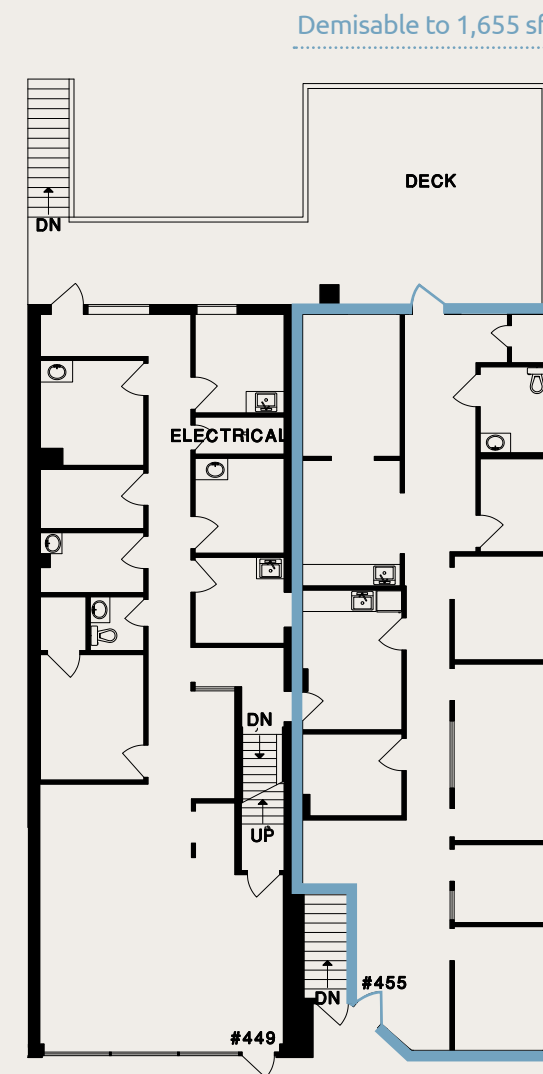
SECOND LEVEL	3,451 SQ. FT.
MAIN LEVEL	3,414 SQ. FT.
LOWER LEVEL	3,940 SQ. FT.
TOTAL	10,850 SQ. FT.

FLOOR PLAN

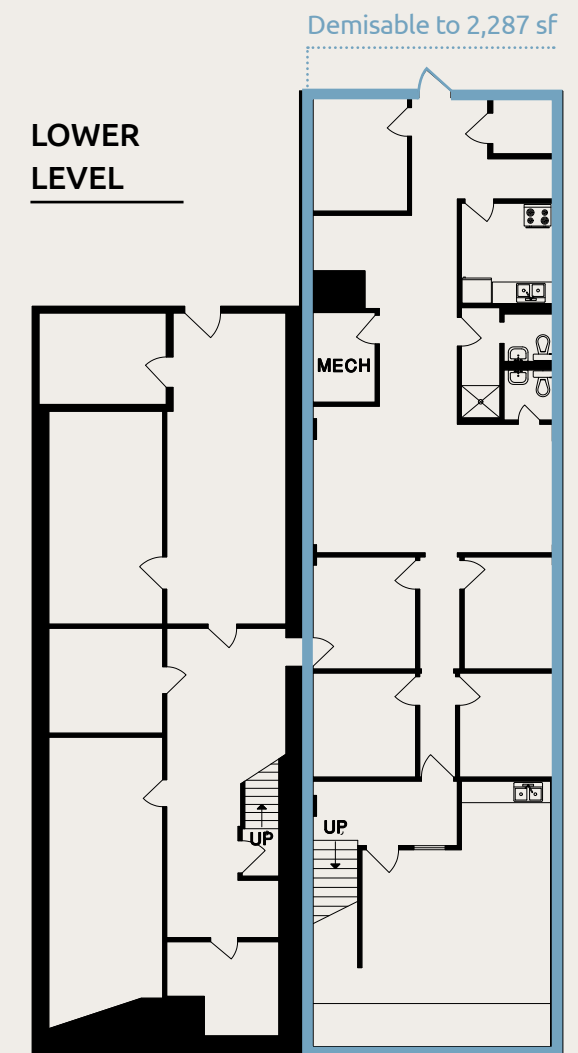
SECOND LEVEL



MAIN LEVEL



LOWER LEVEL





NEARBY AMENITIES

RESTAURANTS / CAFES

1. New Town Bakery & Restaurant
2. Kissa Tanto
3. Finch's Market
4. Hunnybee Bruncheonette
5. Wilder Snail Neighborhood Grocery & Coffee
6. The Heatley
7. Cuchillo
8. Pallet Coffee Roasters

SHOPPING AND SERVICES

1. Chinatown Storytelling Centre
2. Strathcona Beer Company
3. Chapel Arts
4. Tommy's Whole Grain
5. Rice World Supermarket
6. Sunrise Market

PARKS & RECREATION

1. DCS - Diaz Combat Sports
2. Strathcona Community Centre
3. MacLean Park
4. Andy Livingstone Park
5. Oppenheimer Park
6. Strathcona Park

SCHOOL

1. Lord Strathcona Elementary School

LEGEND

EXPO LINE

<p>Walk Score</p> <p>98</p> <p>WALKER'S PARADISE</p> <p>Daily errands do not require a car</p>	<p>Bike Score</p> <p>97</p> <p>BIKER'S PARADISE</p> <p>Daily errands can be accomplished on a bike</p>	<p>Ride Score</p> <p>89</p> <p>EXCELLENT TRANSIT</p> <p>Transit is convenient for most trips</p>
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