



# ONE WEST HASTINGS



EST. 1913

State-of-the-Art Technology



One West Hastings | The Merchants Bank of Canada | For Lease



NAVY

You won't believe what's in store.

BEACON HOTEL

100

389



# ONE WEST HASTINGS

## A Touch of Paris in Vancouver

The imposing “Beaux Arts” structure was constructed in 1913 by renowned architects Somervell and Putnam, and originally housed the Montreal-based Merchant Bank.

The building was constructed in the “Temple Bank” style, reminiscent of classical Parisian buildings, symbolizing strength, solidity & prosperity.

## Be part of a growing business centre in a prestigious historic building, at the most visible corner of Gastown and Downtown

**One West Hastings** is located on the corner of West Hastings Street and Carrall Street, at the heart of the historic Gastown neighbourhood in Vancouver, BC. Located just east of the Central Business District, and to the west of Chinatown, the immediate area is home to several emerging restaurants, bars, creative and unique boutiques, and designer furniture stores. The property has undergone a significant revitalization, including seismic upgrading, restoration of its original

handcrafted granite and limestone façade, cornices, stone carvings and spandrels returning this iconic building to its former elegance. Together with the reclaimed heritage architectural elements, the building will be fully modernized, and will offer up to 4,808 SF of state-of-the-art office space. One West Hastings presents an extraordinary opportunity to establish a presence in a showpiece building in one of Vancouver’s most sought-after districts.



# Building Features

STATE-OF-THE-ART TECHNOLOGY

- Exceptional, fully revitalized iconic heritage building on a prominent corner location
- Beautifully restored with reclaimed original heritage architectural elements
- Newly upgraded electrical services, mechanical systems, building connections, new fibre optic cabling, complete seismic update, and a new passenger elevator with direct entry into every level
- Incredible ceiling heights throughout with outstanding visibility and frontage
- Commercially vented main and lower level spaces, envisioned for hospitality and food primary uses
- Exposed concrete floors and portions of exposed, repointed brick
- Private washroom on each floor
- Top floor penthouse unit features 13 newly installed skylights



Fully modernized commercial building with state-of-the-art building features.



# The Neighbourhood


One West Hastings Street is ideally located in vibrant Gastown on the north side of West Hastings Street and Carral Street within walking distance of Chinatown, Railtown and Crosstown, three of Vancouver's liveliest neighbourhoods. Gastown's distinct cultural and historic character make it a trendy place to work and to have a business.

With large, street facing windows, the property offers great visibility to walking and vehicular traffic on one of Vancouver's busiest thoroughfares. The property is easily accessible by transit making the area well visited by locals and tourists alike.

It's nestled between some of Vancouver's top restaurants, venues, retailers and amenities such as Pidgin Restaurant, LOCAL Gastown, The Flying Pig, Wildebeest, Cineplex Odeon Theatres at Tinseltown Mall, T&T Supermarket, Lightform Vancouver and countless others. This property is perfect for a restaurant, bar or retailer who wants to take advantage of a vibrant neighbourhood in transition.

 Walk Score - 99

 Transit Score - 100

 Bike Score - 99



## RESTAURANTS & BARS

1. Pidgin Restaurant
2. Tuc Craft Kitchen
3. Wildebeest
4. The Pint Public House
5. The Charles Bar
6. Calabash Bistro
7. L'Abattoir
8. Blarney Stone
9. The Diamond
10. Kissa Tanto
11. Phnom Penh Restaurant

12. Virtuous Pie
13. The Emerald
14. Oyster Express
15. Di Beppe
16. Nicli Antica Pizzeria
17. Darby's Gastown
18. The Flying Pig Gastown
19. Jules Bistro
20. The Irish Heather
21. La Mezcaleria
22. Tacofino Taco Bar
23. Coquille Fine Seafood

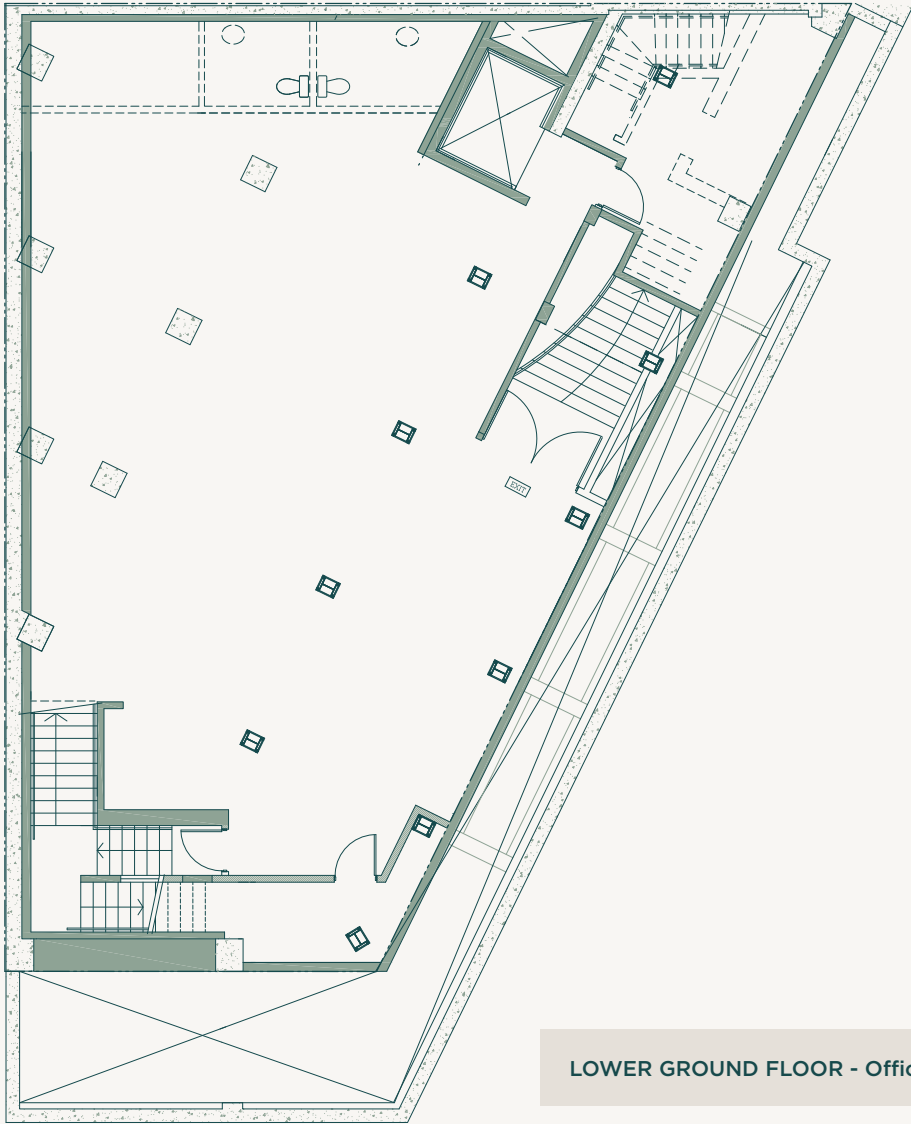
24. LOCAL Gastown

## CAFÉS

1. The Birds & The Beets
2. Nelson the Seagull
3. Lost + Found Café
4. East Van Roasters
5. Purebread
6. Maxim's Bakery

# Floor Plan

LOWER GROUND FLOOR

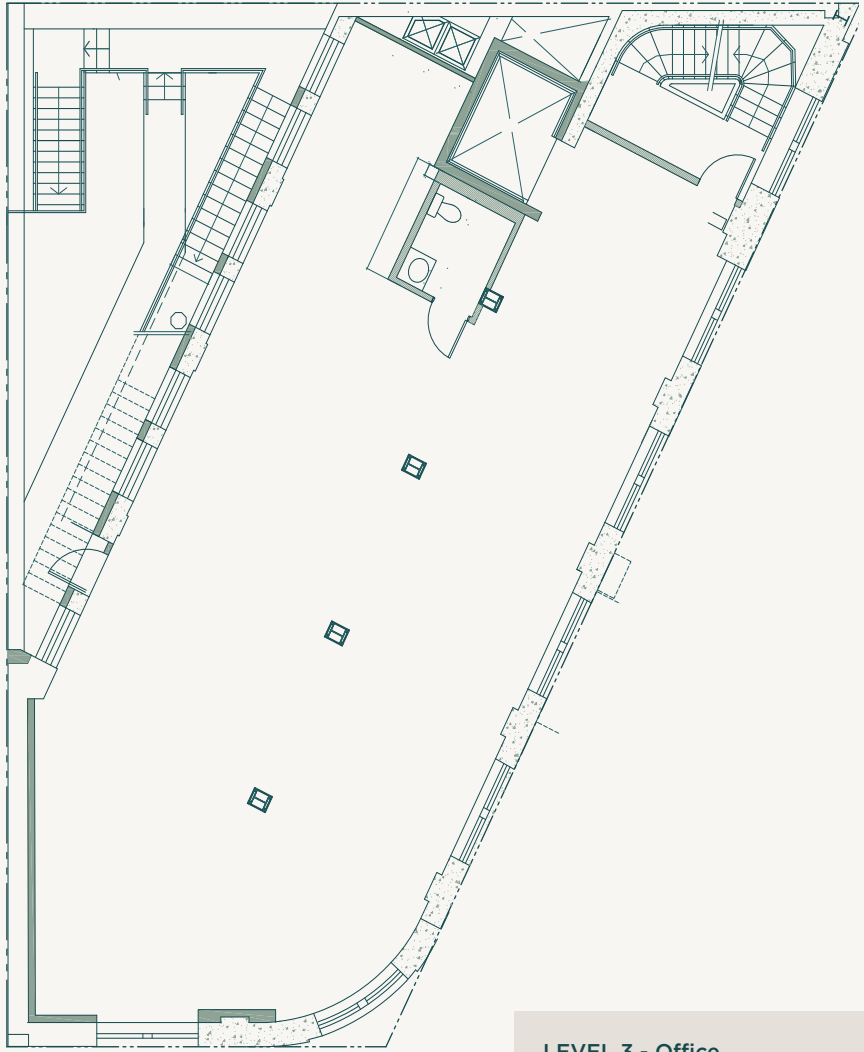


**LOWER GROUND FLOOR - Office**

|                    |                   |
|--------------------|-------------------|
| Total Availability | 2,609 SF          |
| Basic Rent         | Ask Leasing Agent |
| Additional Rent    | \$16/SF           |

# Floor Plan

LEVEL 3

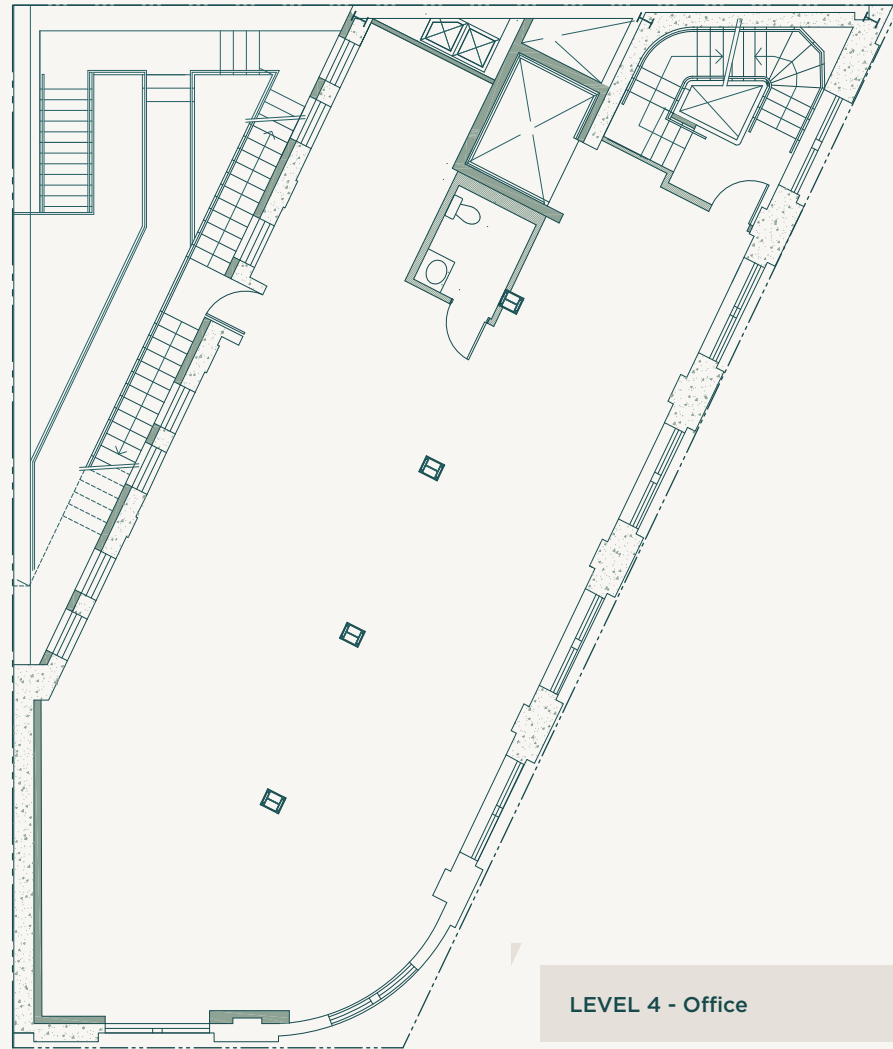


**LEVEL 3 - Office**

|                    |                   |
|--------------------|-------------------|
| Total Availability | 2,415 SF          |
| Basic Rent         | Ask Leasing Agent |
| Additional Rent    | \$16/SF           |

# Floor Plan

LEVEL 4



## LEVEL 4 - Office

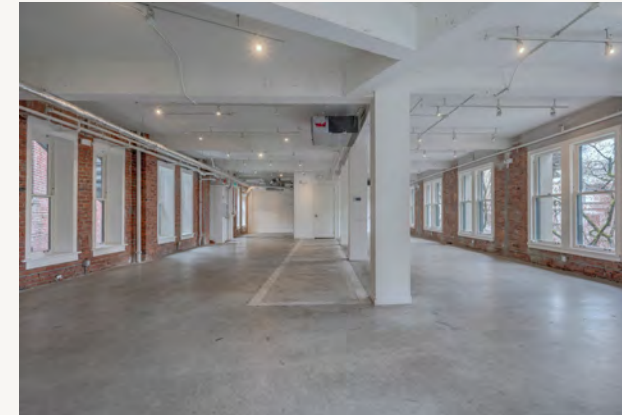
Total Availability 2,345 SF

Basic Rent Ask Leasing Agent

Additional Rent \$16/SF

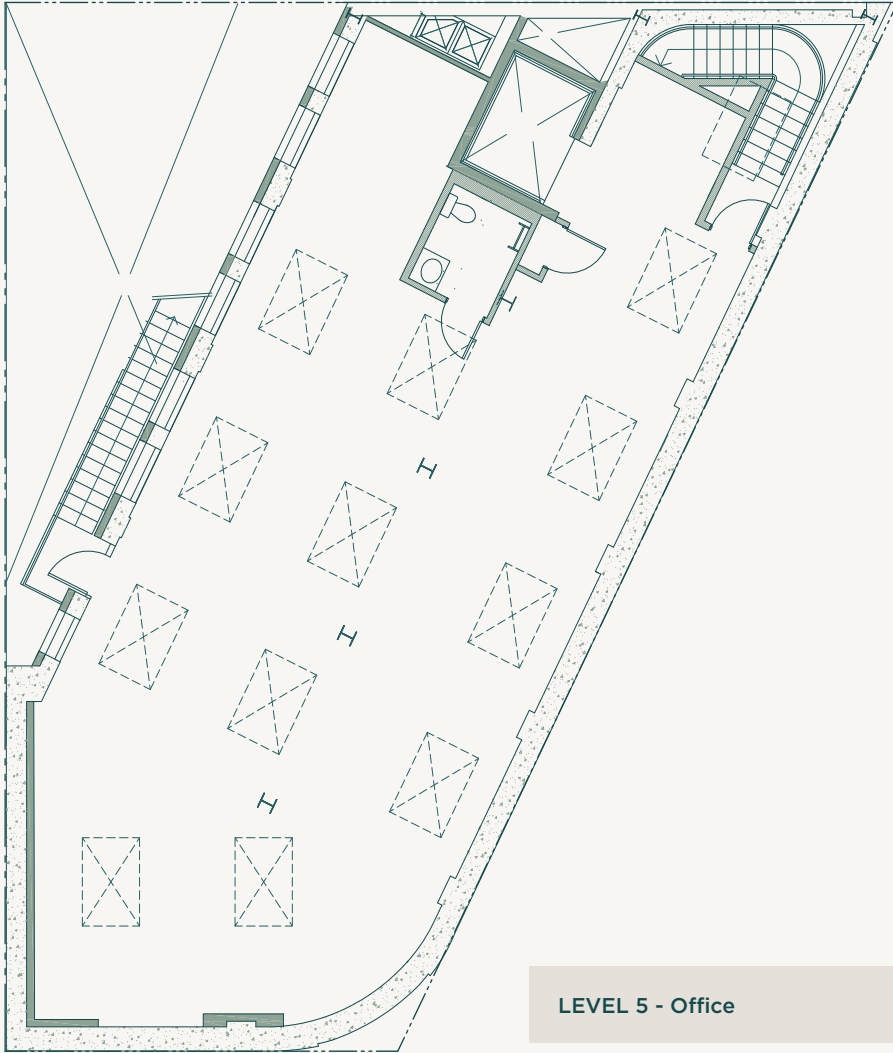
# Suite Images

LEVEL 4



# Floor Plan

LEVEL 5



| LEVEL 5 - Office   |                   |
|--------------------|-------------------|
| Total Availability | 2,463 SF          |
| Basic Rent         | Ask Leasing Agent |
| Additional Rent    | \$16/SF           |

# Suite Images

LEVEL 5





# Project Team

ONE WEST HASTINGS | FOR LEASE

## Millennium Development Group

We build dreams. Dreams that are based on sober and painstaking research. Dreams that are founded on financial solidity. And backed by a track record of more than half a century of absolute success.

The story of Millennium, and its principals, Peter Malek, Shahram Malek, is inextricably linked to that of Canada and British Columbia, a country and province on the leading edge of design, sustainability and quality of life.

It is a story of blending years of experience in high profile international real estate development with the natural beauty of the West Coast and of site-specific award-winning architecture. At Southeast False Creek, Olympic Village site, Millennium saw a prime waterfront property, in an iconic location, ready to be developed into North America's first LEED Platinum sustainable neighbourhood.

[millenniumdevelopment.com](http://millenniumdevelopment.com)

 MILLENNIUM

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