

# 510 WEST HASTINGS

A building revitalized  
and reimagined







# A workspace beyond compare

## **Available Summer 2023**

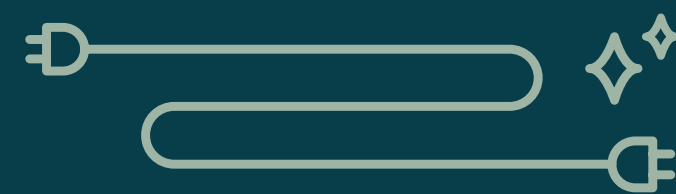
510 West Hastings is a 15-story icon reborn for the 21st century. Where stunning views combine with bright, light filled spaces to create a healthy workspace with sustainability at its heart.



# Interiors completely renovated



New skylights  
on 15th floor



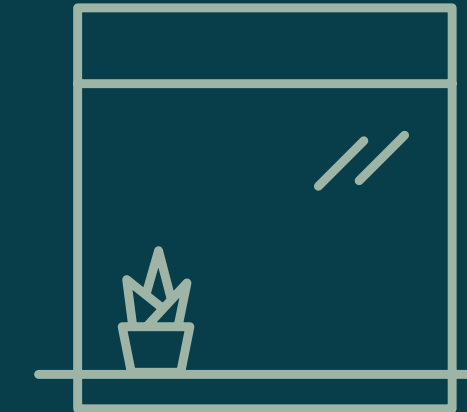
Entirely replaced  
electrical systems

**NEW** Mechanical  
systems

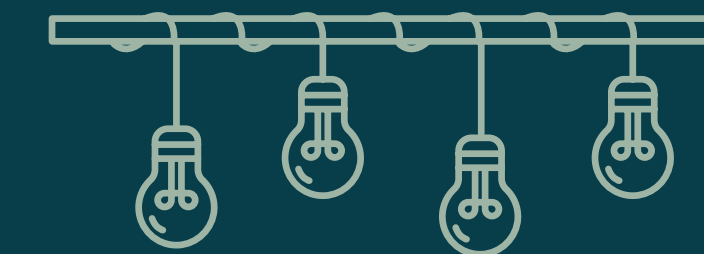


New digital system for heating  
ventilation and air conditioning

Brand new  
double-glazed windows



Enhanced plumbing  
and drainage system



**NEW** lighting  
fixtures

Renovated  
exterior and facade







# Where downtown city meets tech district



Walkable, bikeable and commutable, 510 sits in a much-in-demand neighborhood and a true hub for business.

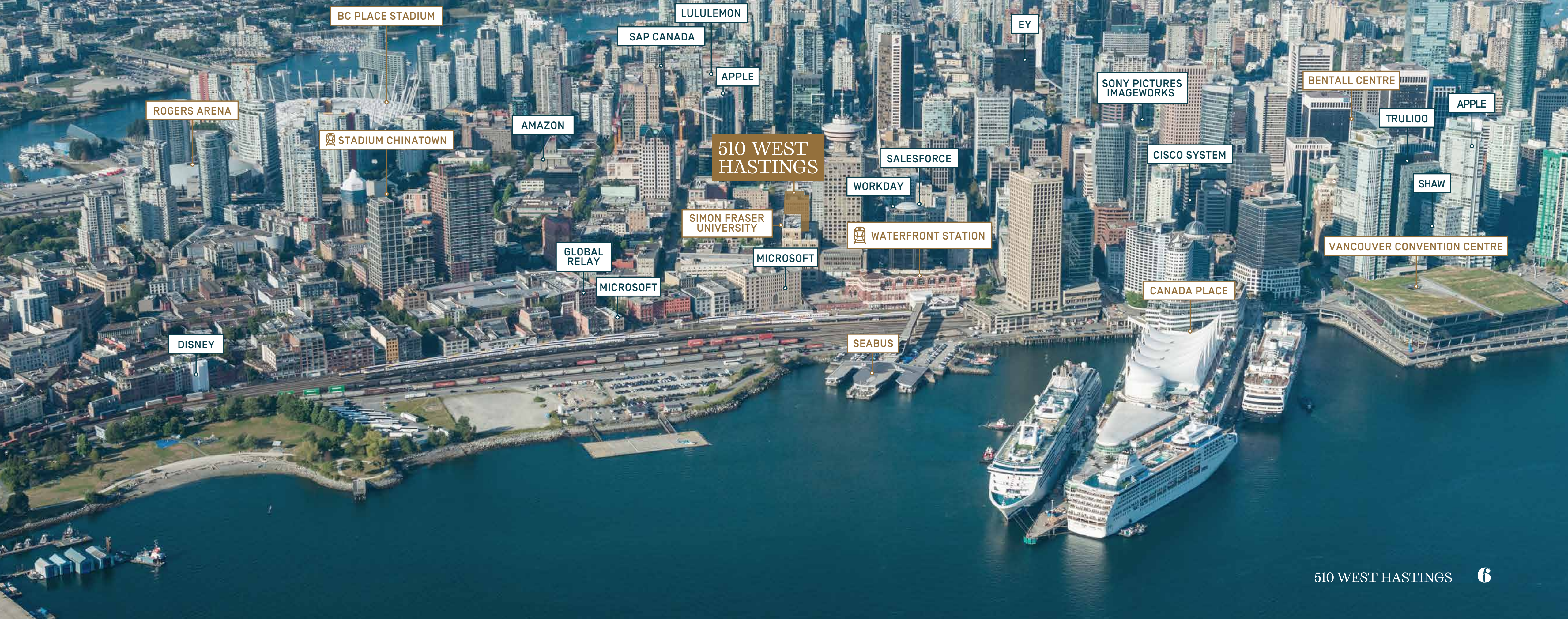


Casual with a cutting-edge, this neighborhood boasts beautiful harbour views, an inspiring skyline and a host of renowned art galleries, beautifully curated stores, as well as award-winning food experiences.





# Home to innovation



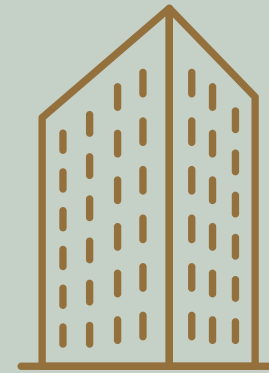




Easily accessible  
on foot or transit



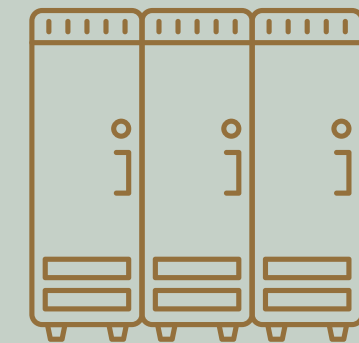
**3 mins walk**  
to Waterfront Station



Over **112,000**  
sq. ft. of Class A  
**office Space**

**Convenient**

changing-  
room, locker  
and shower  
facilities



## Sustainability

focused and LEED Gold certified

**42**

windows  
on each floor

**5,700** sq. ft.

of brand new retail space  
on the ground floor

On-site bicycle  
storage and racks



Dedicated cycle lanes  
**to the door**









# Good for your people and for the planet



510 West Hastings puts sustainability firmly at its core for the well-being of occupiers and the neighborhood. Everything you'd expect of a modern, sustainably focused building, and more.



510 West Hastings is currently seeking LEED Gold certification thanks to:

Heating and cooling from **98% renewable resources**

Enhanced commissioning and monitoring to guarantee energy efficiency

Brand new, energy efficient windows throughout the building

Low VOC materials for improved indoor air quality

Brand new mechanical and electrical systems that exceed ASHRAE standards



# Create your perfect business space

Each floor comes open plan,  
a white box space ready and  
waiting for you to move in  
and make your mark.





# Unique spaces for unique businesses

The 15th floor retains its original character, including a working fireplace and heritage wood panelling, setting 510 West Hastings apart by offering an anchor tenant a unique penthouse amenity level.





# Be better connected

510 West Hastings offers superb transportation options, is super cycle friendly and is just three minutes' walk from Vancouver's main transit hub, Waterfront Station.

The station brings downtown and Metro Vancouver within easy reach and offers seamless connections to the Canada line and Expo SkyTrain lines, the Seabus Terminal and the West Coast Express.

WALK SCORE

97

TRANSIT SCORE

100



# A seamless commute

- BIKE LANES
- EXPO LINE
- WEST COAST EXPRESS
- CANADA LINE







## Walking

MINUTES

3

WATERFRONT  
TRAIN STATION  
& WESTCOAST  
EXPRESS

5

GRANVILLE TRAIN  
STATION

6

CANADA PLACE

7

OLYMPIC  
CAULDRON

7

PACIFIC CENTRE  
SHOPPING CENTRE

10

VANCOUVER  
LIBRARY

12

VANCOUVER  
ART GALLERY

13

ROBSON STREET  
SHOPPING

14

ROGERS ARENA

15

BC PLACE  
STADIUM



## Cycling

MINUTES

7

CREEKSIDE PARK

8

TELUS WORLD OF  
SCIENCE

9

STANLEY PARK

9

PACIFIC CENTRAL  
STATION

10

DAVID LAM  
PARK

10

YALETOWN

11

STRATHCONA  
PARK

12

ENGLISH BAY  
BEACH

14

OLYMPIC  
VILLAGE

18

GRANVILLE ISLAND



## Public Transit

TRAIN / SKYTRAIN  
SEABUS

MINUTES

6

SCIENCE WORLD

8

OLYMPIC  
VILLAGE

15

OAKRIDGE  
CENTRE

16

SEABUS  
NORTH

22

METROTOWN  
CENTRE

29

RICHMOND  
CENTRE

31

VANCOUVER  
INTERNATIONAL AIRPORT

42

SURREY CENTRAL  
STATION





# Typical Floor

|                     |              |
|---------------------|--------------|
| MEETING ROOMS       | 3            |
| PHONE ROOMS         | 3            |
| OFFICES             | 5            |
| WORKSTATIONS        | 43           |
| SQUARE FOOTAGE      | 7,960 SQ.FT. |
| SQ. FT PER PERSON   | 163 SQ.FT.   |
| NUMBER OF EMPLOYEES | 49           |





# Elevating ambition through world class work-spaces.

Spear Street Capital is an owner and operator of distinctive office properties located in the United States, Canada and Europe. We acquire assets that have reached an inflection point where intensive leasing efforts or well considered physical changes can have a decisive effect on value.







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