

# **FOR LEASE**

## 1199 WEST PENDER STREET

OFFICE SPACE FOR LEASE IN THE HEART OF DOWNTOWN VANCOUVER'S FINANCIAL DISTRICT

#### **LEASING INQUIRIES**

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## 1199 WEST PENDER STREET

## **BUILDING FEATURES**



Stunning views of Coal Harbor and Downtown Vancouver



24/7 secured access and monitored CCTV



HVAC for year round comofrt



Three passenger elevators



Secured underground parking available (at market rates)

### LOCATION



**Excellent Transit:** Nearby bike paths, multiple bus routes, and the Skytrain, Expo Line & Seabus at Waterfront Station



Recreational Spaces: Stanley Park, Pacific Centre, Coal Harbor Park, Vancouver Convention Centre, Waterfront Seawall

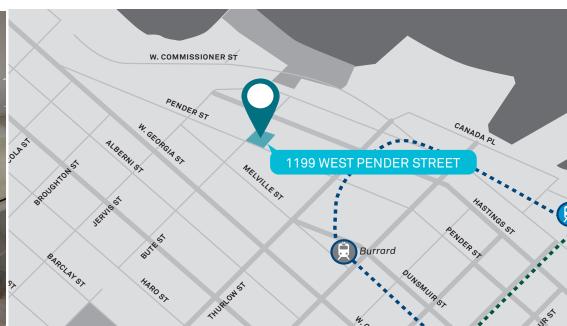


Restaurants & Cafes: Cactus Club, Brekka Bakery, Koffie, Body Energy Club, Archer, Joe Fortes, Deville Coffee



Business Services: BMO, Scotiabank, Royal Bank of Canada, TD Bank, Service Canada





## #900 - 1199 WEST PENDER STREET

## **CLICK HERE FOR A VIRTUAL TOUR**

RENTABLE AREA	7,460 sf
AVAILABLE	Immediately
BASIC RENT	\$32.00 PSF per annum
ADDITIONAL RENT	\$18.46 PSF (2025 est.) + 6% Basic Rent Mgmt Fee
MONTHLY	\$32,563 + GST

- » Full floor availalbe
- » Shell state
- » Opportunity to customize your ideal layout!
- Top floor
- Views of Coal Harbor and the North Shore Mountains

