



# 1199 W. Pender St.

## OFFICE FOR LEASE

Top floor build-to-suit office space on the 9th floor (7,460 SF) with Stanley Park & NorthShore mountain views



**RELIANCE**  
PROPERTIES

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# TOP FLOOR FOR LEASE

**7,460ft<sup>2</sup>**  
AREA (APPROX) <sup>1</sup>

**\$34,707/mo**  
GROSS RENT (EXC. GST) <sup>2</sup>

**\$53.67/sf/yr**  
GROSS RENT (EXC. GST) <sup>2</sup>

## THE SPACE

- Full top floor office (open shell) build-to-suit space in a class “B” building with ensuite washrooms & kitchen. Landlord will provide T.I. allowance to build out for an incoming tenant.
- Floor to ceiling windows overlooking Coal Harbour and Stanley Park with lots of natural light and unobstructive views

## FEATURES

- Premier office for lease situated at the top floor of a 9-story building in Coal Harbour
- Building amenities include a fitness centre with end-of-the-trip facility, bike storage, secured storage unit (at market rates & subject to availability), and secured underground parking available at market rates
- Experience a well-kept building with upgraded common area corridors and on-site personnel in place
- Easy access to Lion’s Gate bridge & Trans-Canada Hwy
- Centrally located in downtown business district and minutes walk away from Burrard Skytrain Station

ADDRESS	#900 - 1199 West Pender Street, Vancouver
SIZE	7,460 SF (Top Floor)
TYPE	Office
AREA	Coal Harbour
BASIC RENT	\$36.00 PSF
ADDT’L RENT	\$17.67 (2023 est.) plus management fee as 6% of Basic Rent

## THE BUILDING

This nine-story building offers panoramic views of Coal Harbour, the North Shore mountains and Stanley Park. The building underwent complete renovations of common areas and building upgrades in the last couple of years and common washrooms are currently under renovations. Also, has a strong mix of professional tenancies from various industries. Building tenants include a 7-11 and Panago Pizza.

<sup>1</sup>.All sizes are approximate and subject to verification .

<sup>2</sup>.Gross rent currently equates to this amount plus GST. Lease to be fully triple net.

# THE LOCATION

Located at the north-east corner of West Pender and Bute Streets, the building offers convenient access to the central business district, Skytrain, the Burrard Inlet seawall, neighborhood hotels and the Trade and Convention Centre.

The building overlooks Coal Harbour and Stanley and is only 3 blocks from Robson Street and few minutes walk to Burrard Skytrain Station and public transit connections to the rest of the region.

## BUSINESSES

- Panago Pizza
- 7-Eleven
- Body Energy Club
- Shoppers Drug Mart
- Fit 4 Less
- Coal Harbour Health Centre

## RESTAURANTS & BARS

- Prestons Restaurant + Lounge
- TAPShack Eatery
- The Mill Marine Bistro & Bar
- Green Leaf Salad Bar
- Sushi Go
- Domo Sushi
- Tableau Bar & Bistro

## CAFES & OTHER EATS

- Starbucks
- Waves Coffee
- Urban Fare
- A & W



92 • WALK SCORE    100 • TRANSIT SCORE    71 • BIKE SCORE

EXPO LINE    CANADA LINE    WEST COAST EXPRESS

## Contact Us

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