



FOR LEASE

402 W. PENDER STREET

HERRITAGE OFFICES FOR LEASE ON THE
CORNER OF WEST PENDER & HOMER STREET

LEASING INQUIRIES

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RELIANCE
PROPERTIES



402 WEST PENDER STREET

BUILDING FEATURES



Award-winning renovations with charming historical ambiance



24/7 secured access and monitored CCTV



Secured tenant bike storage located in the basement's original vault



Two passenger elevators



Storage lockers for rent in the building
(subject to availability)

LOCATION



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



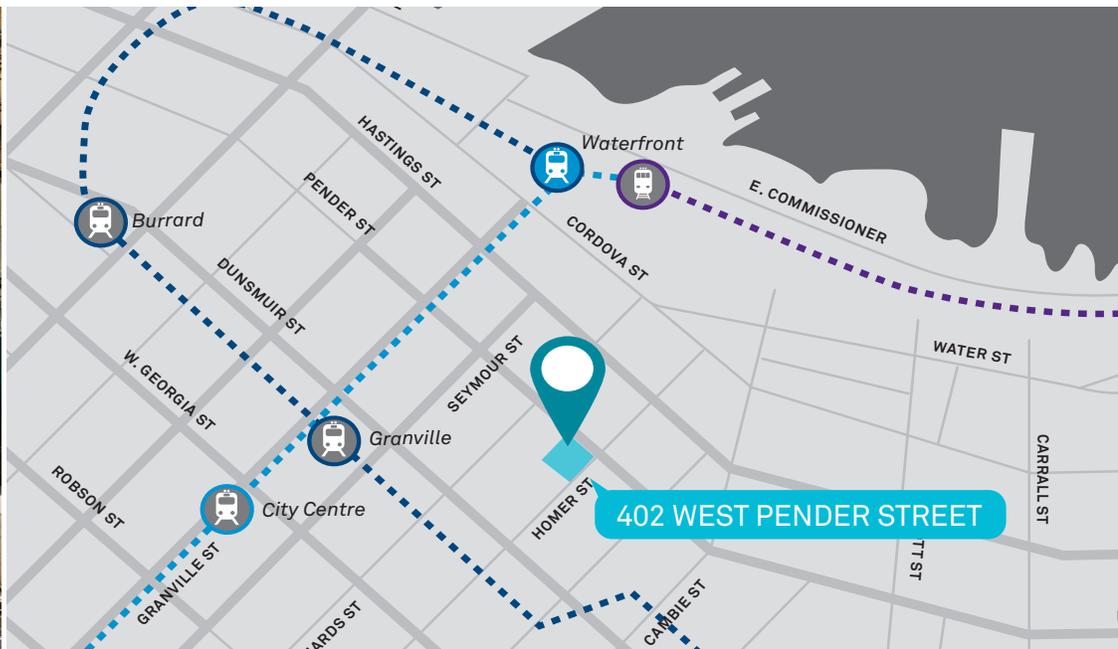
Recreational Spaces: Canada Place, Harbour Centre, Victory Square, The Gastown Steamclock, Waterfront Seawall



Restaurants & Cafes: Purebread Bakery, Nuba Gastown, Revolver, La Taqueria, Nemesis Coffee, Steamworks



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



RENTABLE AREA	541 sf
AVAILABLE	Immediately
BASIC RENT	\$22.00 PSF per annum
ADDITIONAL RENT	\$21.14 PSF (2025 est.) + 6% Basic Rent Mgmt Fee
MONTHLY	\$2,005 + GST

- » 2 Offices
- » Exposed ceilings
- » Oversized, operable windows
- » Charming heritage details
- » Can be demised to approx. 275 sq.ft.

