



# 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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**RELIANCE  
PROPERTIES**



# 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 comfort



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



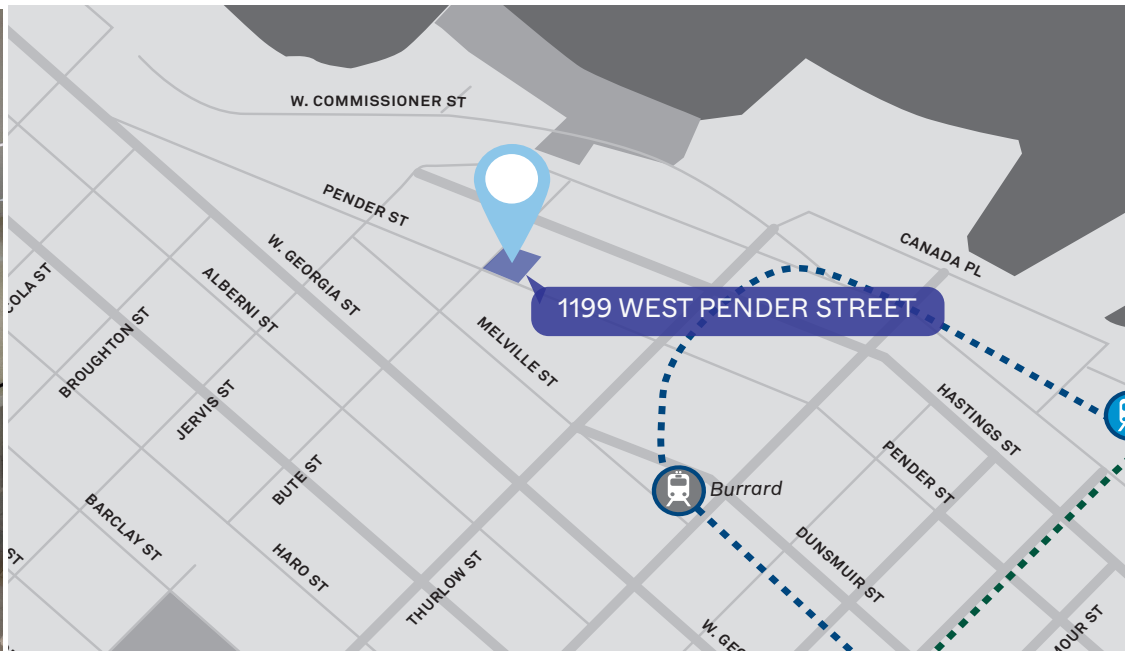
**Recreational Spaces:** Stanley Park, Pacific Centre, Coal Harbor Park, Vancouver Convention Centre, Waterfront Seawall



**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



# #690 - 1199 WEST PENDER STREET

|                 |                                                     |
|-----------------|-----------------------------------------------------|
| RENTABLE AREA   | 604 sf                                              |
| AVAILABLE       | Immediately                                         |
| BASIC RENT      | \$34.00 PSF per annum                               |
| ADDITIONAL RENT | \$18.46 PSF (2025 est.)<br>+ 6% Basic Rent Mgmt Fee |
| MONTHLY         | \$2,743 + GST                                       |

- » One private office / boardroom
- » Kitchenett
- » HVAC for year round comfort
- » Floor to ceiling windows with ample natural light
- » Views of Downtown Vancouver

**VIRTUAL  
TOUR** 

