



FOR LEASE 1199 WEST PENDER STREET

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

LEASING INQUIRIES

DAN SMITH

Director of Leasing

T 604.689.1119

dans@relianceproperties.ca

ALAN CUSACK

Manager, Leasing

T 236.982.1678

alanc@relianceproperties.ca



**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



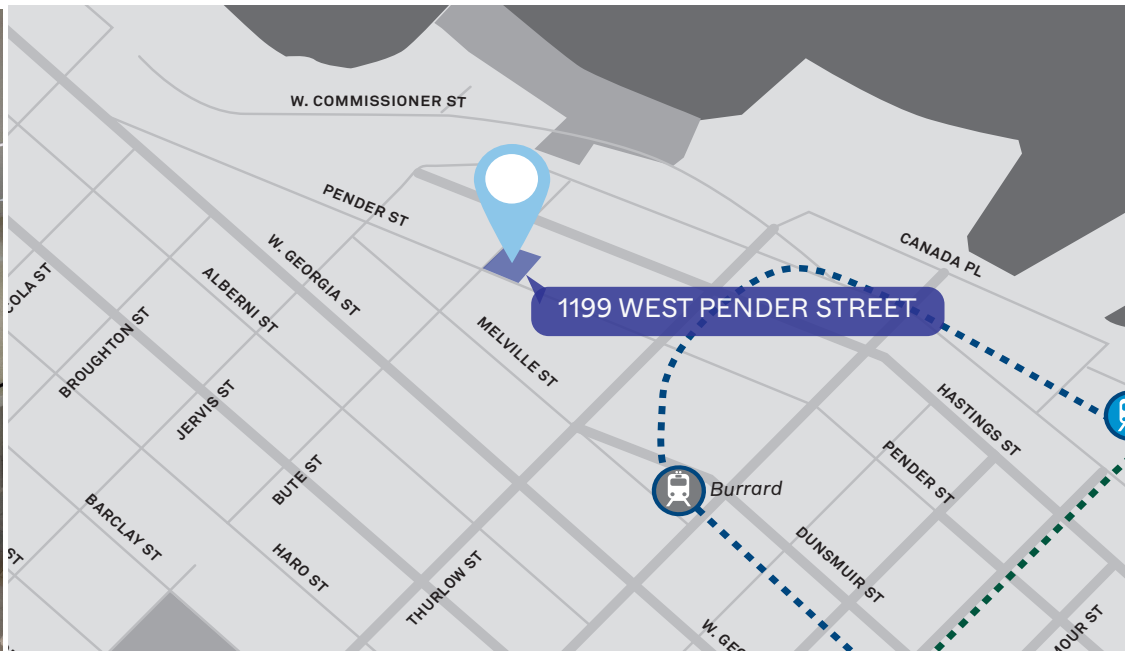
Recreational Spaces: Stanley Park, Pacific Centre, Coal Harbor Park, Vancouver Convention Centre, Waterfront Seawall



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



#668 - 1199 WEST PENDER STREET

RENTABLE AREA	1,476 sf
AVAILABLE	April 1, 2025
BASIC RENT	\$32.00 PSF per annum
ADDITIONAL RENT	\$18.46 PSF (2025 est.) + 6% Basic Rent Mgmt Fee
MONTHLY	\$6,443 + GST

- » HVAC for year round comfort
- » Views of Downtown Vancouver
- » Kitchenette
- » Five Private Offices
- » One Boardroom

**VIRTUAL
TOUR** 

