



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



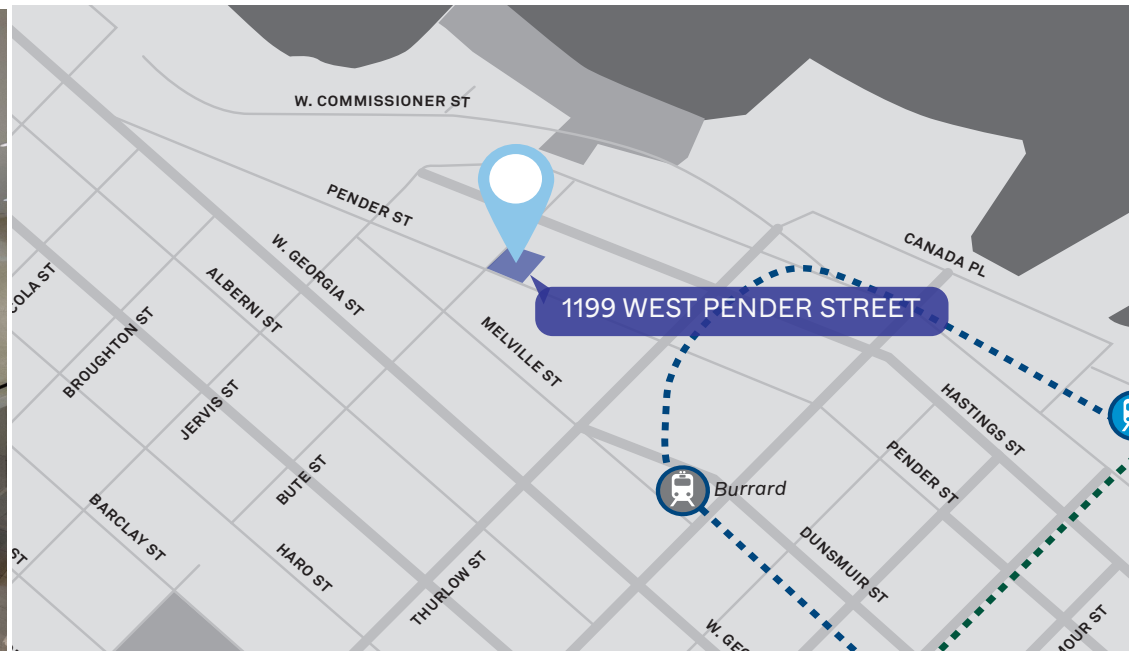
Recreational Spaces: Stanley Park, Pacific Centre, Coal Harbor Park, Vancouver Convention Centre, Waterfront Seawall



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



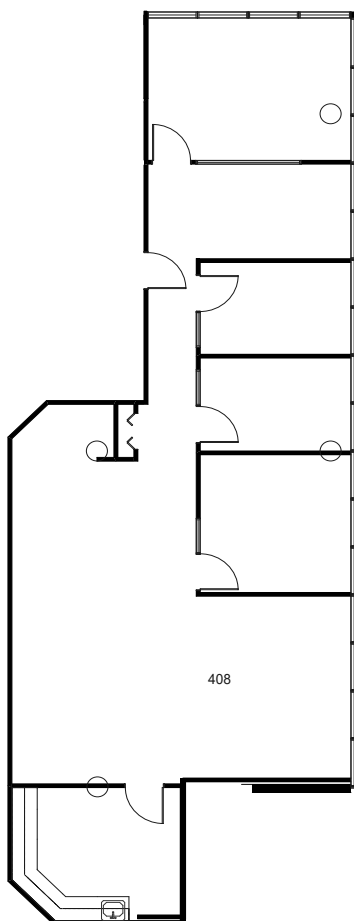
Business Services: BMO, Scotiabank, Royal Bank of Canada, TD Bank, Service Canada



#408 - 1199 WEST PENDER STREET

RENTABLE AREA	1,777 sf
AVAILABLE	August 1, 2025
BASIC RENT	\$32.00 PSF per annum
ADDITIONAL RENT	\$18.46 PSF (2025 est.) + 6% Basic Rent Mgmt Fee
MONTHLY	\$7,757 + GST

- » Corner unit with views of Downtown Vancouver
- » HVAC for year round comfort
- » Floor to ceiling windows
- » One boardroom
- » Three offices
- » Kitchenette



Unit #408 1,777 sf

