



FOR LEASE

1199

West Pender Street

Modern offices for lease on the corner of West Pender & Bute, in the heart of 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



Tenant Fitness Centre with end-of-trip shower facilities



HVAC for year round comfort



Three passenger elevators



Secured underground parking available *(at market rates)*



Secured access & monitored CCTV

LOCATION



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



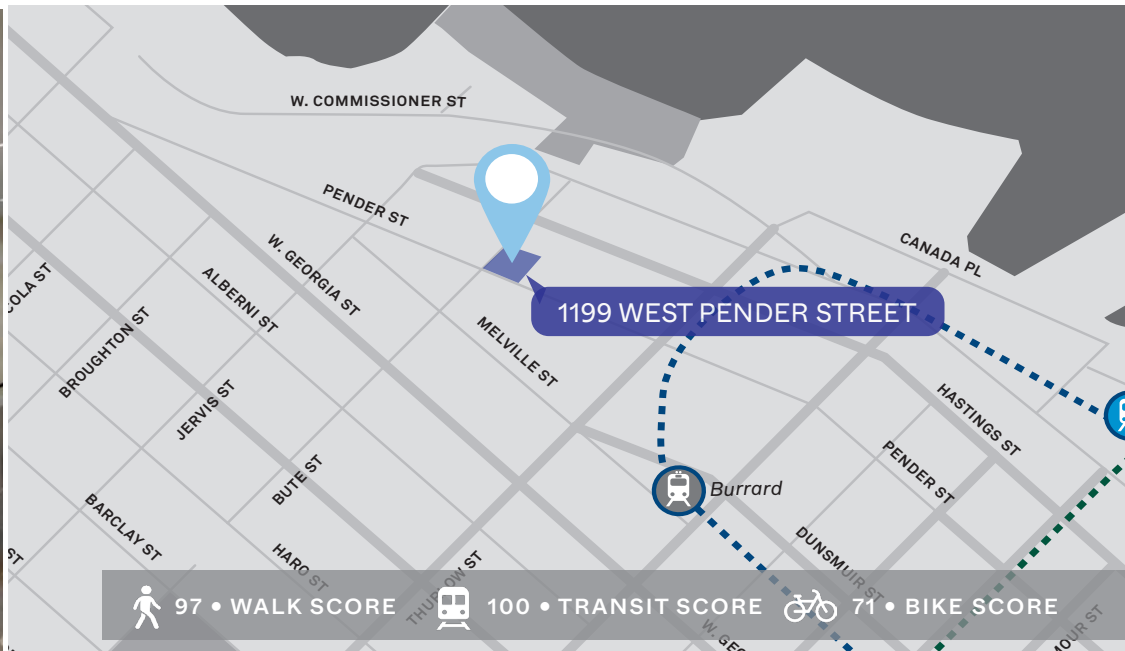
Recreational Spaces: Stanley Park, Pacific Centre, Coal Harbor Park, Vancouver Convention Centre, Waterfront Seawall



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



97 • WALK SCORE



100 • TRANSIT SCORE

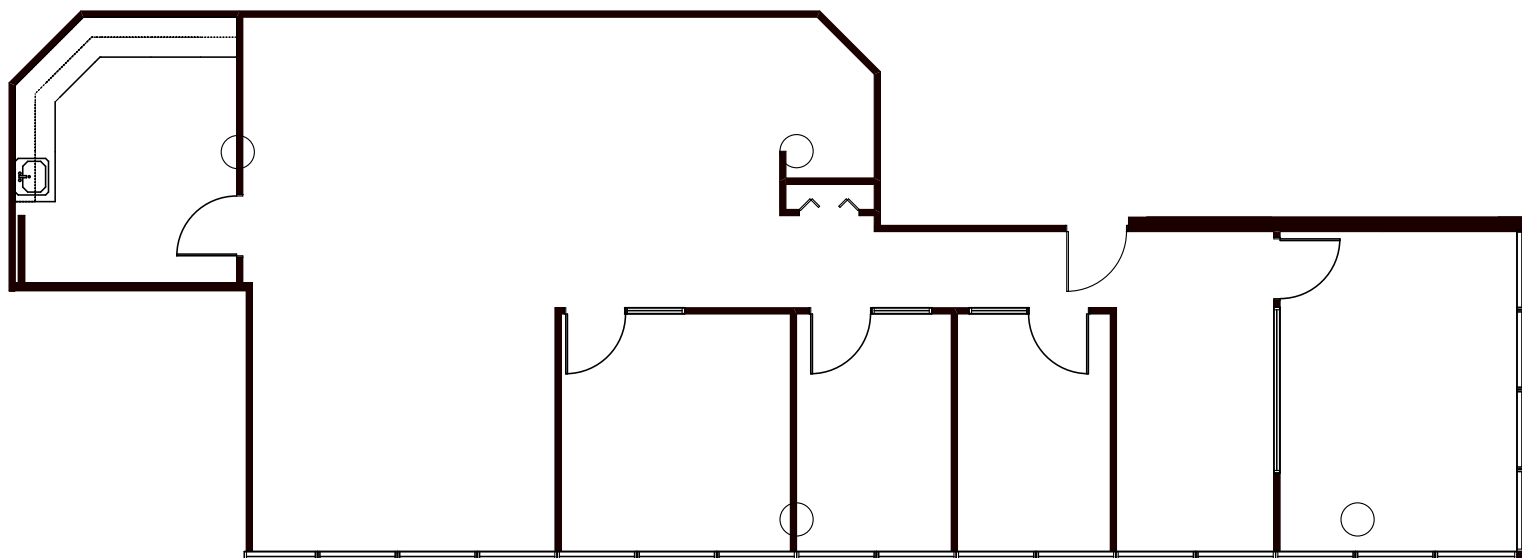


71 • BIKE SCORE

#408 - 1199 WEST PENDER STREET

RENTABLE AREA	1,777 sf
AVAILABLE	January 1, 2027
BASIC RENT	\$32.00 PSF per annum
ADDITIONAL RENT	\$17.43 PSF (2026 est.) + 6% Basic Rent Mgmt Fee
MONTHLY	\$7,604 + GST

- » Three (3) private offices
- » One (1) meeting room
- » Reception and waiting area
- » Private kitchen with staff dining lounge
- » Open concept collaborative space
- » HVAC for year round comfort



Unit #408 1,777 sf

Photos are of a similar unit in the building

