



FOR LEASE

402 WEST PENDER ST.

HERRITAGE OFFICE BUILDING IN THE HEART
OF DOWNTOWN VANCOUVER ON THE CORNER
OF WEST PENDER STREET & HOMER STREET

LEASING INQUIRIES

DAN SMITH

Director of Leasing

T 604.689.1119

dans@relianceproperties.ca

MORGAN LYON

Leasing Manager

T 604.353.8652

morganl@relianceproperties.ca



**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



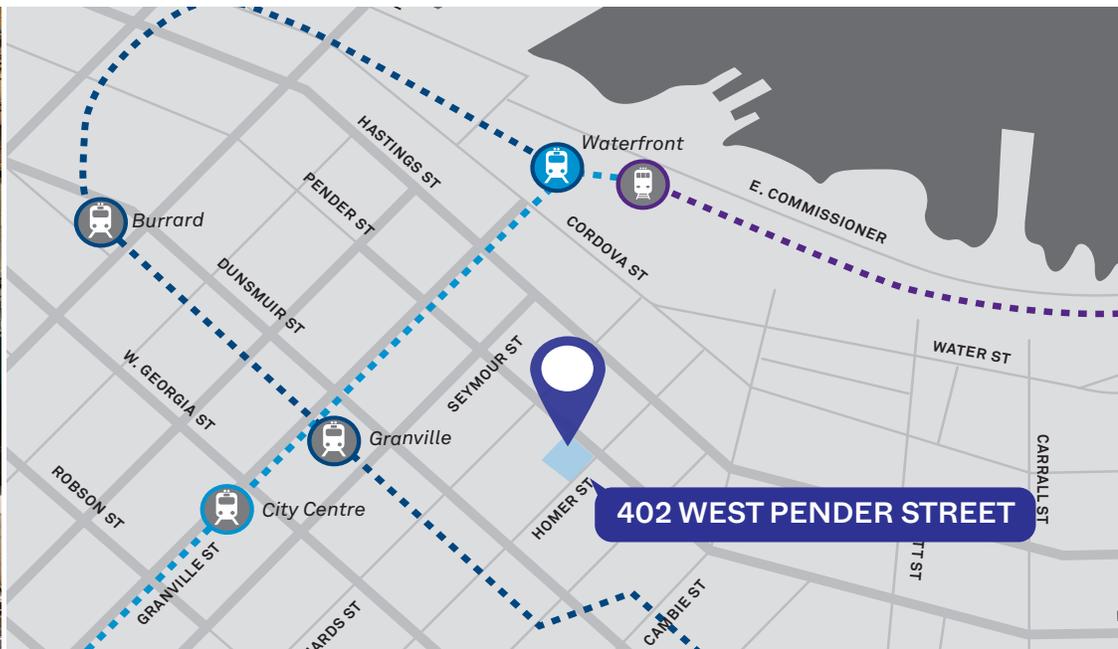
Recreational Spaces: Canada Place, Harbour Centre, Victory Square, The Gastown Steamclock, Waterfront Seawall



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



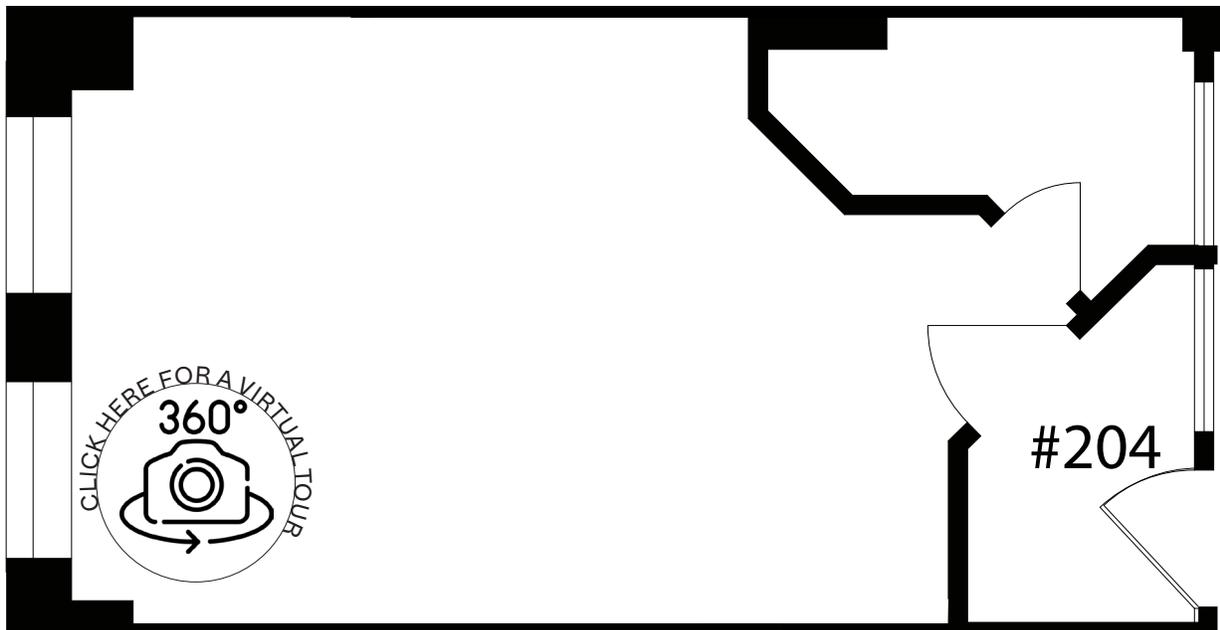
Business Services: BMO, Scotiabank, Royal Bank of Canada, TD Bank, Service Canada



#204 - 402 WEST PENDER STREET

RENTABLE AREA	416 sf
AVAILABLE	Immediately
BASIC RENT	\$24.00 PSF per annum
ADDITIONAL RENT	\$21.14 PSF (2025 est.) + 6% Basic Rent Mgmt Fee
MONTHLY	\$1,615 + GST

- » Dedicated waiting room
- » Exposed ceilings with LED lighting
- » Utility room
- » Views of Downtown Vancouver
- » Charming heritage details



Unit #204 416 sf

