



# 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

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**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



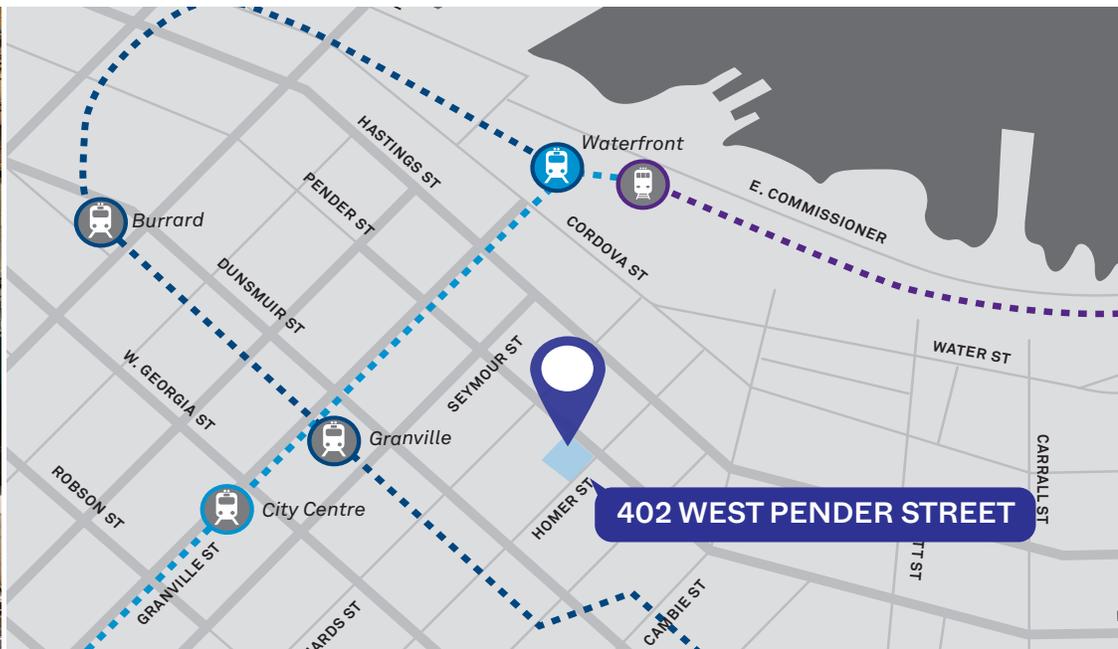
**Recreational Spaces:** Canada Place, Harbour Centre, Victory Square, The Gastown Steamclock, Waterfront Seawall



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



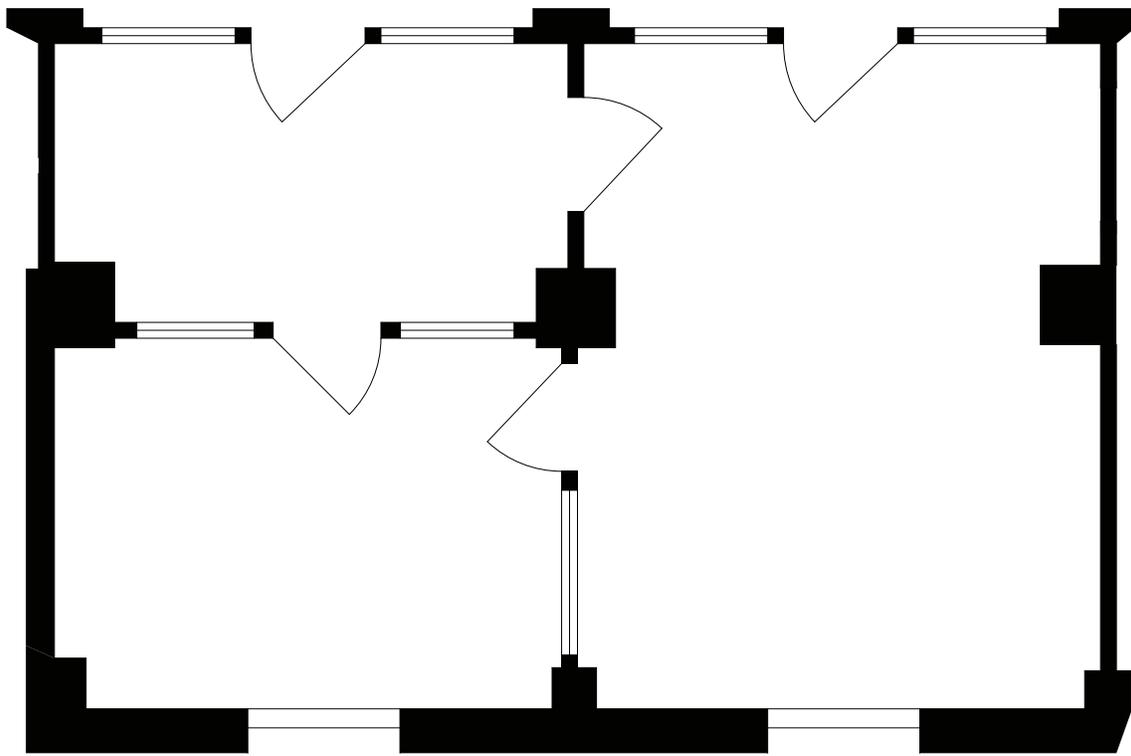
**Business Services:** BMO, Scotiabank, Royal Bank of Canada, TD Bank, Service Canada



# #217 - 402 WEST PENDER STREET

RENTABLE AREA	601 sf
AVAILABLE	On Notice
BASIC RENT	\$23.00 PSF per annum
ADDITIONAL RENT	\$21.14 PSF (2025 est.) + 6% Basic Rent Mgmt Fee
MONTHLY	\$2,280 + GST

- » Restored heritage office with original solid wood ornate details
- » Dedicated reception at entry
- » One private office
- » Open concept collaborative area
- » Hardwood floors
- » Roller blinds



Unit #217 601 sf

