RELIANCE PROPERTIES

FOR LEASE

402 West Pender

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

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)*

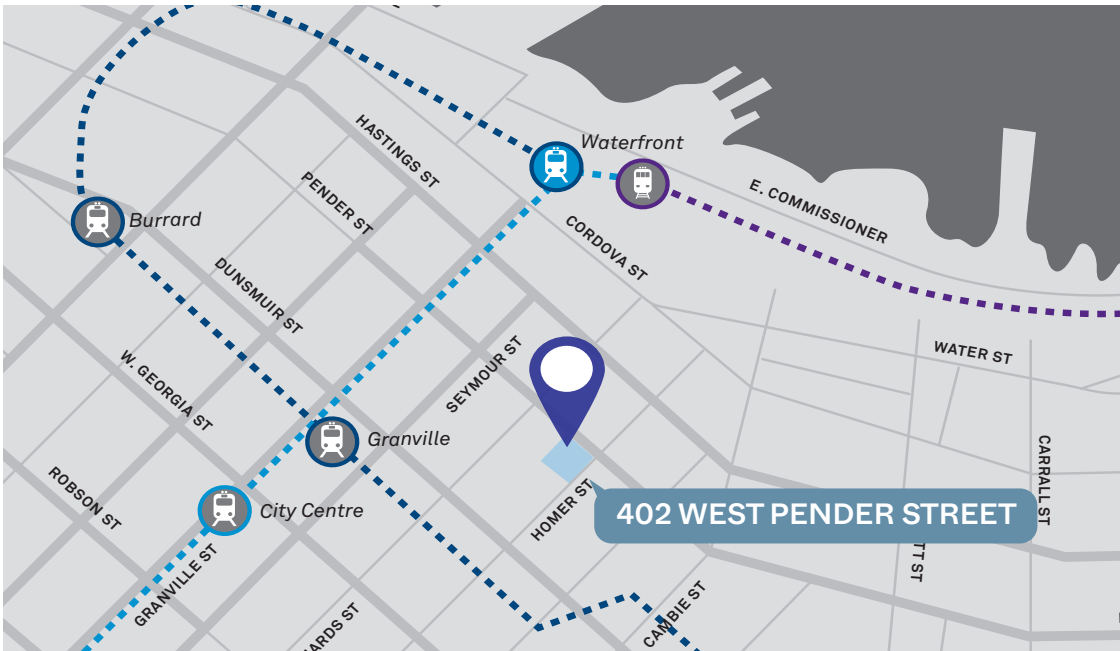
LOCATION

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

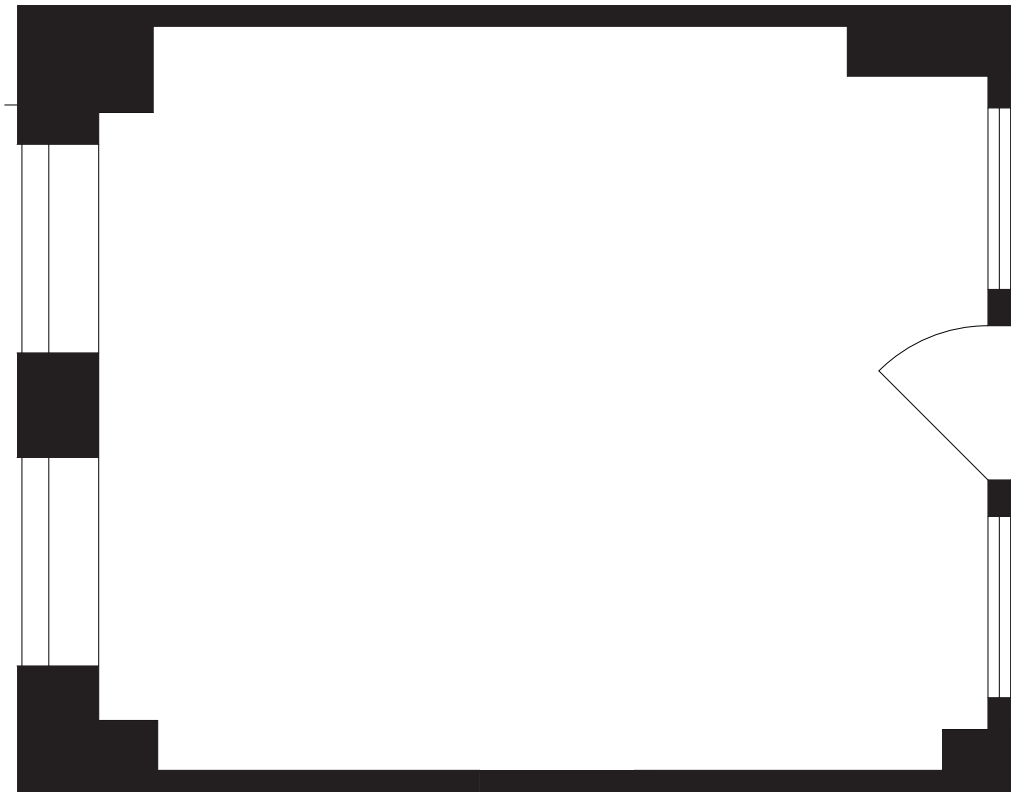
Business Services: BMO, Scotiabank, Royal Bank of Canada, TD Bank, Service Canada



#406 - 402 WEST PENDER STREET

RENTABLE AREA	314 sf
AVAILABLE	March 1, 2026
BASIC RENT	$25.00 PSF per annum
ADDITIONAL RENT	$19.96 PSF (2026 est.) + 6% Basic Rent Mgmt Fee
MONTHLY	$1,216 + GST,

- Charming heritage details
- Fully operable windows with roller blinds
- Modern LVT flooring
- LED lighting
- Views of Downtown Vancouver
- 24/7 access & secured entry



Unit #406 314 sf

DAN SMITH, *Director of Leasing*
604.689.1119 • dans@relianceproperties.ca
relianceproperties.ca | leasing@relianceproperties.ca

RELIANCE PROPERTIES