



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

DAN SMITH

Director of Leasing

T 604.689.1119

dans@relianceproperties.ca

ALAN CUSACK

Manager, Leasing

T 236.982.1678

alanc@relianceproperties.ca



**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



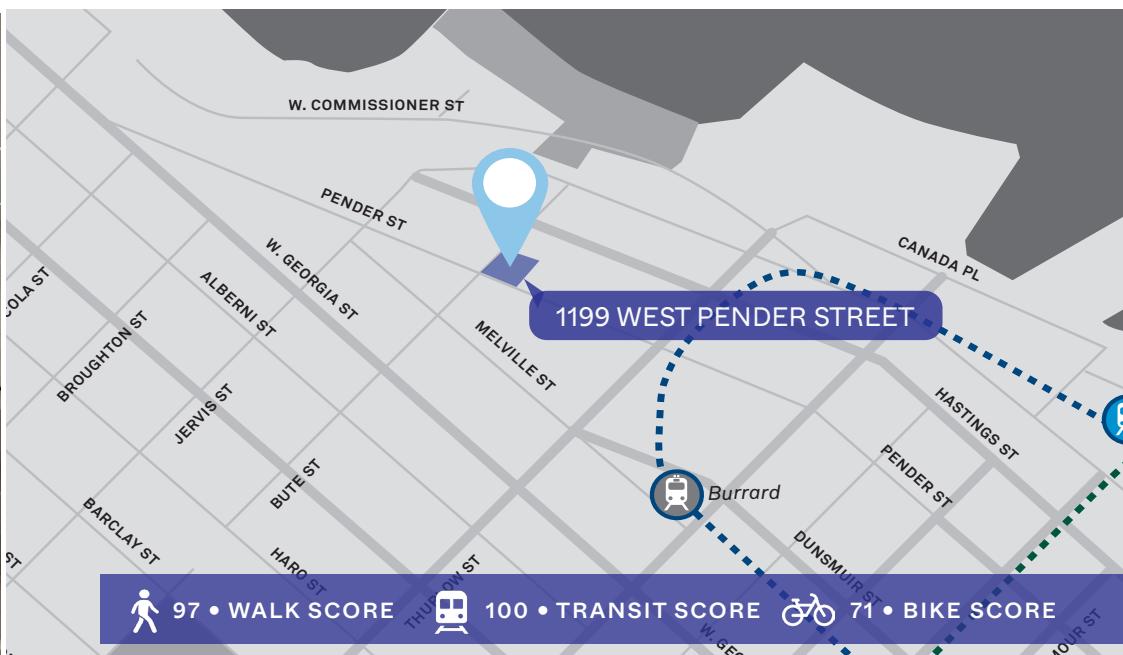
Recreational Spaces: Stanley Park, Pacific Centre, Coal Harbor Park, Vancouver Convention Centre, Waterfront Seawall



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

#675 - 1199 WEST PENDER STREET

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|-----------------|---|
| RENTABLE AREA | 1,598sf |
| AVAILABLE | April 1, 2026 |
| BASIC RENT | \$32.00 PSF per annum |
| ADDITIONAL RENT | \$17.43 PSF (2026 est.) + 6% Basic Rent Mgmt Fee |
| MONTHLY | \$6,838 + GST |

- » Two executive offices / boardrooms
- » Two private offices
- » Kitchenette equipped with modern stainless steel appliances
- » Dedicated reception
- » HVAC for year round comfort
- » Floor-to-ceiling windows with partial water views
- » LED lighting throughout

