



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

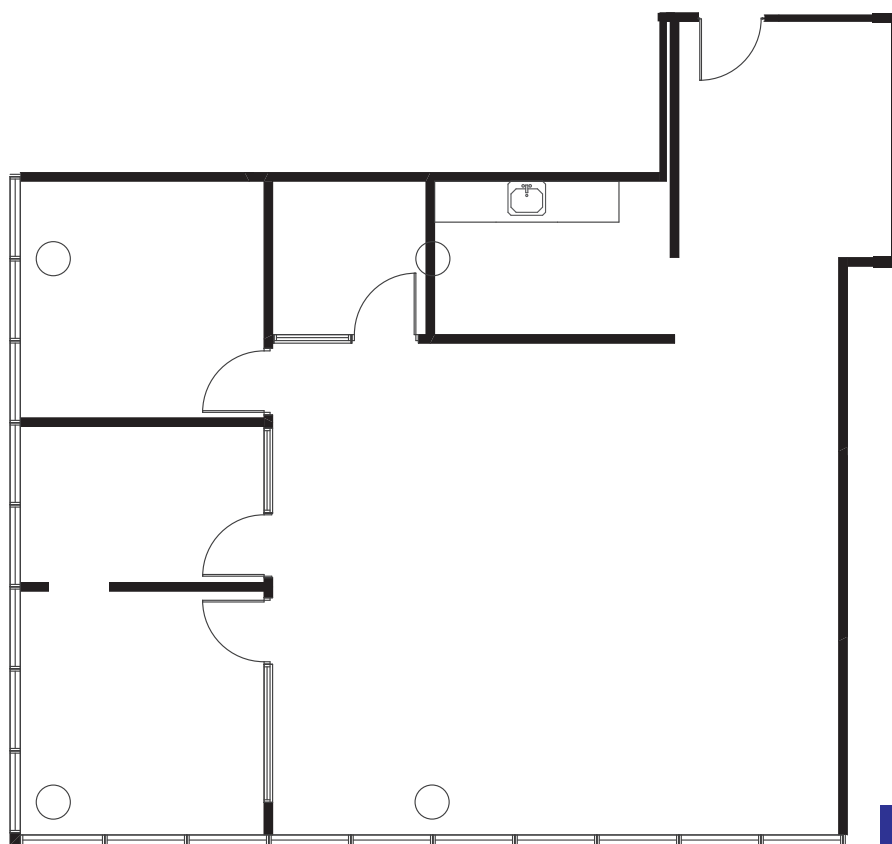


71 • BIKE SCORE

# #675 - 1199 WEST PENDER STREET

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



Unit #675 1,598 sf

