



# 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



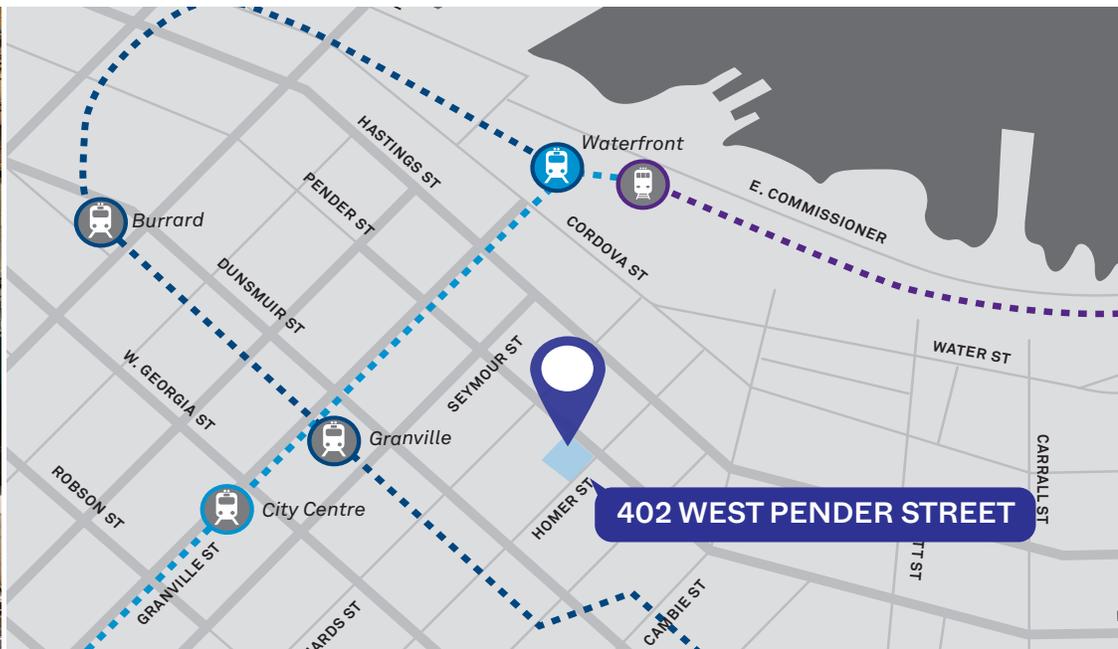
**Recreational Spaces:** Canada Place, Harbour Centre, Victory Square, The Gastown Steamclock, Waterfront Seawall



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



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



# #509 - 402 WEST PENDER STREET

|                 |   |
|-----------------|---|
| RENTABLE AREA   | 422 sf  |
| AVAILABLE       | March 1, 2026                                       |
| BASIC RENT      | \$25.00 PSF per annum                               |
| ADDITIONAL RENT | \$19.96 PSF (2026 est.)<br>+ 6% Basic Rent Mgmt Fee |
| MONTHLY         | \$1,634 + GST                                       |

- » Corner unit with wrap-around windows
- » One private office
- » One boardroom
- » Dedicated waiting area
- » Hardwood flooring & LED lighting
- » 24/7 access & secured entry

