



# 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



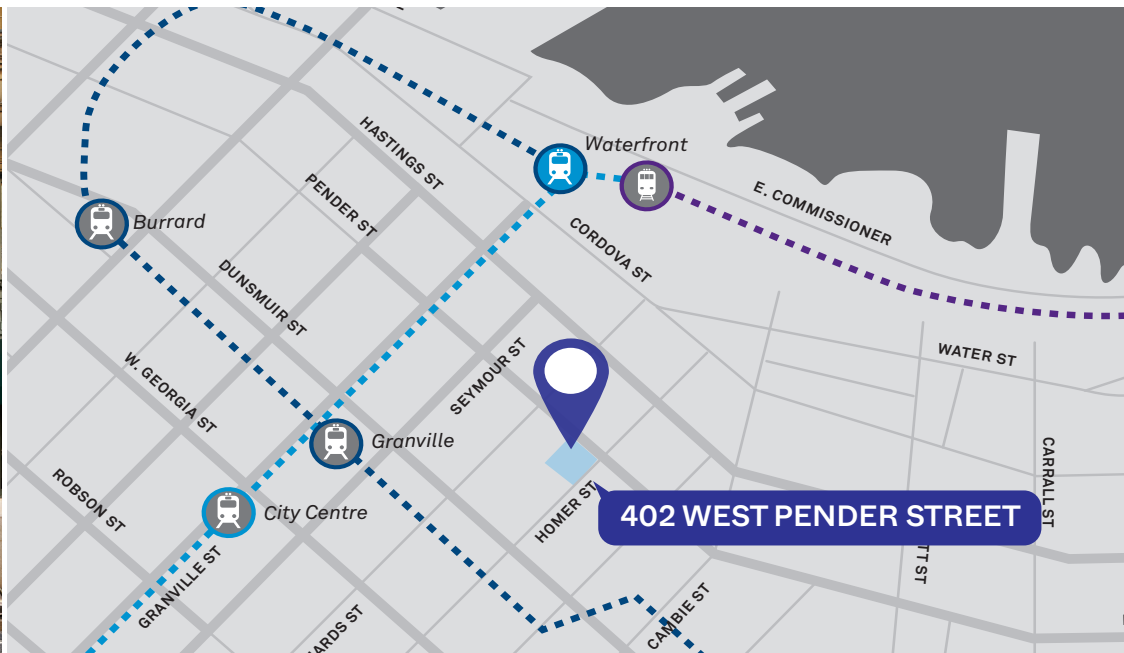
**Recreational Spaces:** Canada Place, Harbour Centre, Victory Square, The Gastown Steamclock, Waterfront Seawall



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



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



# #706 - 402 WEST PENDER STREET

RENTABLE AREA	737 sf
AVAILABLE	Immediately
BASIC RENT	\$24.00 PSF per annum
ADDITIONAL RENT	\$19.96 PSF (2026 est.) + 6% Basic Rent Mgmt Fee
MONTHLY	\$2,788 + GST

- » Restored heritage unit with unobstructed views of Downtown Vancouver
- » Corner unit with ample natural lighting
- » One office, two boardrooms & designated reception / client entry
- » LED lighting and hardwood floors
- » Fully operable windows with roller blinds

