RELIANCE PROPERTIES



FOR LEASE

402 West Pender

LEASING INQUIRIES

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402 WEST PENDER STREET

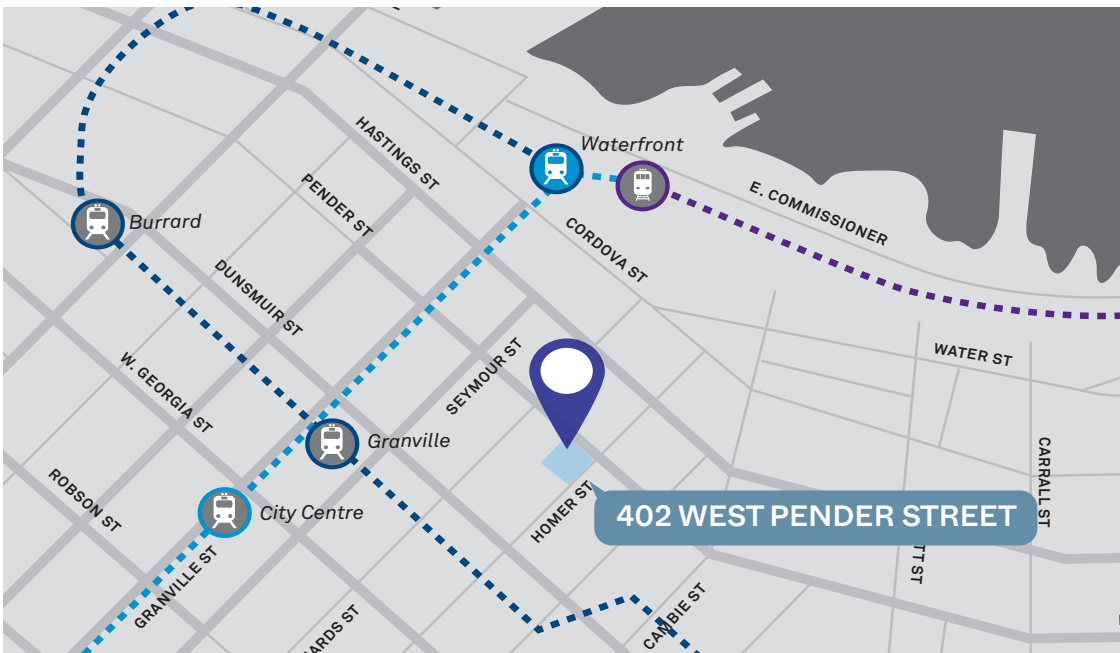
BUILDING FEATURES

- 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

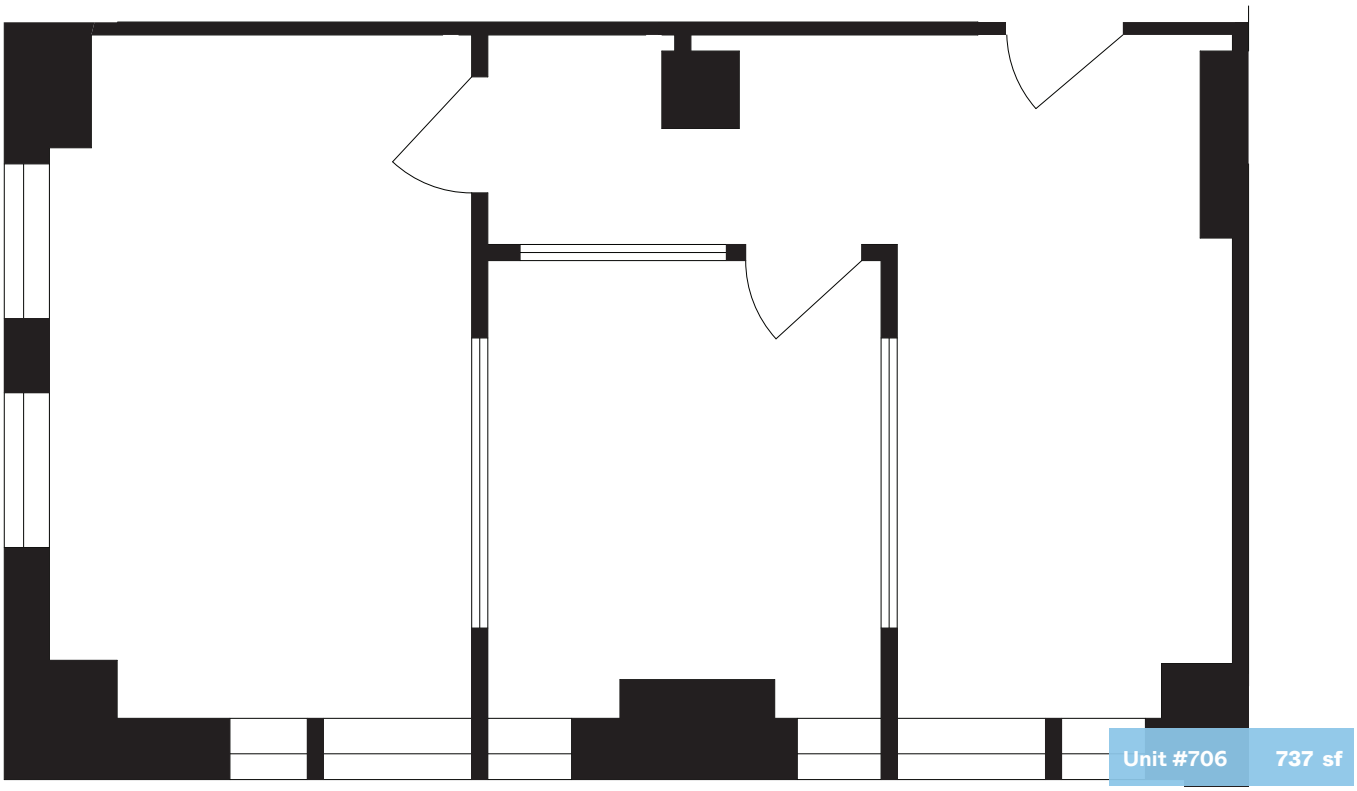




#706 - 402 WEST PENDER STREET

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 panoramic views of Downtown Vancouver
- Corner unit with ample natural lighting
- One office, one boardroom & designated reception / client entry
- LED lighting and hardwood floors
- Fully operable windows with roller blinds







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#706 - 402 WEST PENDER STREET PHOTOS









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