



# 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



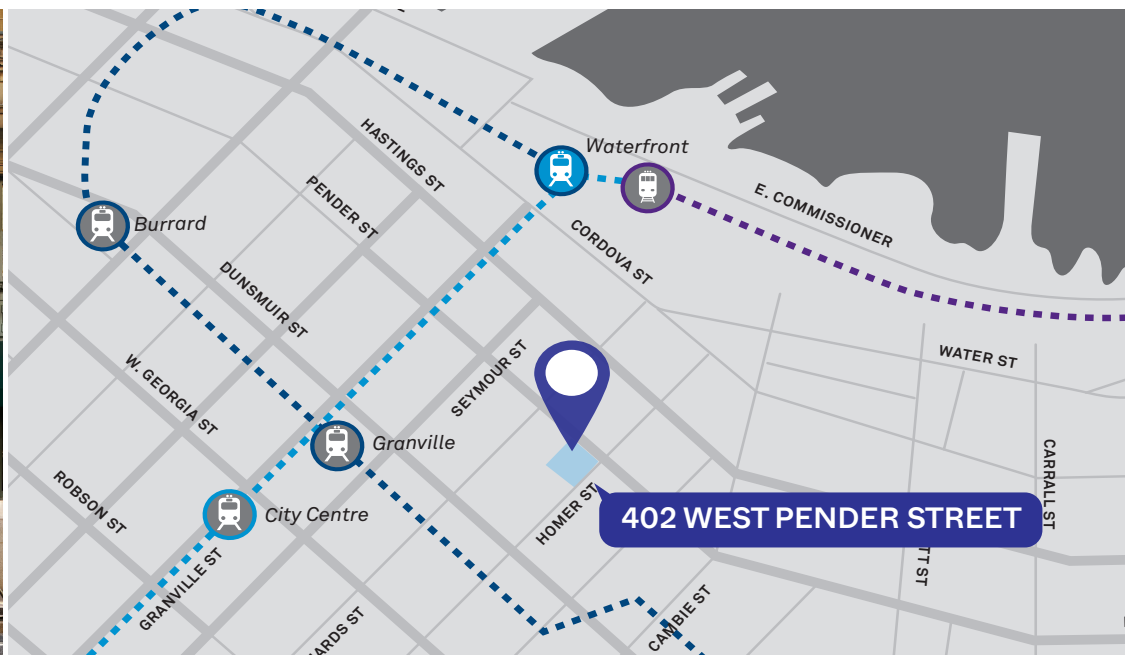
**Recreational Spaces:** Canada Place, Harbour Centre, Victory Square, The Gastown Steamclock, Waterfront Seawall



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



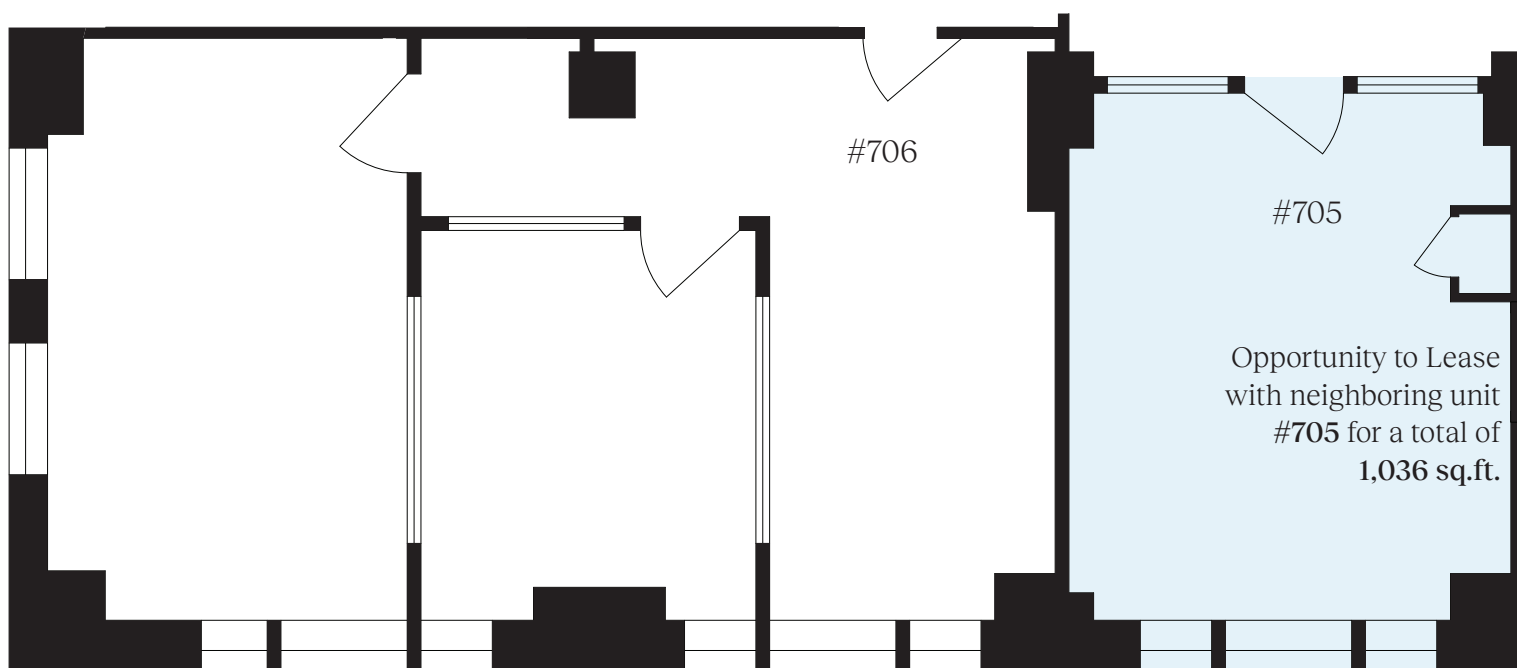
**Business Services:** BMO, Scotiabank, Royal Bank of Canada, TD Bank, Service Canada



## #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.)<br>+ 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, one boardroom & collaborative area
- » LED lighting
- » *Option to lease with neighboring unit #705 for a total of 1,036 sq.ft.*



Unit #706 737 sf

