



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



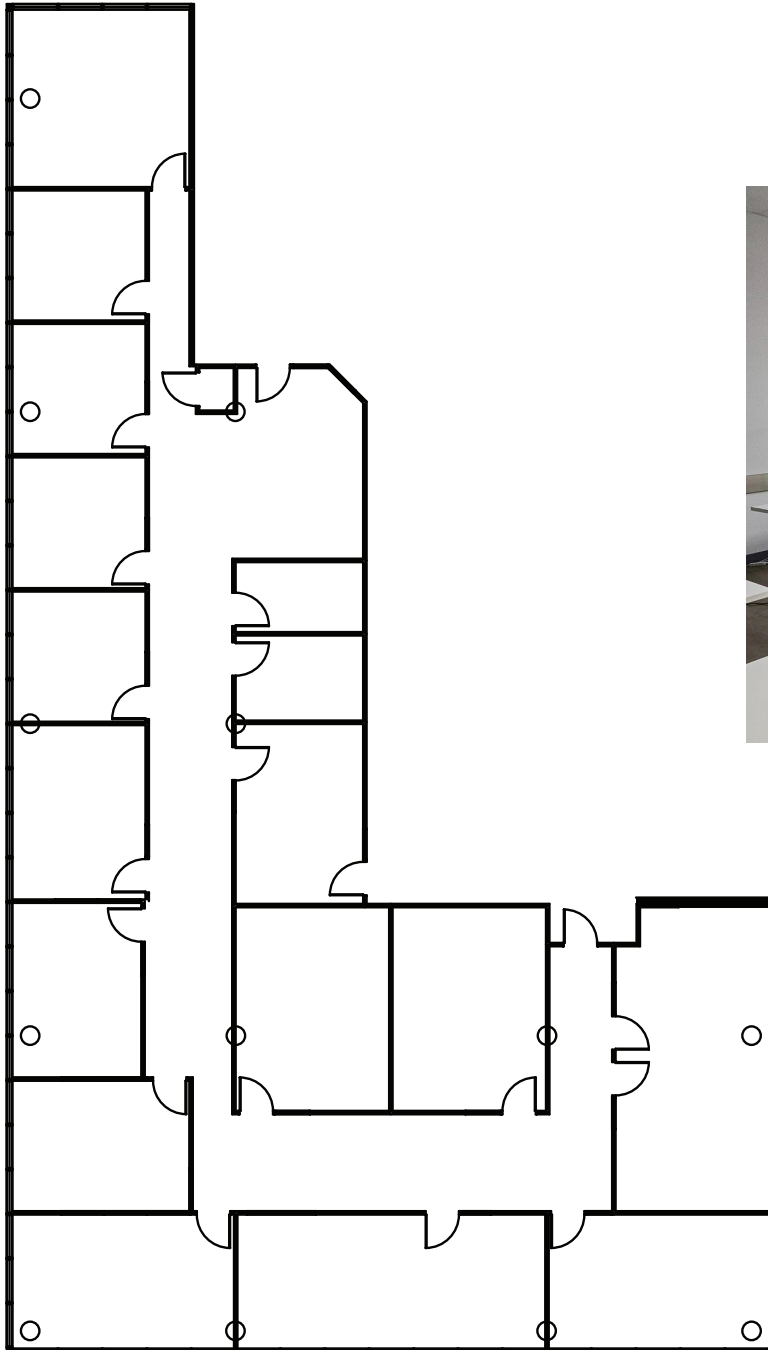
**Business Services:** BMO, Scotiabank, Royal Bank of Canada, TD Bank, Service Canada



# #298 - 1199 WEST PENDER STREET

RENTABLE AREA	5,610 sf
AVAILABLE	September 1, 2026
BASIC RENT	\$32.00 PSF per annum
ADDITIONAL RENT	\$17.43 PSF (2026 est.) + 6% Basic Rent Mgmt Fee
MONTHLY	\$24,006 + GST

- » Eleven (11) mid-size classrooms with five (5) private offices / small teaching rooms
- » Student lounge / lunch room
- » Dedicated reception with direct elevator exposure
- » Currently used as an educational facility
- » LED lighting, HVAC and
- » Floor-to-ceiling windows with partial water views



*The Landlord is open to improving the premises to suit an incoming tenant's requirements*

Unit #298 5,610 sf