



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



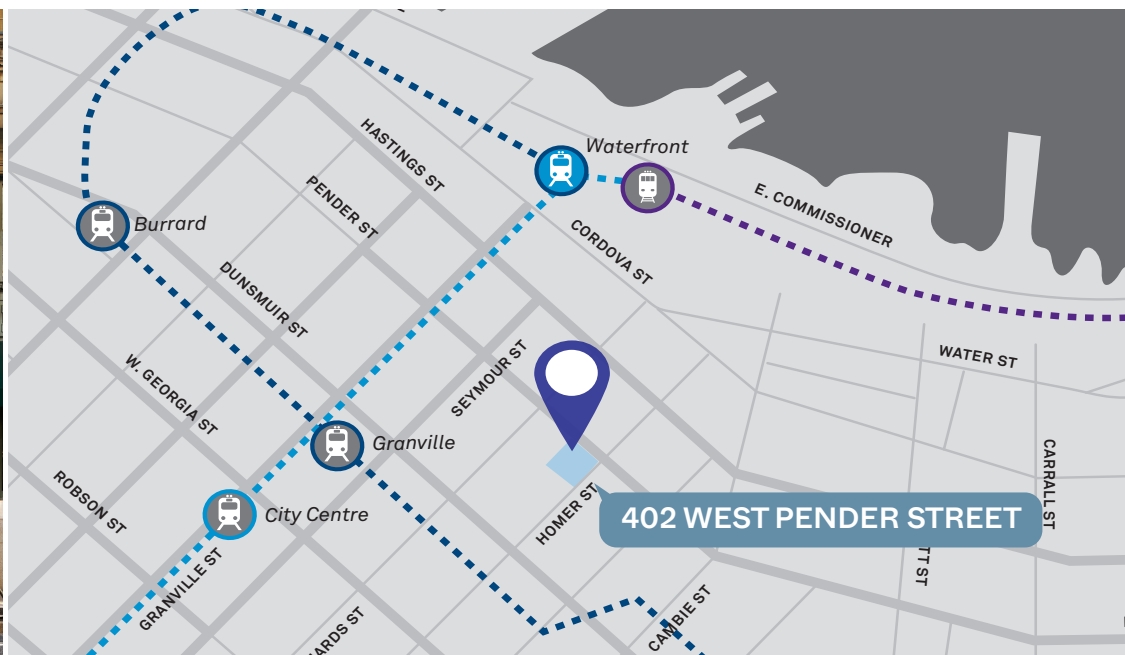
Recreational Spaces: Canada Place, Harbour Centre, Victory Square, The Gastown Steamclock, Waterfront Seawall



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



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



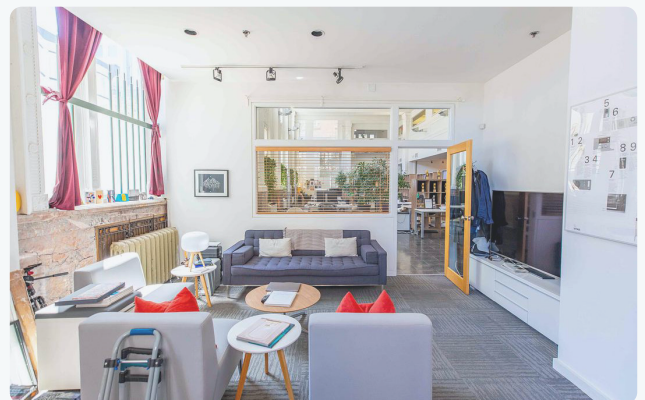
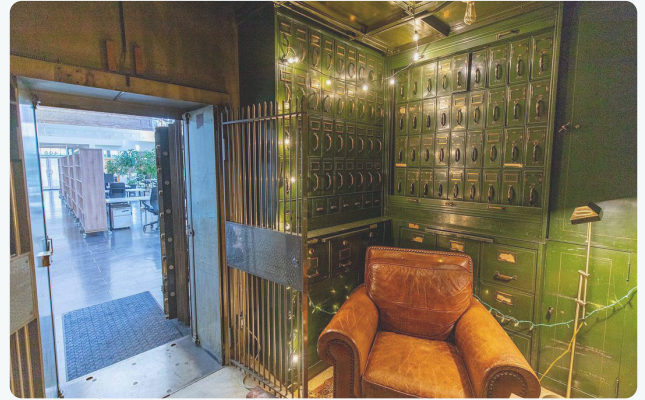
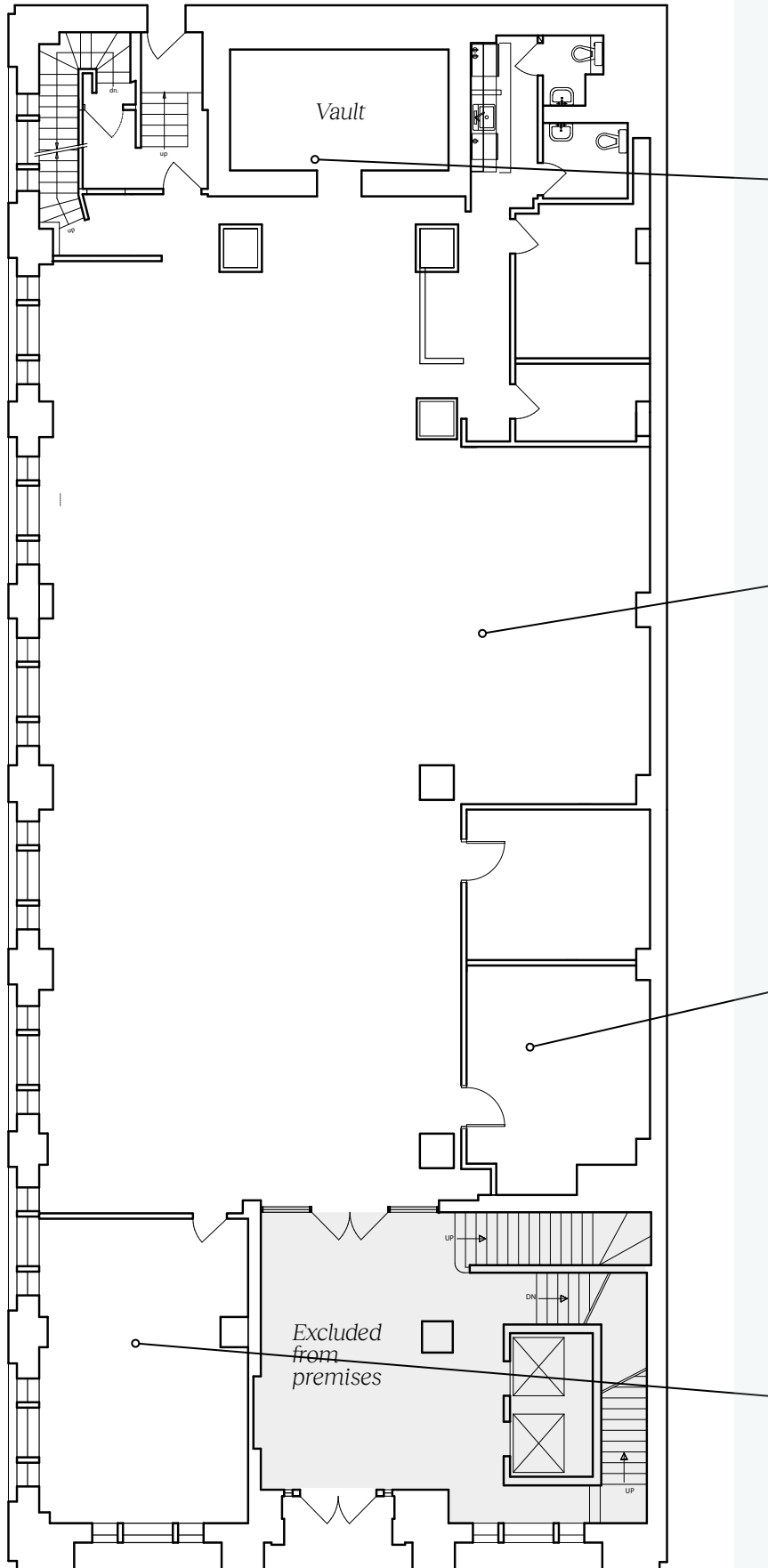
A rare character space
where the architecture is
the first impression



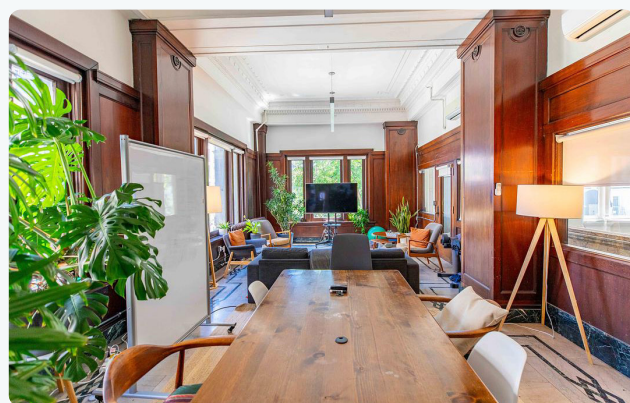
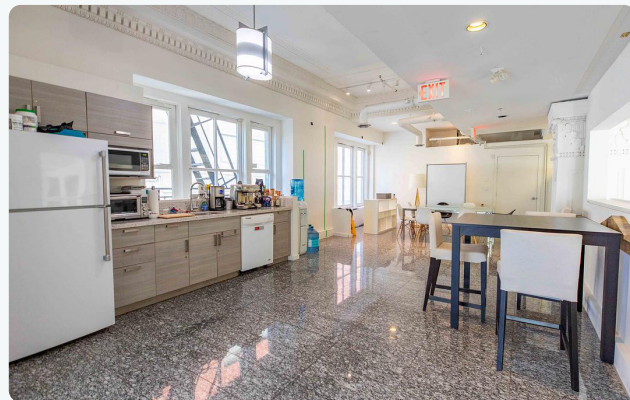
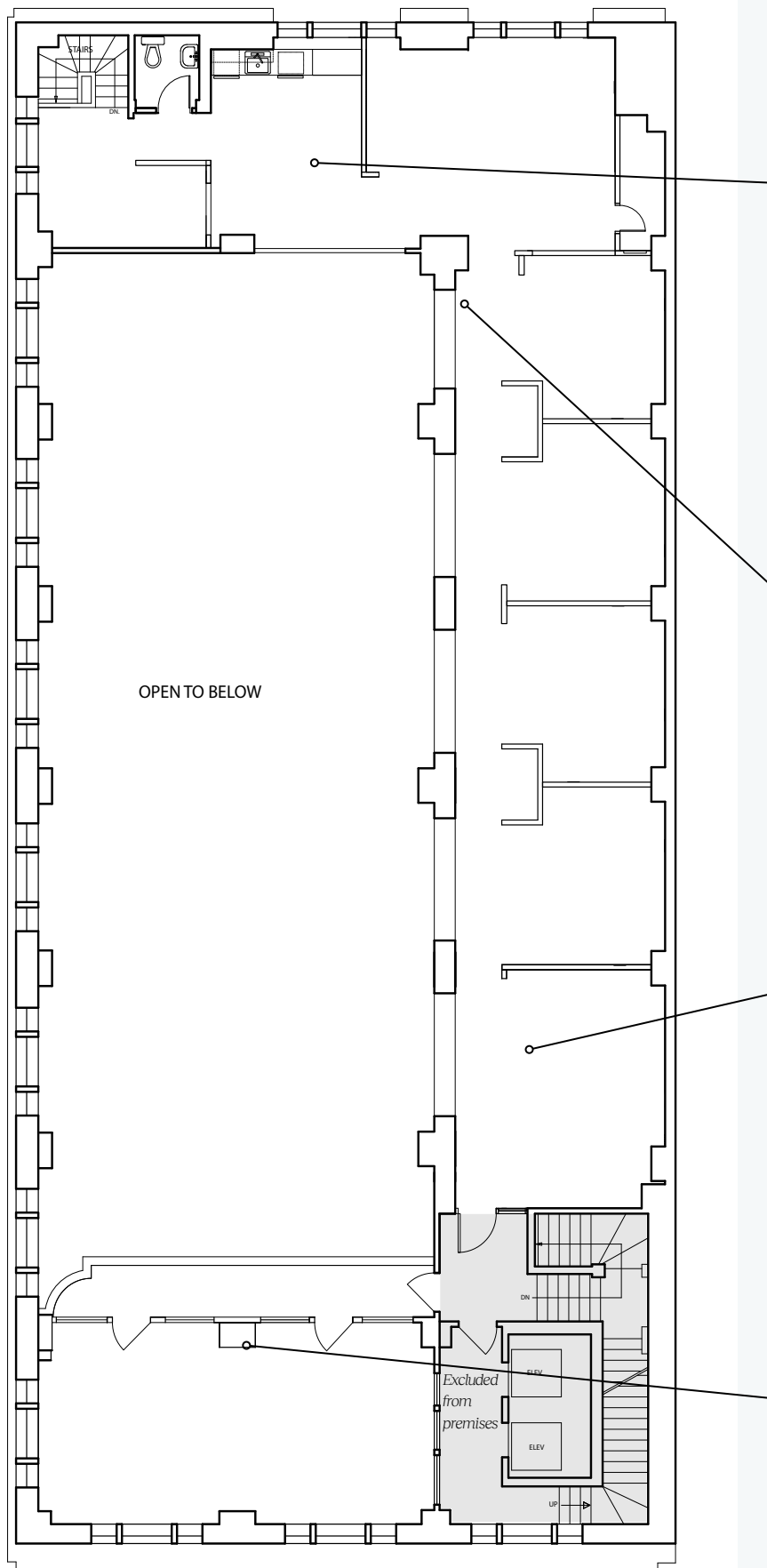
At 402 West Pender, history is built into the architecture. Originally home to one of Vancouver's first banks, its historic banking hall has been transformed into a striking character workplace, complete with soaring ceilings, intricate mouldings & ornate detailing, marble accents and with its original vault.



First Floor - Floorplan



Mezzanine - Floorplan



#100 & Mezzanine - 402 West Pender Street

RENTABLE AREA	7,403 sf
AVAILABLE	September 1, 2027
BASIC RENT	\$24.00 PSF per annum
ADDITIONAL RENT	\$19.96 PSF (2026 est.) + 6% Basic Rent Mgmt Fee
MONTHLY	\$28,008 + GST

