RELIANCE PROPERTIES



FOR LEASE

402 West Pender

LEASING INQUIRIES

DAN SMITH
Director of Leasing
T 604.689.1119
dans@relianceproperties.ca

MORGAN LYON
Leasing Manager
T 604.353.8652
morganl@relianceproperties.ca





402 WEST PENDER STREET

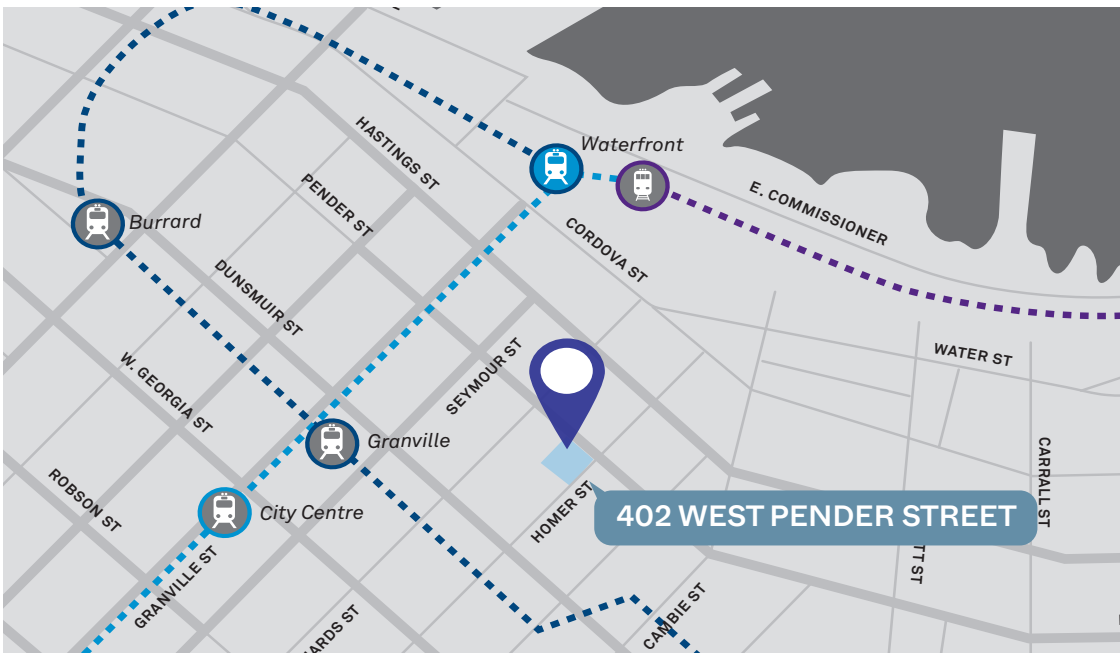
BUILDING FEATURES

- 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

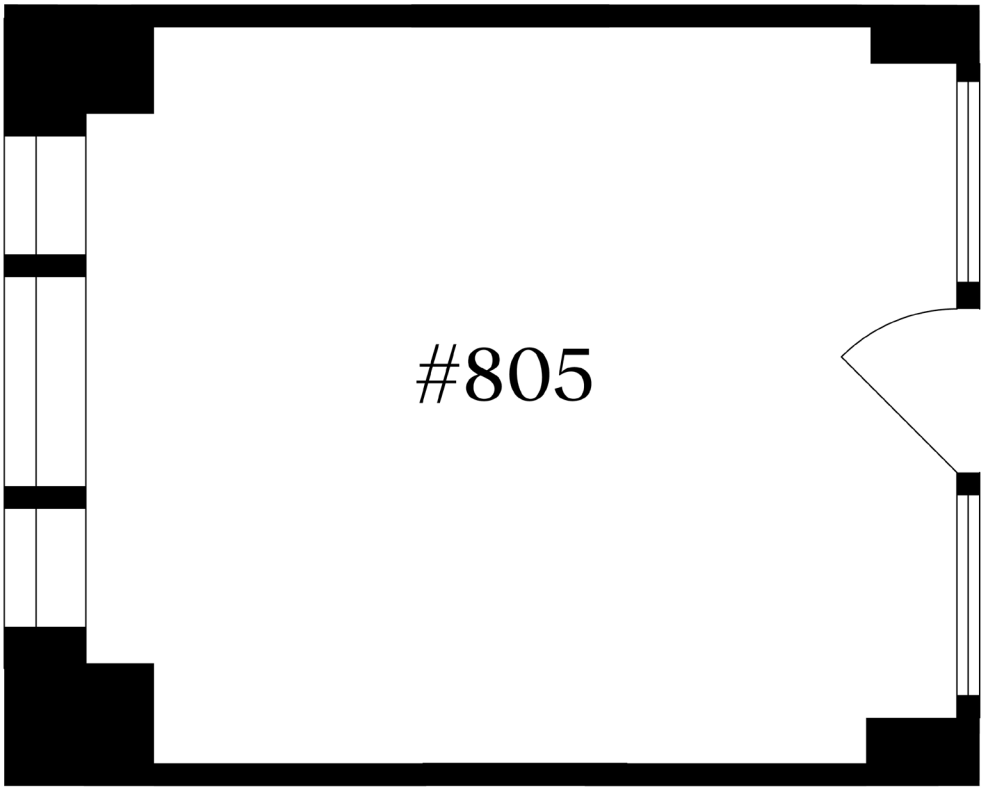




#805 - 402 WEST PENDER STREET

RENTABLE AREA	294 sf
AVAILABLE	December 1, 2026
BASIC RENT	$25.00 PSF per annum
ADDITIONAL RENT	$19.96 PSF (2026 est.) + 6% Basic Rent Mgmt Fee
MONTHLY	$1,138 + GST

- Restored heritage unit with unobstructed views of Downtown Vancouver
- Top-floor unit with ample natural lighting
- LED lighting and hardwood floors
- Fully operable windows with roller blinds



Unit #805 294 sf

Photos are of a similar unit in the building





DAN SMITH, *Director of Leasing*
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relianceproperties.ca | leasing@relianceproperties.ca

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