



889 West Pender Street | Vancouver, BC

FOR LEASE

John Freyvogel
Personal Real Estate Corporation
Vice President, Leasing & Sales
604 691 6640
jfreyvogel@naicommercial.ca

Roy Gibbs, LL.B
Personal Real Estate Corporation
Commercial Leasing & Sales
778 834 4050
rgibbs@naicommercial.ca

NAI Commercial
1300-1075 W Georgia St,
Vancouver, BC V6E 3C9
+1 604 683 7535 | naicommercial.ca

889 W Pender St. Vancouver, BC

Available Area

Unit #200 5,636 SF

Unit #300 5,634 SF

Lease Rate

\$26.00 PSF

Additional Rent

\$21.20 PSF (est. 2026)

Parking

\$330 plus taxes per month

Availability

October 1, 2026, potentially sooner



Location

889 West Pender Street is located on the northeast corner of West Pender and Hornby Streets in the heart of Vancouver's central business district. Very convenient to Burrard, Waterfront and Granville Skytrain Stations, Pacific Centre, The Terminal City and Vancouver Clubs and many shops, services, cafes and restaurants all in the immediate area. Proud ownership and on-site management. Podium signage available.



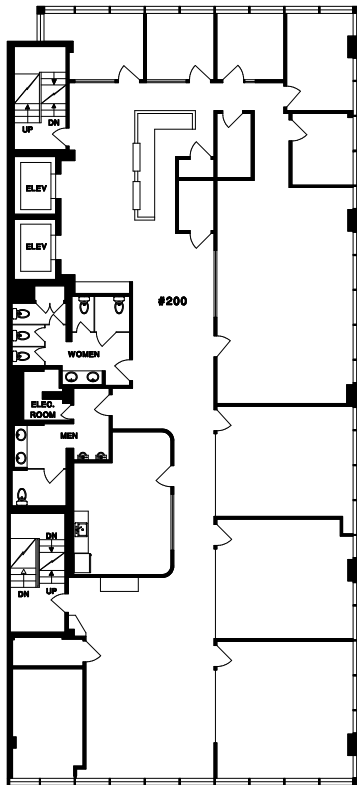
Unit #200

Description

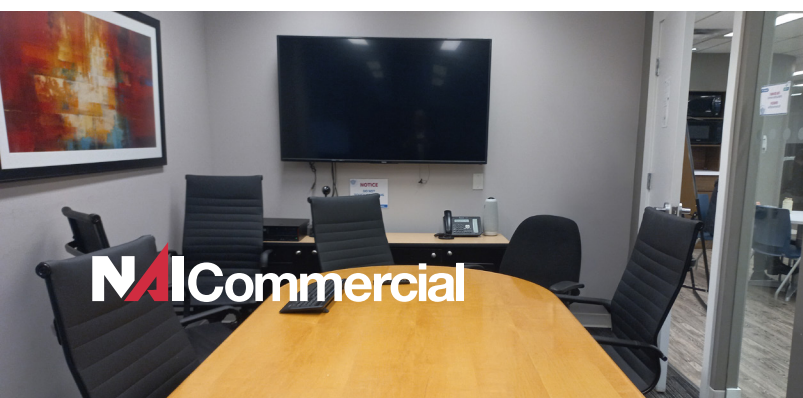
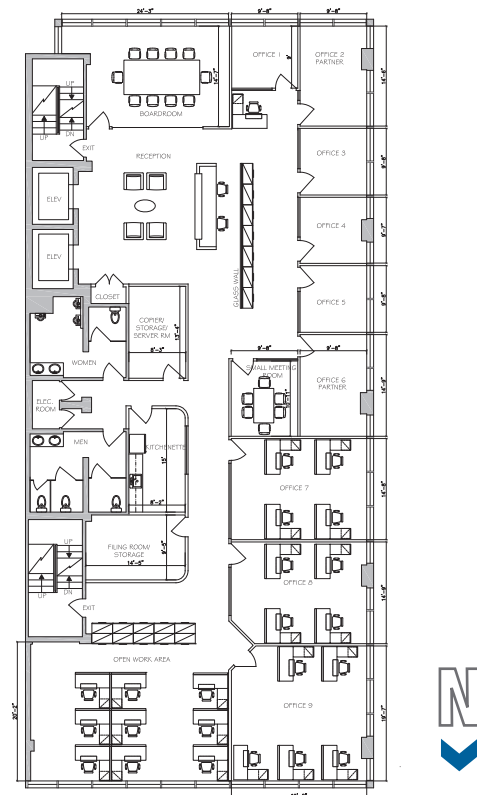
Full floor with direct elevator lobby exposure and windows on three sides. Nicely improved with reception area upon elevator exit, boardroom, 5 offices, call room, 4 classrooms, kitchen/lounge and private washrooms. Landlord will consider renovations to suit a tenant's needs. Has assembly zoning but landlord will accommodate other uses. The premises has accessible washrooms and high AC capacity. Can be combined with #300 for 11,290 square feet.

Floor Plan

CURRENT AS-BUILT



SAMPLE SPEC SPACE PLAN



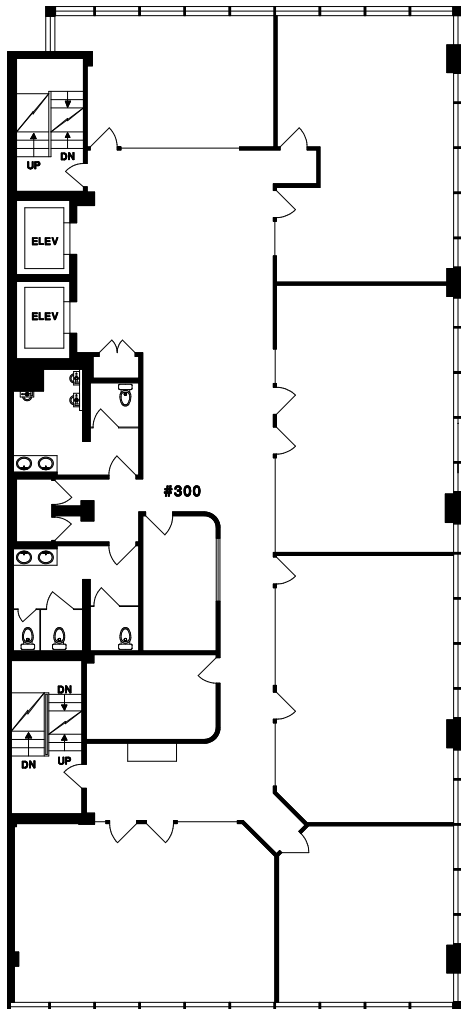
Unit #300

Description

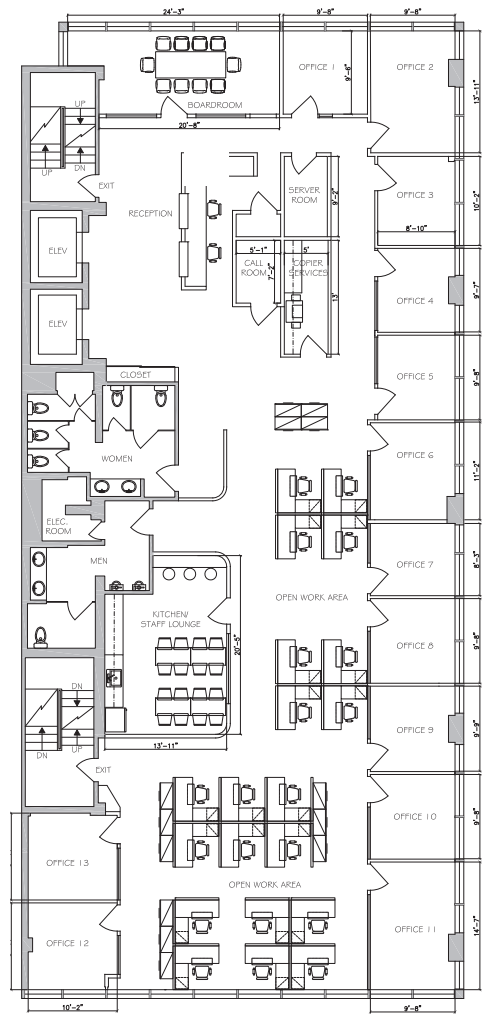
Full floor with direct elevator lobby exposure and windows on 3 sides. Nicely improved with meeting room, 5 classrooms, storage rooms and private washrooms. Has assembly zoning but landlord will accommodate other uses including conversion to office space, medical uses, etc. The premises has accessible washrooms and high AC capacity. Can be combined with #200 for 11,290 square feet.

Floor Plan

CURRENT AS-BUILT



SAMPLE SPEC SPACE PLAN





**VANCOUVER
CONVENTION CENTRE**

**CANADA
PLACE**

**889
W PENDER**

BURRARD

WATERFRONT

HORNBY ST

HOWE ST

GRANVILLE

W PENDER ST

**VANCOUVER
CITY CENTRE**

SEYMOUR ST

WITHIN WALKING DISTANCE

- ▶ Tim Hortons
- ▶ Palate Kitchen
- ▶ Hydra Estiatorio
- ▶ Lavantine Restaurant & Skybar
- ▶ Tractor Foods
- ▶ Starbucks
- ▶ Mario's Coffee
- ▶ Trees Coffee
- ▶ Butcher & Bullock
- ▶ Moose's Down Under
- ▶ Central Restaurant
- ▶ Joey Bentall 1
- ▶ Cactus Club Cafe
- ▶ Nightingale Restaurant
- ▶ Social Corner Restaurant
- ▶ Kamei Royale Sushi
- ▶ Pacific Centre
- ▶ Terminal City Club
- ▶ Vancouver Club
- ▶ Waterfront Station
- ▶ Trade & Convention Centre
- ▶ Vancity Credit Union
- ▶ Royal Bank
- ▶ ScotiaBank
- ▶ National Bank
- ▶ CIBC
- ▶ YWCA

98
**WALKER'S
PARADISE**

100
**RIDER'S
PARADISE**

80
**VERY
BIKEABLE**

John Freyvogel
Personal Real Estate Corporation
Vice President, Leasing & Sales
604 691 6640
jfreyvogel@naicommercial.ca

Roy Gibbs, LL.B
Personal Real Estate Corporation
Commercial Leasing & Sales
778 834 4050
rgibbs@naicommercial.ca

NAI Commercial
1300-1075 W Georgia St
Vancouver, BC V6E 3C9
+1 604 683 7535
naicommercial.ca

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.