

# 402 W Pender Street Vancouver, BC

**HISTORIC CHARM MEETS MODERN OFFICE**  
4,666 SF - 7,403 SF Main + Mezz Character Office Space

THE HIGH  
TECHNOLOGY  
FACILITIES GROUP

HT  
FG

**CBRE**



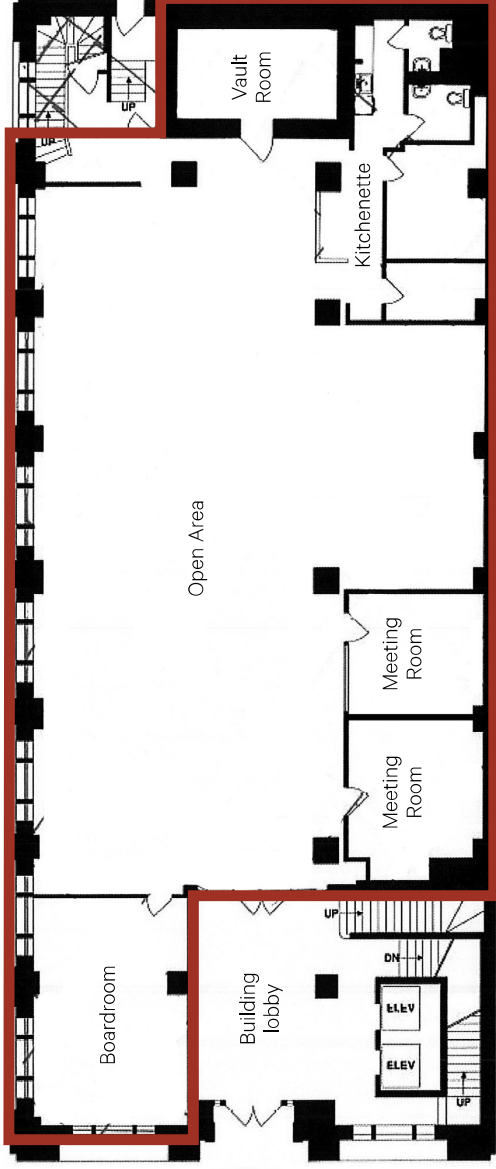
## Property Details

<b>SIZE</b>	Main	4,666 SF
	Mezz	2,737 SF
	<b>Total</b>	<b>7,403 SF</b>
Main & mezz can be leased together or separately.		
<b>ASKING RATE</b>	Contact Agents	
<b>TAXES &amp; OP COSTS</b>	\$21.10 PSF (2024 Est.)	
<b>SUBLEASE EXPIRY</b>	August 31, 2027	
<b>AVAILABLE</b>	Immediately	

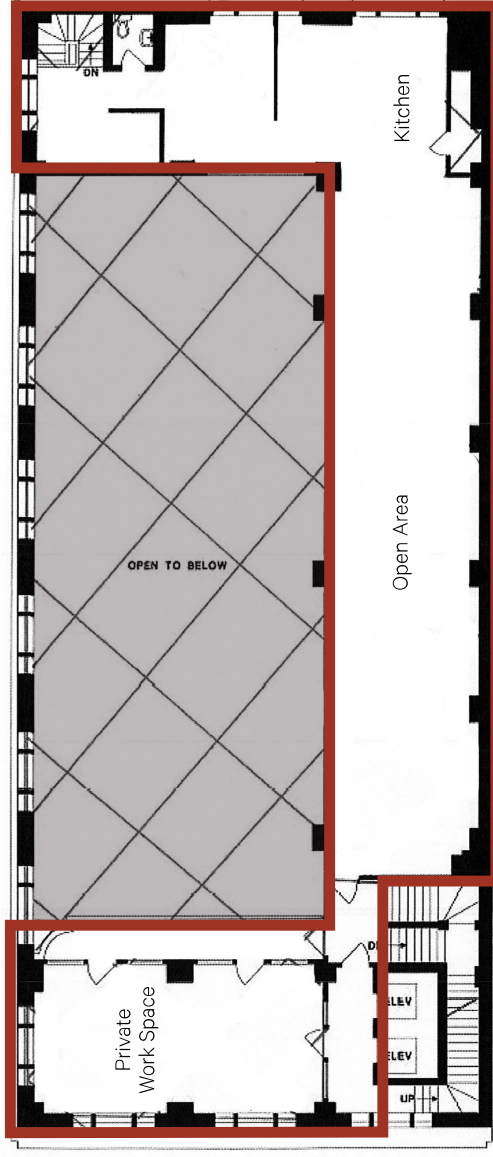
## Highlights

- Furniture available
- High ceilings with excellent natural light
- Large open areas for workstations
- One executive office
- Two private offices/ meeting rooms
- Large boardroom on mezzanine level
- Multiple lounge and collaboration space
- Reception
- Kitchen on mezzanine
- Unique former bank vault/speakeasy room
- Classic heritage style finishes with historic charm

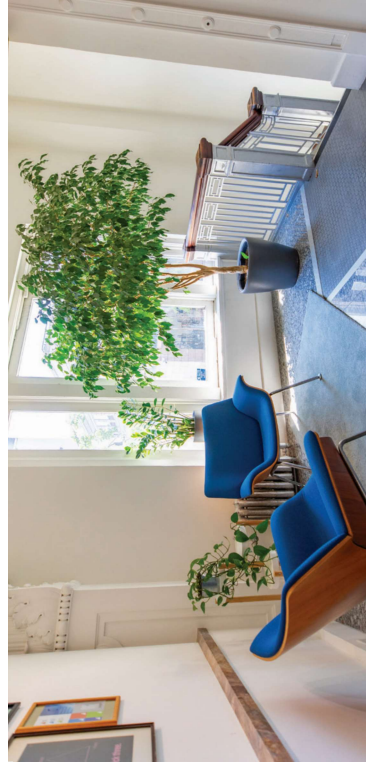
**Main Level | 4,666 SF**



**Mezzanine Level | 2,737 SF**



\*Floor plans are not to scale.





Main

Level



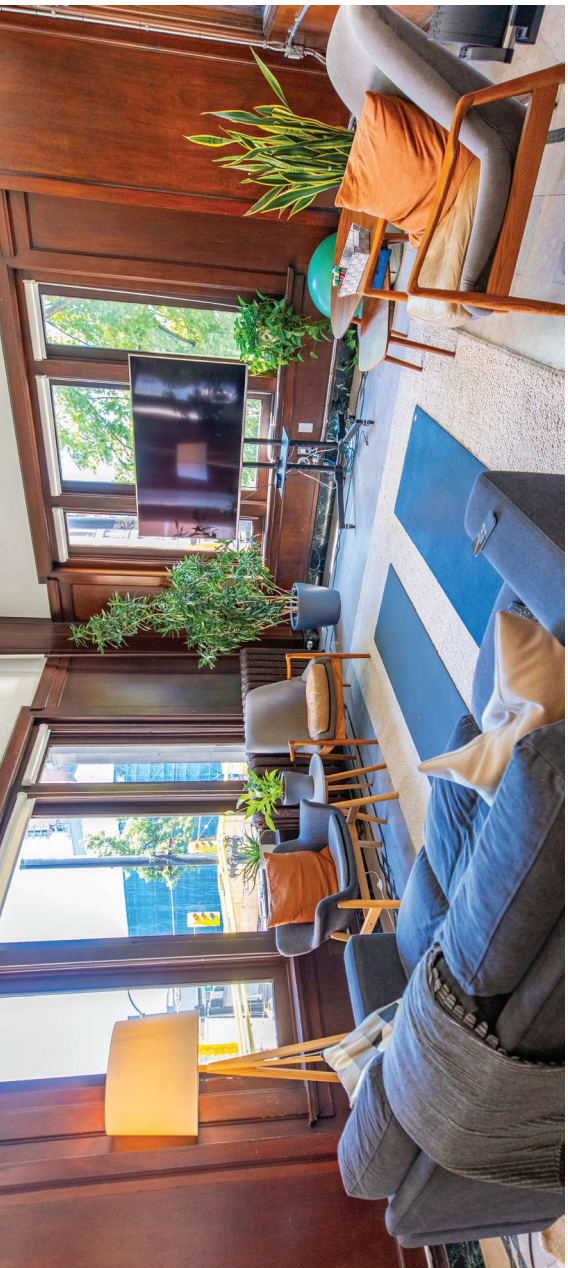
Historic Meets



Modern



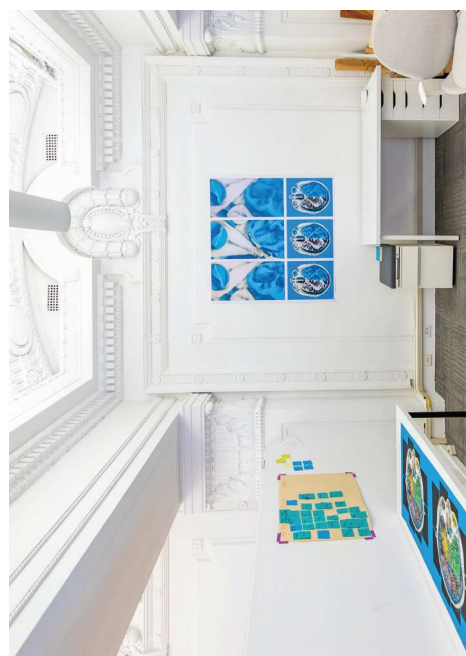
# Mezzanine



# Level



# Speakeasy



# Vault



## The Location

402 W Pender Street is nestled in the centre of bustling downtown Vancouver streets, it stands as a testament to the rich history and architectural heritage of the area. With its prime position, the building offers easy access to a diverse range of amenities and attractions. From trendy cafes and upscale restaurants to retail stores such as Loblaws' City Market and Pacific Centre Mall. The surrounding neighborhood provides endless opportunities for exploration and enjoyment. The building is also conveniently located near multiple public transportation options.

### NEARBY AMENITIES (1 KM RADIUS)



**148+**  
Restaurants



**22+**  
Bars & Pubs



**50+**  
Cafes



**292+**  
Retail & Services

### WALKSCORE



**100**  
Rider's  
Paradise



**99**  
Walker's  
Paradise



**90**  
Biker's  
Paradise



### CONTACT US

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