

**AVISON
YOUNG**

For Sublease

4th floor - 1201 West Pender Street
Vancouver, BC



Opportunity to sublease the fourth floor in the classic heritage style office building which offers professional offices with a unique floor plate and great harbour views








Fergus J. Cameron, Executive Vice President
604 647 5099
fergus.cameron@avisonyoung.com



Opportunity

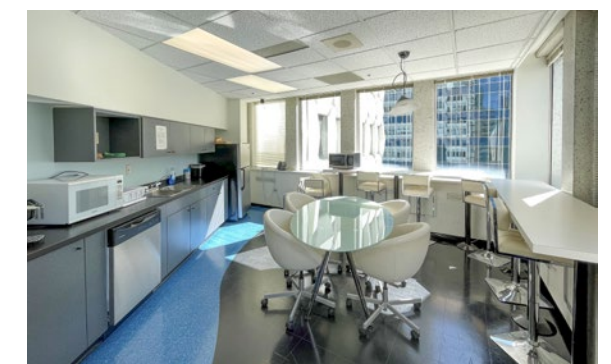
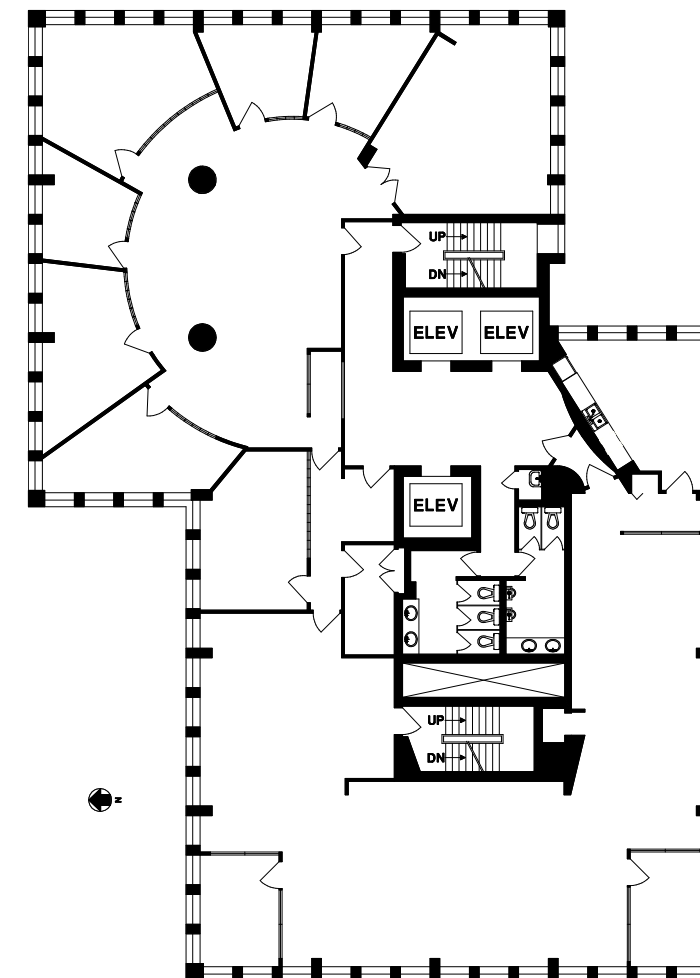
The East Asiatic Building is located on the north-west corner of Pender and Thurlow streets near to the Coal Harbour waterfront. The fourth floor in this classic heritage style office building offers professional offices with a unique floor plate and great harbour views.

Highlights

-  Fully improved with 7 offices
-  Board room
-  Meeting room
-  Large open space
-  Kitchen
-  Private washrooms
-  Secure elevator lobby reception



Floor plan



Property details

FULL 4TH FLOOR

6,738 sf

AVAILABILITY

Upon 3-4 months notice to allow existing tenant to relocate

NET RENT

\$21 psf net

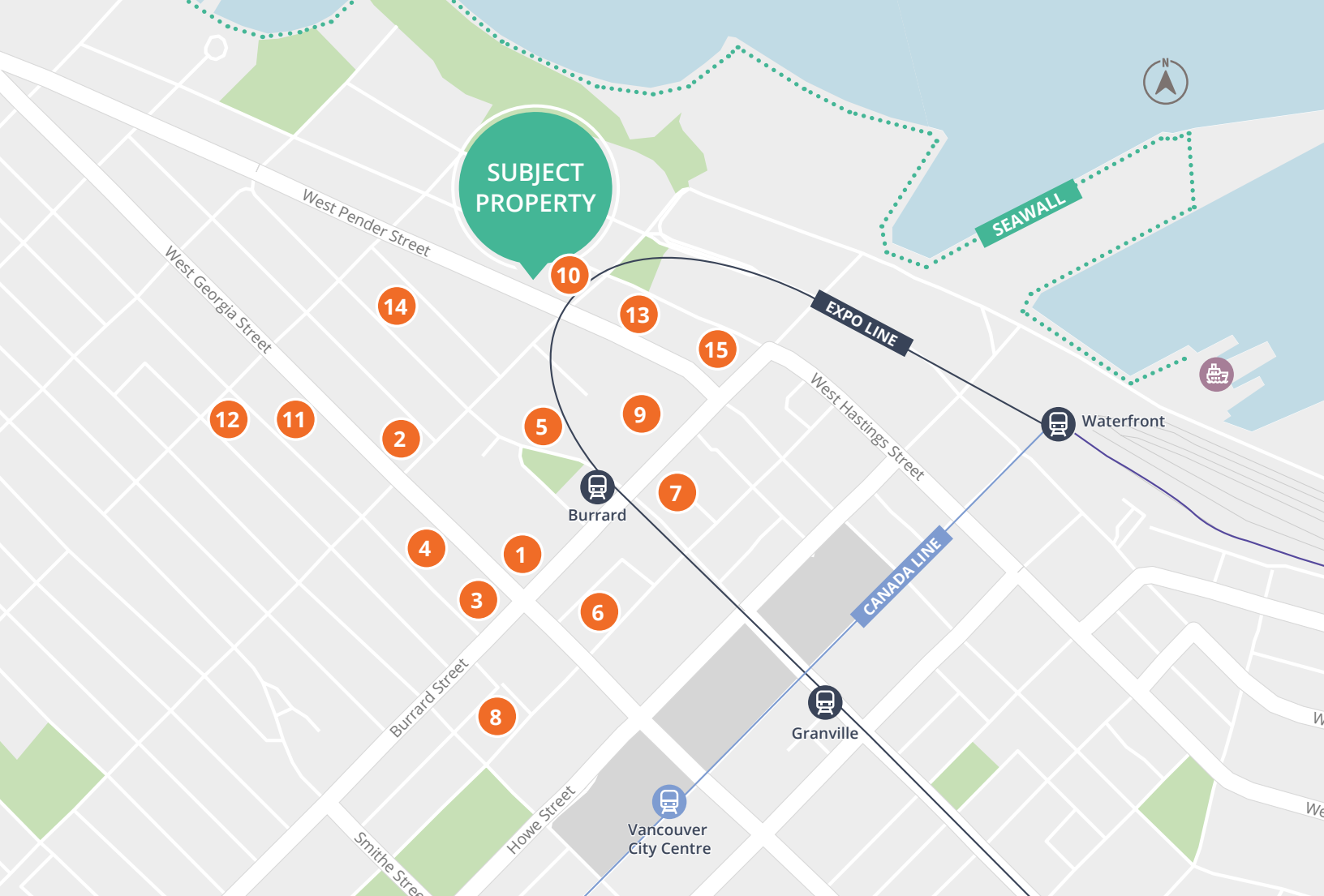
OPERATING COSTS & TAXES (2024)

\$19.52 psf

TERM

Until March 31, 2028





 **97** Walk Score
"Walker's Paradise"

 **100** Transit Score
"Rider's Paradise"

 **71** Bike Score
"Very Bikeable"

Nearby amenities

- | | | |
|------------------------------|--|------------------------------------|
| 1. RBC | 6. Hy's Steakhouse & Cocktail Bar | 11. The Keg |
| 2. 49th Parallel Cafe | 7. Cactus Club Cafe | 12. BC Liquor Store |
| 3. Starbucks | 8. Shoppers Drug Mart | 13. Coast Vancouver Hotel |
| 4. CIBC | 9. JOEY Bentall One | 14. Tableau Bar Bistro |
| 5. BMO | 10. Urban Fare | 15. Marriott Pinnacle Hotel |

Contact for more information

Fergus J. Cameron, Executive Vice President
604 647 5099
fergus.cameron@avisonyoung.com

#2900-1055 West Georgia Street
P.O. Box 11109 Royal Centre
Vancouver, BC V6E 3P3, Canada

avisonyoung.ca

**AVISON
YOUNG**

 **CANADA
BEST
MANAGED
COMPANIES**
Platinum member