

FOR LEASE

Office + Life Science +
Creative Industrial



13
13
EAST PENDER STREET



READY FOR FIXTURING

Designed by TKA+D Architecture and developed by CJAD Properties, 1313 East Pender Street is a new, state-of-the-art, five-story hub for office, life science and creative industrial users.

Located minutes from downtown Vancouver in the dynamic Clark Drive corridor, 1313 EP offers an energetic and healthy work environment for innovators that are looking to attract top talent while staying close to their roots in the City of Vancouver.

1313 EP is designed from the ground up with maximum compatibility in mind and includes high-efficiency glazing, heavy power, venting for fume hoods and direct truck loading from the lane. The office space offers full floor occupancy with 360-degree views and rooftop terraces.

PROJECT HIGHLIGHTS



LEASE RATE
Please contact listing agents



ADDITIONAL RENT
\$10.00 PSF (2025 estimate)



TOTAL GLA
33,942 SF



CLASS
A



STOREYS
5

BUILDING FEATURES

- Corner property with high exposure
- Abundant natural light
- Roof terrace
- Gym and end of trip facilities
- Fan coil HVAC in all units
- Designed to accommodate fume hoods
- High ceilings
- 1250kVA at 600V, 3-phase electrical service
- Three (3) covered class B loading bays
- EV charging stations
- Secure underground parking
- Secure bike storage
- Flexible I-2 zoning

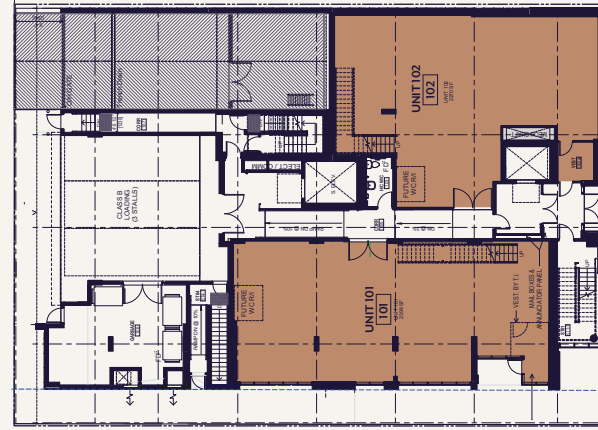


CREATIVE INDUSTRIAL SPACES

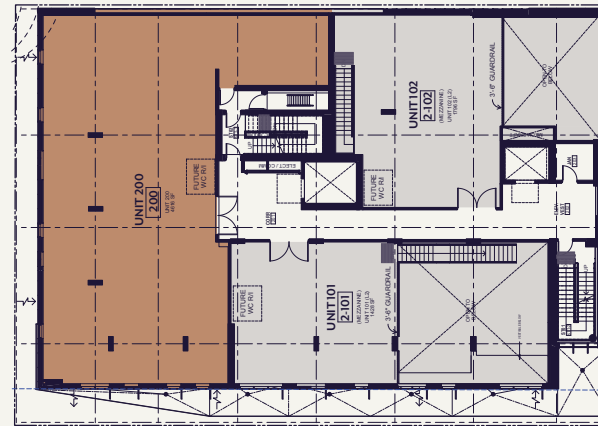
FLOORS 1, 2 AND 3
22,779 SF

Units Range from
3,826 SF to 10,271 SF

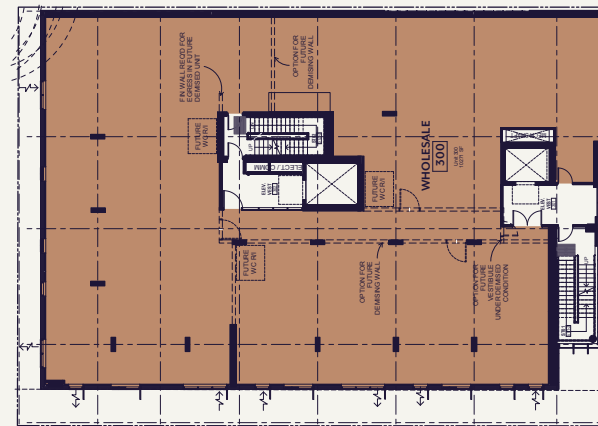
- Exposed ceilings:
1st floor: 26' (13' under the mezzanine)
2nd floor: 12'
3rd floor: 13'
- High-quality showroom space with street side exposure
- In place infrastructure for Life Science & Laboratory use
- Class B loading from the lane for convenient shipping



LEVEL 1
Unit 101: 2,398 SF main floor + 1,428 SF mezzanine
Unit 102: 2,270 SF main floor + 1,796 SF mezzanine



LEVEL 2
Unit 200: 4,616 SF



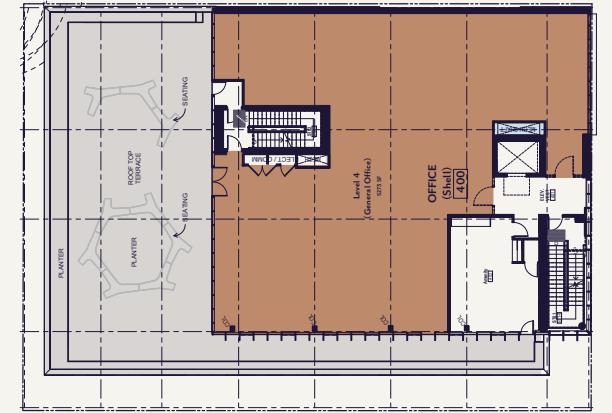
LEVEL 3
Unit 300: 10,271 SF

EXCLUSIVE FULL FLOOR OFFICE SPACES

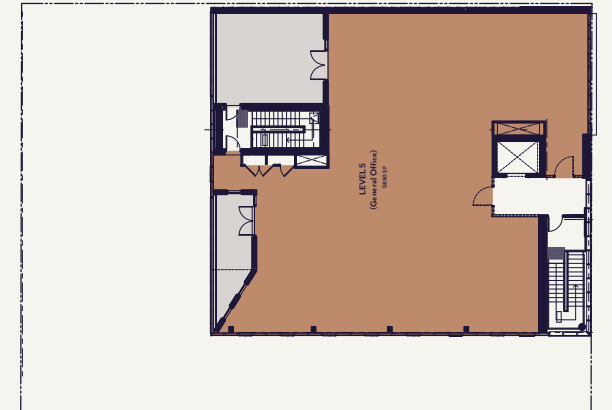
FLOORS 4 AND 5
UP TO 11,163 SF

Units Range from
5,273 SF to 5,890 SF

- Exposed ceilings:
4th Floor: 10'9"
5th floor: 11'4"
- Private rooftop terrace
- Full floor units
- Panoramic views of downtown and North Shore Mountains



LEVEL 4
Unit 400: 5,273 SF



LEVEL 5
Unit 500: 5,890 SF



NEIGHBOURS

1313 East Pender Street is within close proximity to many notable companies and retail amenities



Cafés



Restaurants



Breweries



Businesses



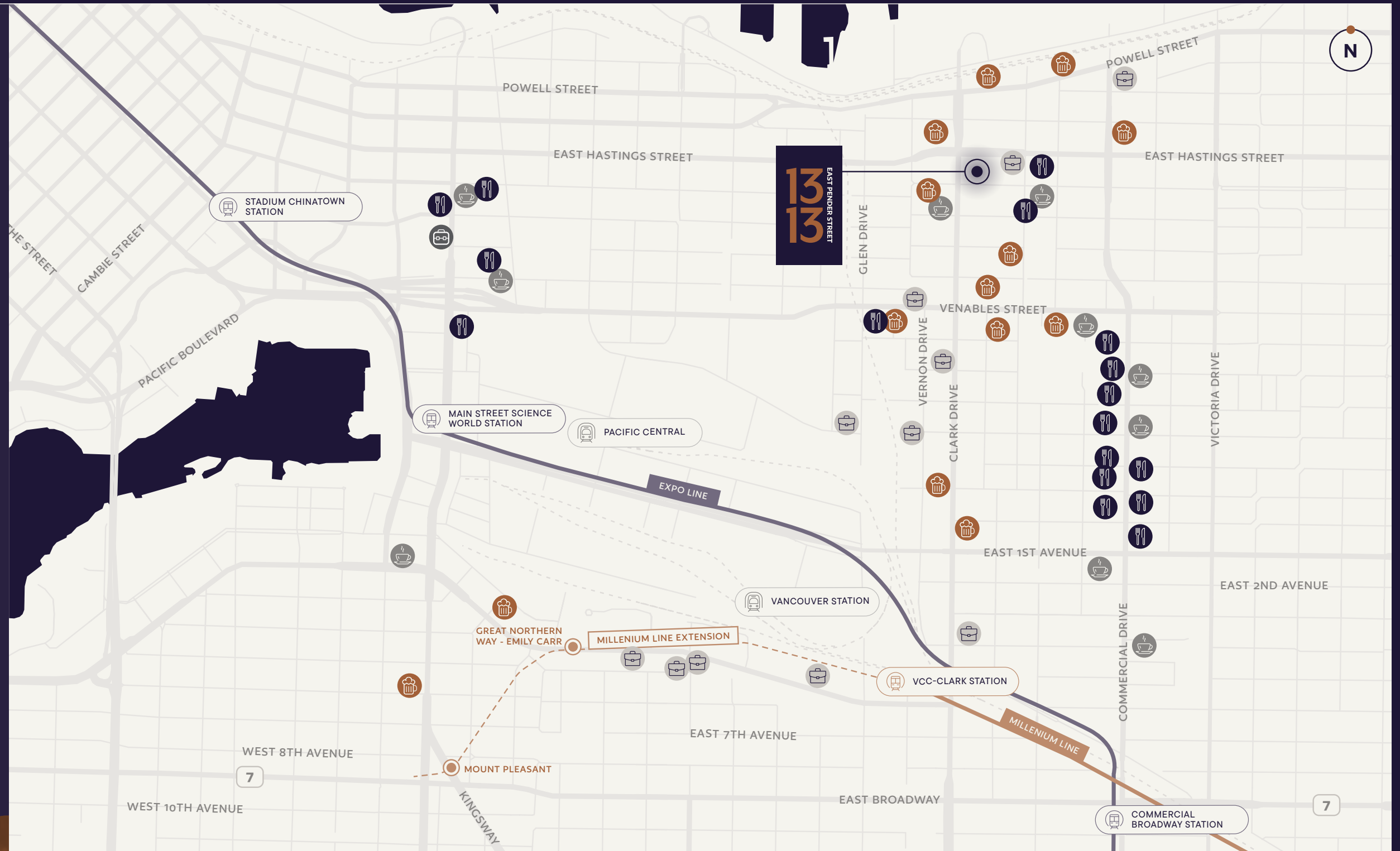
93
VERY WALKABLE



84
VERY BIKEABLE



73
EXCELLENT TRANSIT





CJAD is a local, family owned company that embraces new forms and sustainable design in their projects. 1313 East Pender is a leading example of stacked industrial, showcasing innovation in materials (CLT) and a clear commitment to building better.

cjadholdings.ca



ARCHITECTURE | Taylor Kurtz Architecture & Design Inc.

TKA-D architects have over the last 40 years created a global portfolio of projects that have each been conceived to follow their distinctive design philosophy. With an overarching objective to make the world a better place for their clients and the users of their buildings and spaces, they strive to ensure that their actions have a positive impact on our environment. By striving for sustainability at every level, they understand that for a project to be truly successful, it must first be sustainable at a financial, social as well as at an environmental level.

tkad.ca



JLL is a leading professional services firm that specializes in real estate and investment management.

JLL is a Fortune 500 company with annual revenue of \$20.8 billion, operations in over 80 countries and a global workforce of more than 110,000 as of August 6, 2024.

JLL shapes the future of real estate for a better world by using the most advanced technology to create rewarding opportunities, amazing spaces, and sustainable real estate solutions for our clients, our people, and our communities.

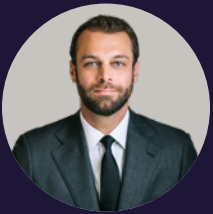
jll.ca



**13
13** EAST PENDER STREET



Baktash Kasraei, SIOR
Executive Vice President
+1 604 998 6016
baktash.kasraei@jll.com



Scott MacDonald*
Executive Vice President
+1 604 998 6020
scott.macdonald@jll.com

*Personal Real Estate Corporation



Jack Graham
Associate
+1 604 998 6057
jack.graham@jll.com