

# 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

**CBRE**

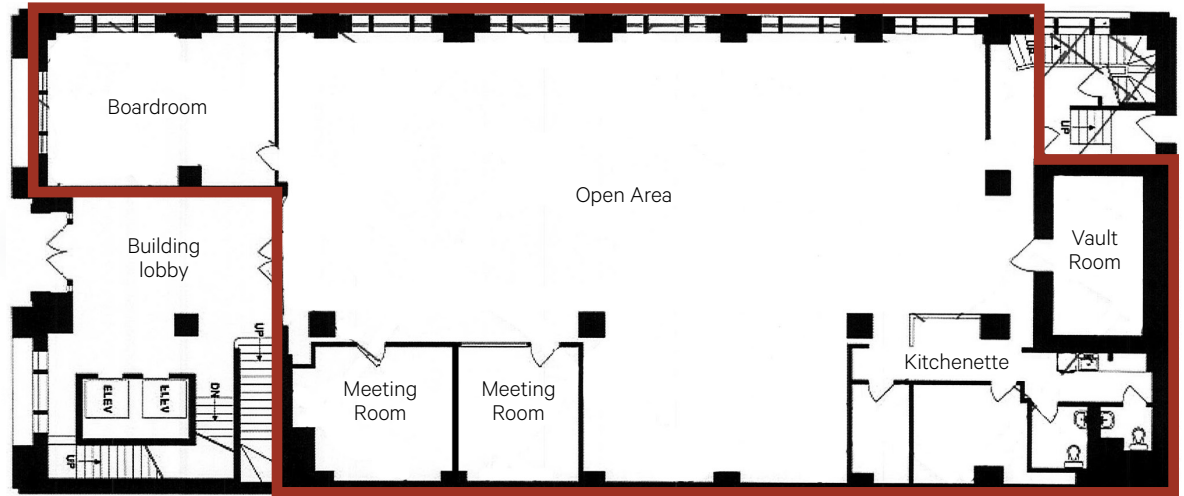
## Property Details

<b>SIZE</b>	Main	4,666 SF
	Mezz	2,737 SF
	Total	7,403 SF
Main & mezz can be leased together or separately.		
<b>ASKING RATE</b>	Contact Agents	
<b>TAXES &amp; OP COSTS</b>	\$21.14 PSF (2025 Est.)	
<b>SUBLEASE EXPIRY</b>	August 31, 2027	
<b>AVAILABLE</b>	Immediately	

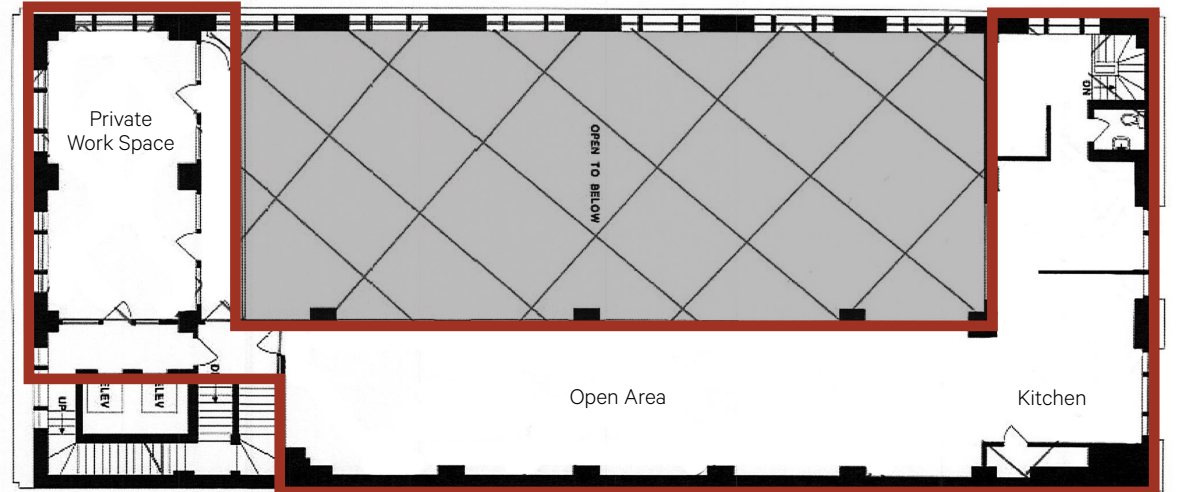
## Highlights

- 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.





# Historic Meets



# Main



# Modern



# Level





Mezzanine



Speakeasy



Level



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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