

128 WEST PENDER STREET
VANCOUVER, BC



The Sun Tower

Iconic place. Creative space.

CREATIVE, MODERN
CHARACTER
OFFICE

IMPROVED &
MOVE-IN READY
SUITES

WELL CURATED
TENANT AMENITIES
INCLUDING FITNESS
FACILITY

PROFESSIONALLY
MANAGED WITH
ON-SITE STAFF

WELL-CONNECTED
& AMENITY-RICH
AREA

ALLIED **CBRE**

Distinctive spaces for knowledge-based organizations



A Vancouver Icon renewed.

Once one of the tallest buildings in the British Empire, Sun Tower is a celebrated historical asset in Vancouver, British Columbia. The 17-storey heritage office building at 128 West Pender street was originally built in 1912 and was extensively renovated in 2011. Its faux-patina steel dome painted to imitate copper cladding honours its rich history as a proud icon in Vancouver's skyline, while the spaces within offer modern, distinctive space for forward-thinking companies.

Supportive amenities, including secured bike lockers and a well curated fitness facility with end-of-trip facilities, add wellness to the day. While Allied's on-site property management staff ensure a seamless office experience for users.



Supportive Amenities

- On-site security
- Secured tenant-only bike lockers
- Private tenant fitness facilities
- Men's & Women's change rooms with showers
- On-site Property Management by Allied

Leasing Details

AVAILABILITY		
Suite 201**	3,135 SF	April 1, 2025
Suite 203**	2,443 SF	Immediate
Suite 403*	3,921 SF	Immediate
Suite 500*	7,551 SF	Immediate
Suite 700*	6,954 SF	Immediate
Suite 800**	7,374 SF	Immediate
Suite 900	2,325 SF	Immediate

*Suites 201, 203, 403, 500 & 700 are Allied Ready-Suites (Turnkeyed)

**Suites 201 & 203 - FURNISHED
Contiguous for 5,578 SF

DISTRICT

Gastown

ASKING RENT

Contact listing agents to discuss

ADDITIONAL RENT (2025 ESTIMATE)

\$23.12 PSF



Where We're Located

Restaurants, Bar &

- 1 Alibi Room
- 2 Rodney's Oyster House
- 3 Milano Espresso Lounge
- 4 The Diamond
- 5 Local Gastown
- 6 L'Abbattoir
- 7 Bauhaus
- 8 Tacofino Gastown
- 9 Nelson the Seagull
- 10 Pidgin
- 11 Meet Gastown
- 12 The Old Spaghetti Factory
- 13 The Lamplighter
- 14 La Casita - Gastown
- 15 The Flying Pig - Gastown
- 16 JJ Bean
- 17 Purebread
- 18 Nuba Gastown
- 19 Revolver Coffee
- 20 Timbertrain Coffee Roaster
- 21 Starbucks
- 22 Steamworks
- 23 Catch 122 Cafe Bistro
- 24 The Pint Public House
- 25 The Dirty Apron Cooking School
- 26 Chambar

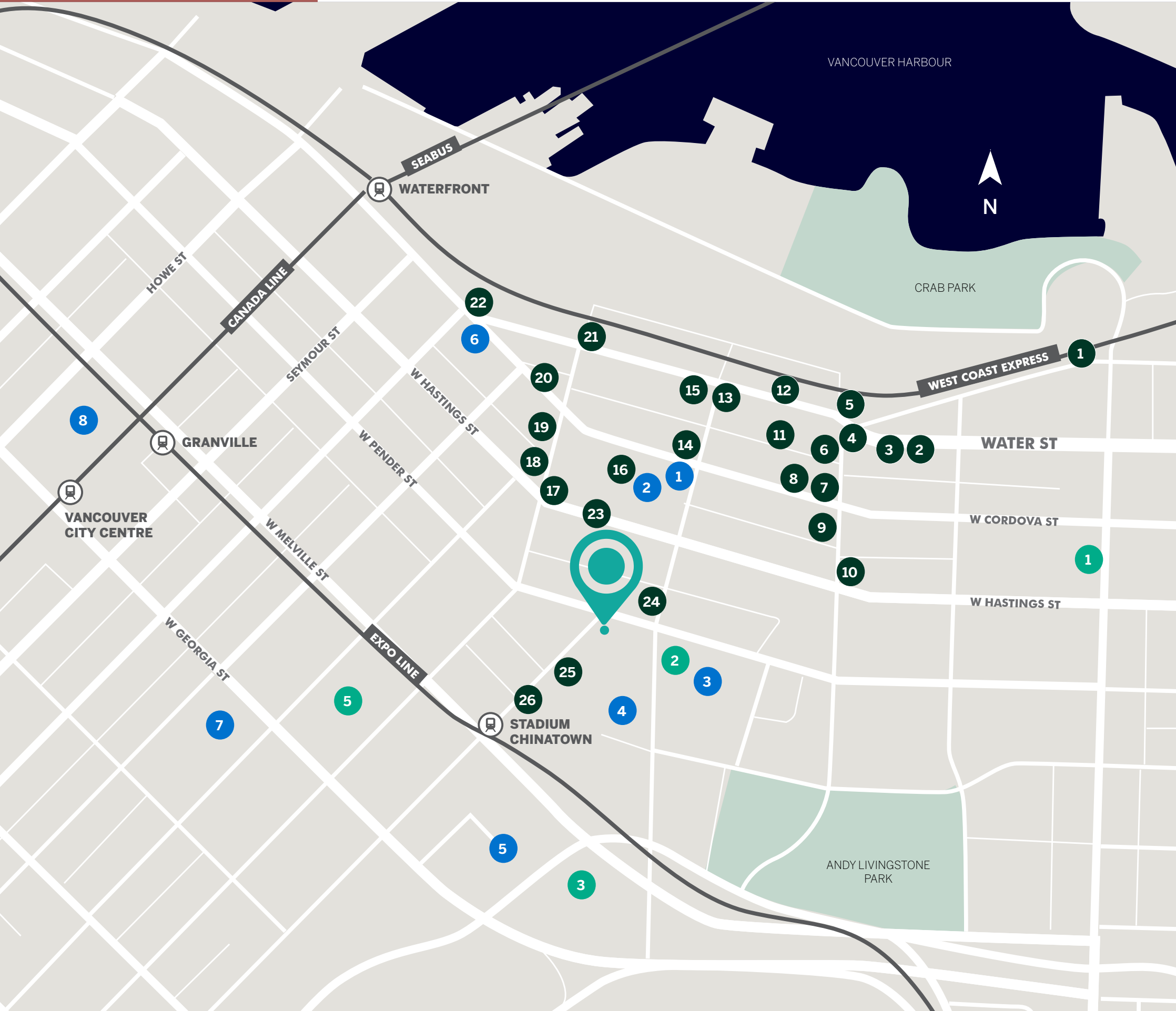
Entertainment

- 1 Imperial Vancouver
- 2 Cineplex Odeon
- 3 Rogers Arena
- 4 BC Place
- 5 Queen Elizabeth Theatre

Retail & Services

- 1 London Drugs
- 2 Nesters Market
- 3 International Village Mall
- 4 T&T Supermarket
- 5 Costco Wholesale
- 6 BC Liquor Store
- 7 Vancouver Public Library
- 8 CF Pacific Centre

 128 West Pender Street



Floor plans

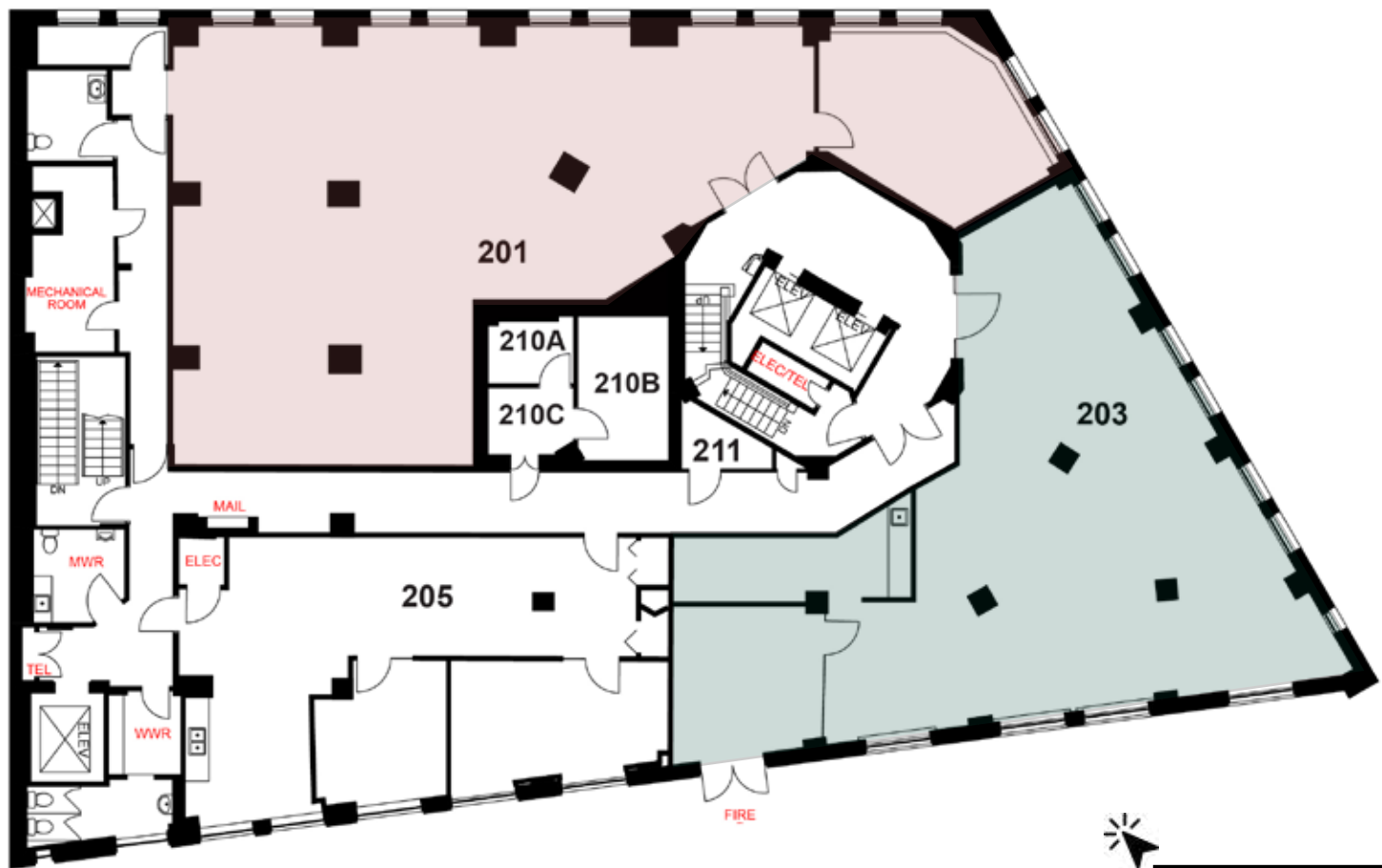
Suite 201 — 3,135 SF // Available April 1, 2025

Suite 203 — 2,443 SF // Available Immediately

**Contiguous for 5,578 SF*

FEATURES:

- Both premises are provided in a move-in ready, turnkey finish featuring primarily open area with one meeting room and kitchenette
- Furniture available



NOT TO SCALE



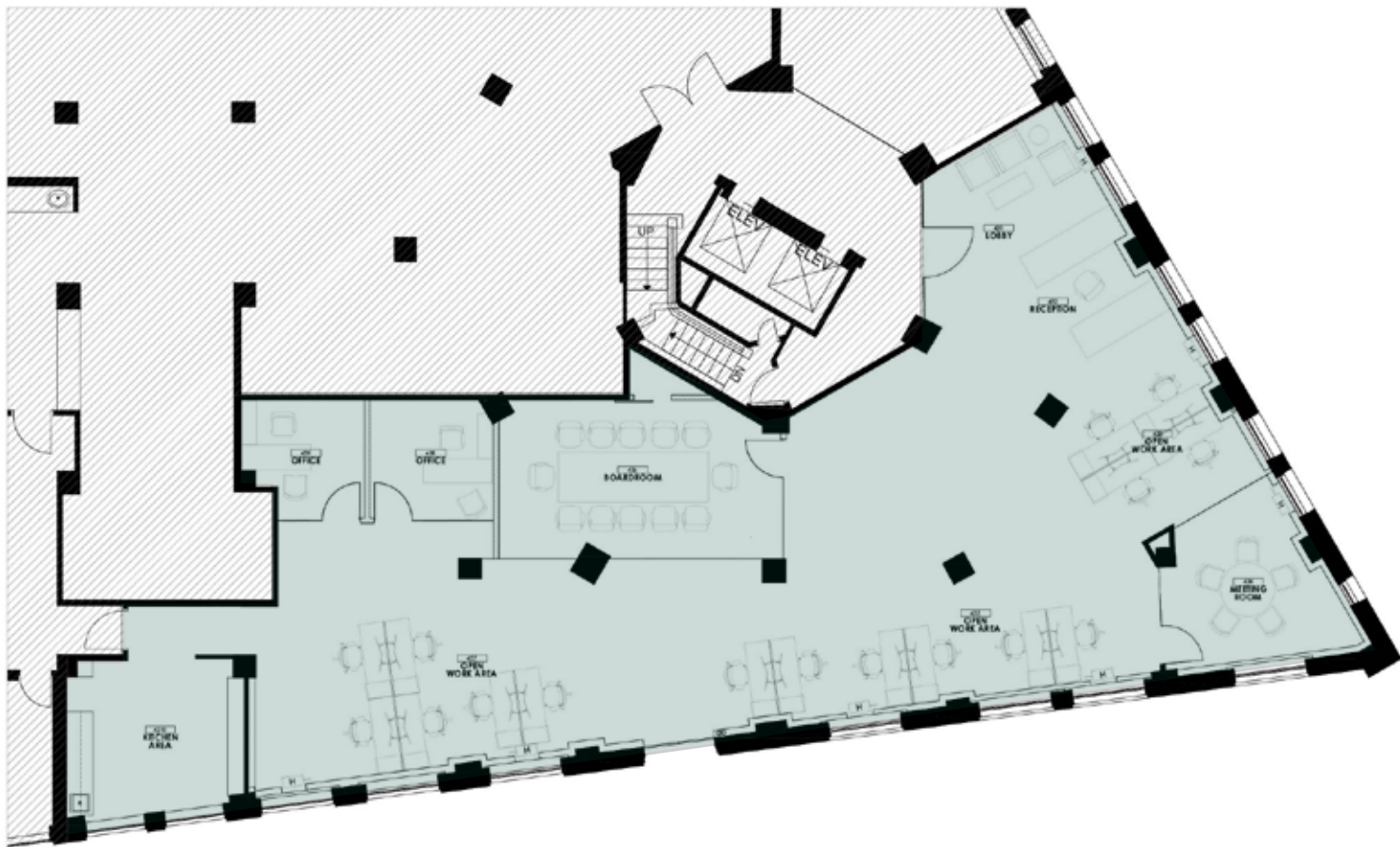
Click for an
interactive walk
through of
Suite 203



Floor plans

Suite 403 — 3,921 SF // Available Immediately

- FEATURES:
- Premises is provided in a move-in ready, turnkey finish featuring primarily open area with two offices, boardroom, meeting room, kitchen and reception



NOT TO SCALE

 Click for an interactive walk through of Suite 403

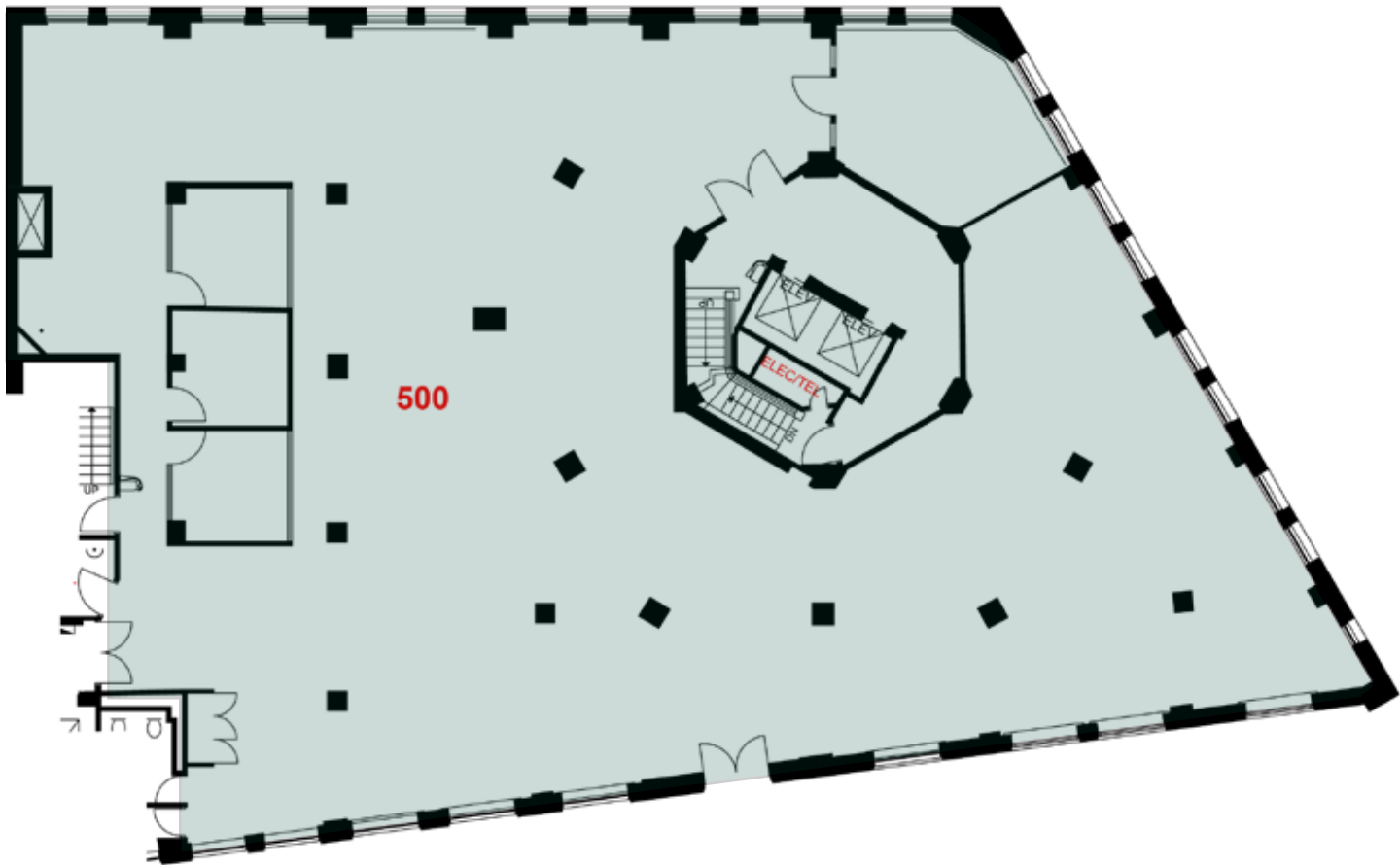


Floor plans

Suite 500 — 7,551 SF // Available Immediately

- FEATURES:
- Full floor opportunity
 - **Premises is provided in a move-in ready, turnkey finish featuring primarily open plan with two offices, boardroom, storage/server room and kitchen**
 - Exposed ceilings and HVAC distribution throughout
 - Operable windows

NOT TO SCALE



Click for an
interactive walk
through of
Suite 500



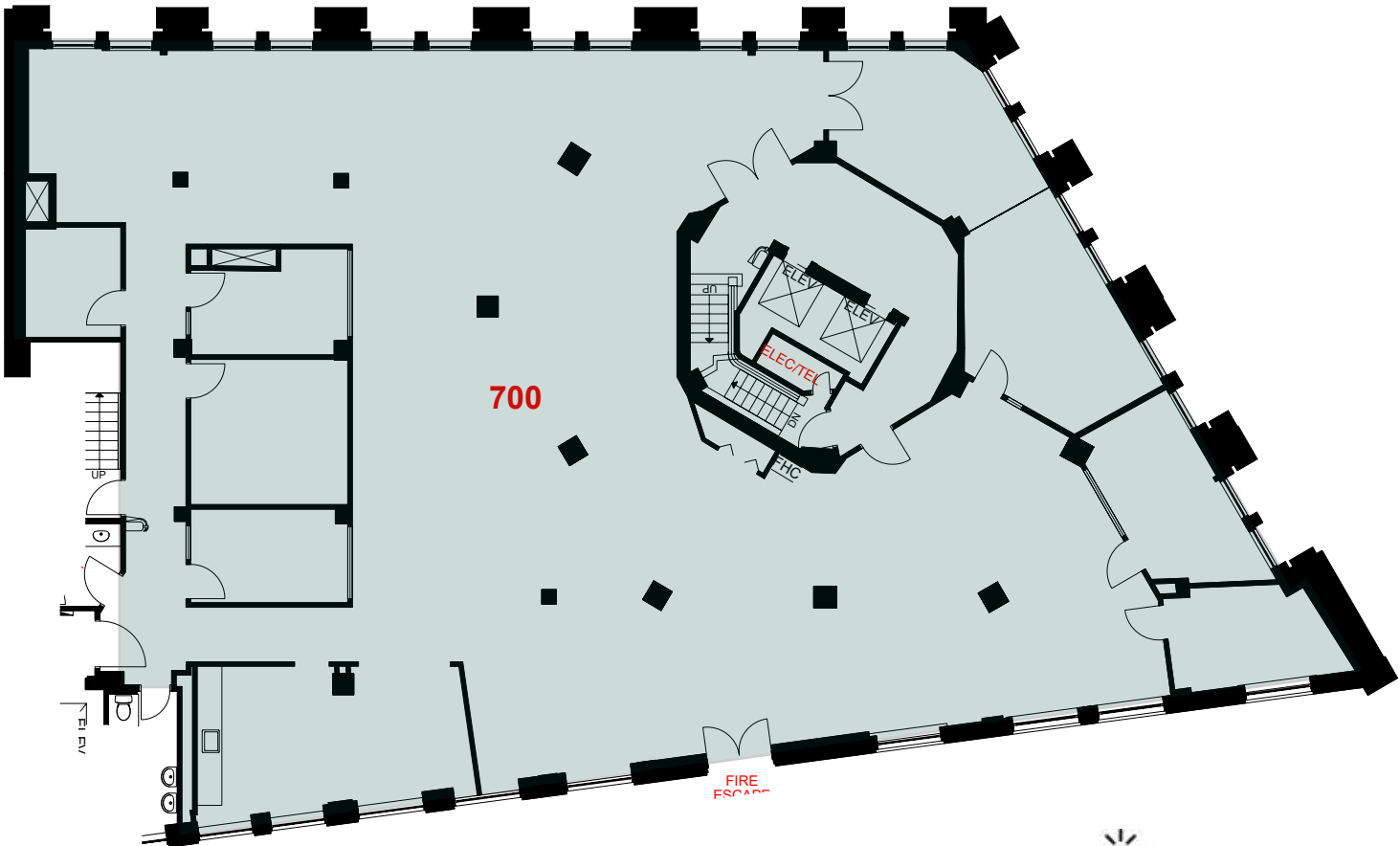
Floor plans

Suite 700 — 6,954 SF // Available Immediately

FEATURES:

- Full floor opportunity
- **Premises is provided in a move-in ready, turnkey finish featuring primarily open plan with two offices, two meeting rooms, two boardrooms, two storage/server rooms and kitchen/staff area**
- Exposed ceilings and HVAC distribution throughout
- Operable windows

NOT TO SCALE



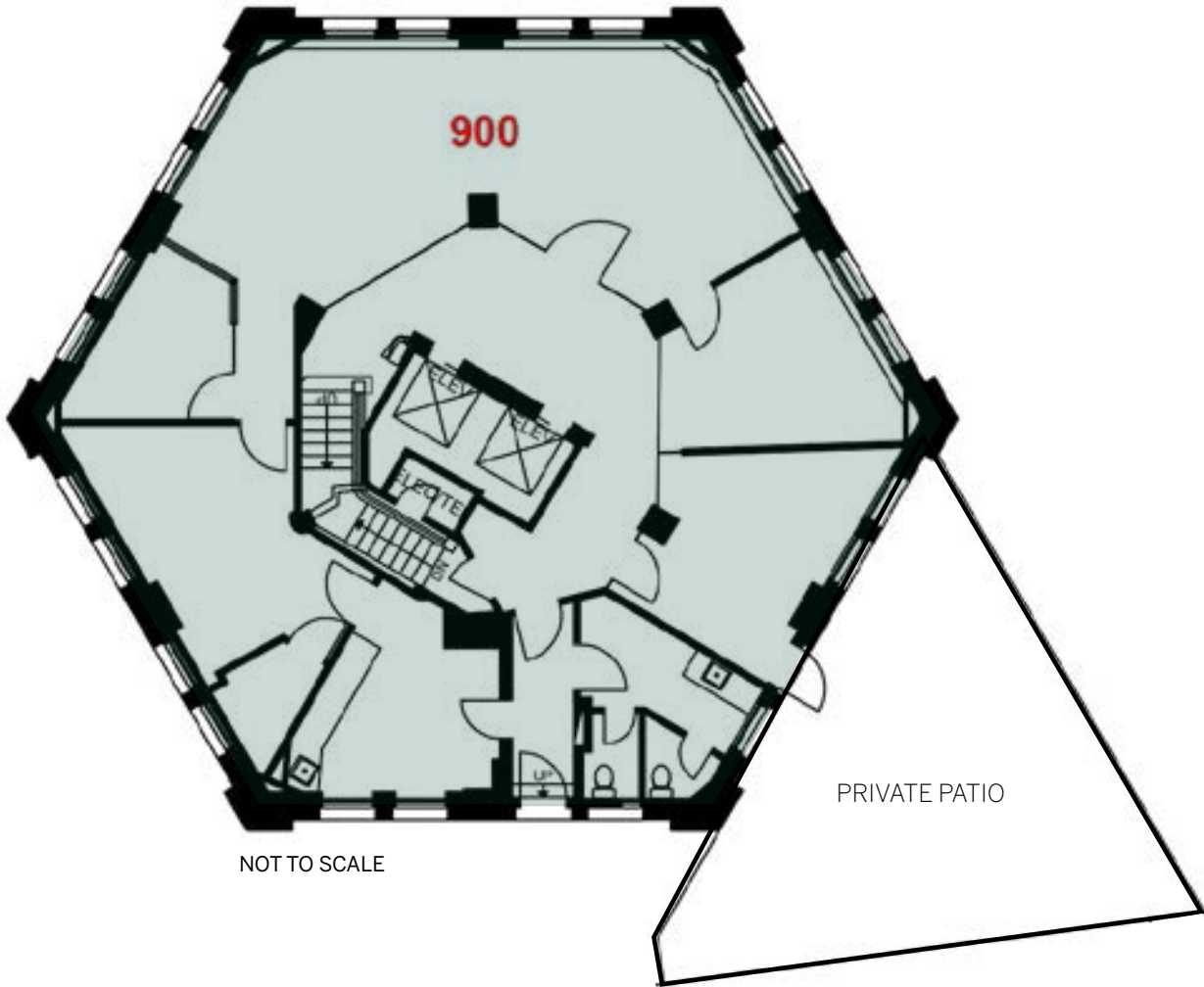
Click for an
interactive walk
through of
Suite 700



Floor plans

Suite 900 — 2,325 SF // Available Immediately

- FEATURES:
- Boutique full floor opportunity
 - Hexagonal floor plate with five window offices, one boardroom and kitchenette
 - **Private patio exclusive to 9th floor tenant**
 - Operable windows



The Sun Tower

For more information

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ALLIED

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