

FOR LEASE

2ND FLOOR 614 WEST PENDER STREET Vancouver, BC

Exclusive 2,500 SF office unit in Downtown Vancouver



Jake Luft*

Senior Vice President

778.828.4245

jake.luft@macdonaldcommercial.com

**Personal Real Estate Corporation*

Macdonald
COMMERCIAL

— member of —

CORFAC
INTERNATIONAL



2ND FLOOR 614 WEST PENDER

Vancouver, BC

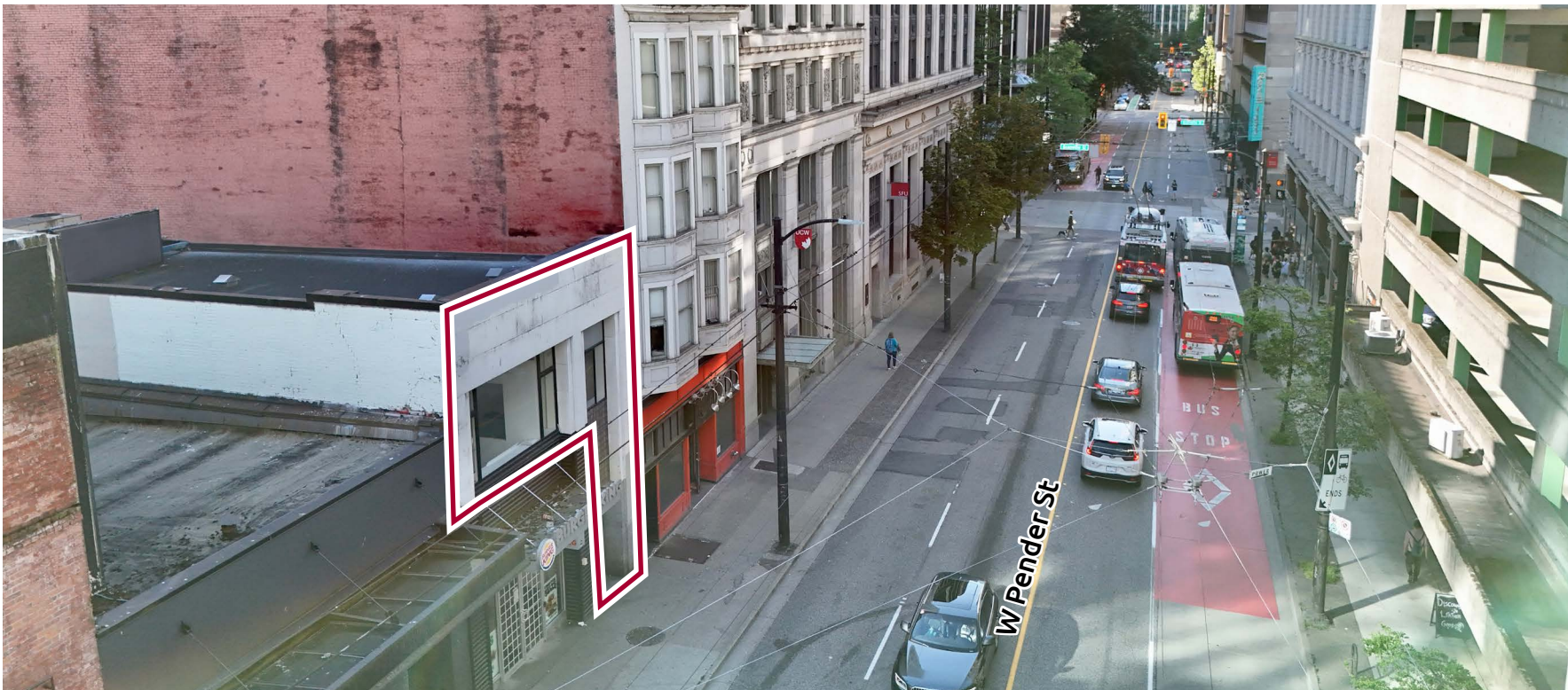
LOCATION

Conveniently located on the south side of West Pender Street, between Seymour Street and Granville Street. The area is abundant with amenities, including multiple transit stations, Pacific Centre Mall, and the Central Business District.

PREMISES

The available premises comprises the entire second floor of the property and features:

- Private walk-up entrance
- Four offices
- Washrooms
- Kitchenette
- Open work area



PROPERTY INFORMATION

CIVIC ADDRESS

2nd Floor
614 West Pender Street, Vancouver, BC

UNIT SIZE

Approx. 2,500 SF

AVAILABLE

Immediately

BASIC RENT

\$10.00 PSF

OPERATING COST

\$16.53 PSF (2025 est.)

ZONING

(DD) Downtown District permitting a variety of commercial uses

MONTHLY RENT

\$5,500 plus GST



WALK SCORE

Walker's Paradise
Daily errands do not require a car



TRANSIT SCORE

Rider's Paradise
World-class public transportation



BIKE SCORE

Biker's Paradise
Biking is convenient for most trips.

Source: walkscore.com



AMENITIES

● RESTAURANTS/CAFES

1. JOEY Bentall One
2. Cactus Club
3. Miku
4. Tim Hortons
5. Starbucks
6. The Keg Steakhouse + Bar
7. Cartems Donuts
8. Waves Coffee
9. Steamworks Brewpub
10. Water St. Café
11. La Taqueria Pinche Taco

● NOTABLE POINT OF INTEREST

1. Canada Place
2. Waterfront Station
3. Granville Square
4. Terminal City Club
5. Holt Renfrew
6. Pacific Centre
7. Vancouver Art Gallery
8. Robson Square
9. Cathedral Square Park

— Expo Line
— Canada Line
— West Coast Express

Jake Luft*

Senior Vice President

778.828.4245

jake.luft@macdonaldcommercial.com

*Personal Real Estate Corporation

Macdonald Commercial R.E.S. Ltd.
1827 W 5th Ave, Vancouver, BC V6J 1P5
www.macdonaldcommercial.com

Macdonald
COMMERCIAL

Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy, and without offering advice, make this submission subject to prior sale or lease, change in price or terms and withdrawal without notice.