

For Lease
Rare Full Building Opportunity

88 EPENDER

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THE OPPORTUNITY

88 East Pender Street
Vancouver, BC



Discover a unique leasing opportunity in Chinatown, Vancouver. This building blends historical charm with bright and modern office space. Its standout feature is four corner patios on the fifth floor and a south west facing patio on the fourth floor, providing a tranquil urban retreat overlooking the Vancouver Skyline and Dr. Sun Yat-Sen Chinese gardens. The second and third floors similarly benefit from North and South facing outdoor spaces.

Strategically located near Vancouver's stadium district and between two Skytrain/Subway Stations, 88 E. Pender offers close proximity to Vancouver's downtown core and boasts convenient access.

Inside, the building is home to bright and airy office spaces with board rooms, open kitchen spaces, and private offices. Opportunity for an improvement allowance to update the second, third, and fourth floors to match the recently renovated fifth floor.

Full floors available. Can be leased together or separately, from 4,000-36,000 SF.

BUILDING DETAILS

88 e. pender



Beautiful 5-storey building



Rare ability to secure entire building



Ground floor corner retail unit



Two passenger elevators

88 E. PENDER

ADDRESS

88 East Pender Street, Vancouver BC

PREMISES

Subject to final re-measurement.

Retail/Ground Level	3,944 SF	Office/Assembly/Retail
Unit 200	8,428 SF	Office/Assembly
Unit 300	8,540 SF	Office/Assembly
Unit 400	8,152 SF	Office
Unit 500	6,314 SF	Office
Total	35,378 SF	



Corner location with ample signage



Large floor to ceiling windows

AVAILABILITY

Immediately

BASE RENT

Contact Agent

OP. COSTS

\$17.43 PSF (2025 Est.)

USE

Office, School, Assembly, Retail - Contact Agent

TI ALLOWANCE

Contact Agent

PARKING

37 secured stalls, at market rents. Ample parking available in neighbouring Chinatown Parkade



Patios on all floors, including 4 rooftop patios with views

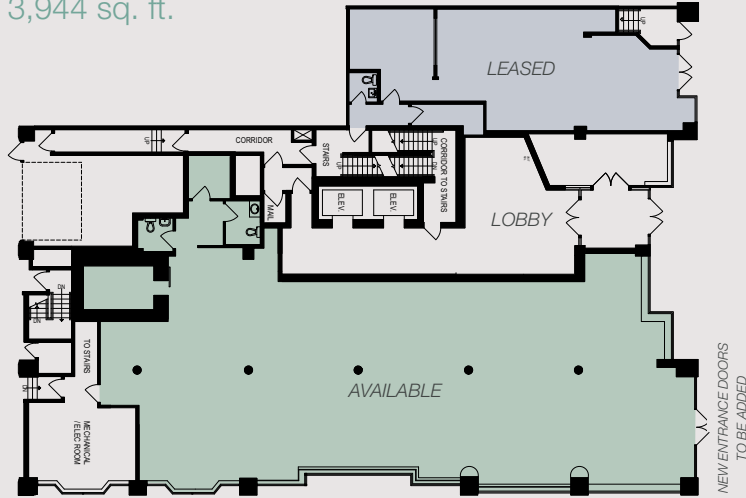


Adjacent to the Dr. Sun Yat Sen Chinese Gardens

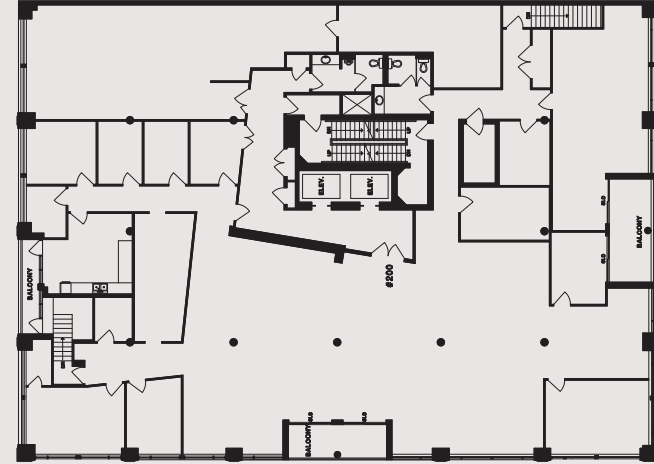
88 E PENDER



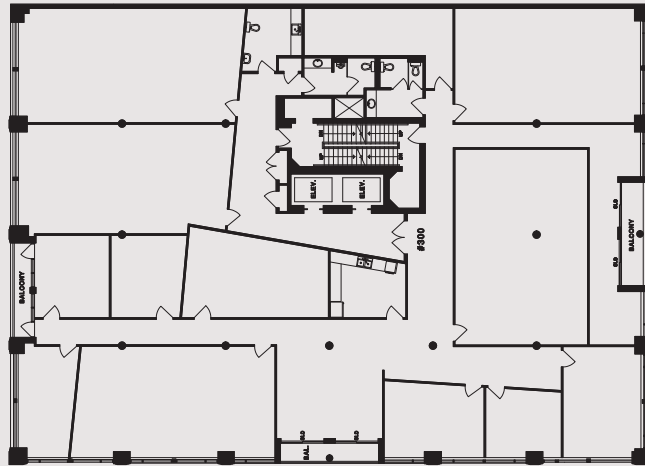
Ground Floor
3,944 sq. ft.



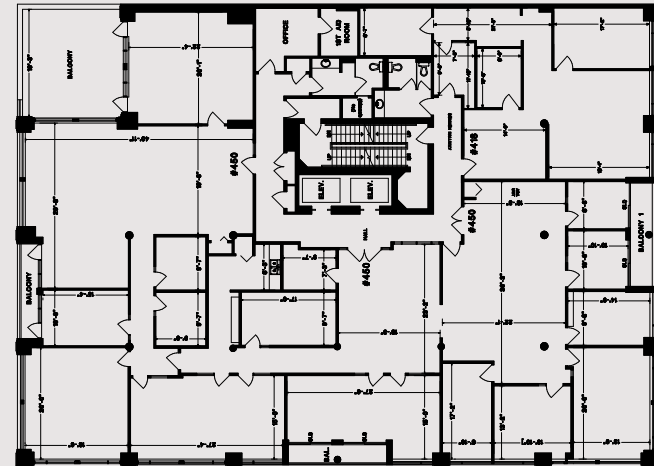
Second Floor | Assembly
8,428 sq. ft.



Third Floor | Assembly
8,540 sq. ft.



Fourth Floor | Office
8,152 sq. ft.



FLOOR PLANS

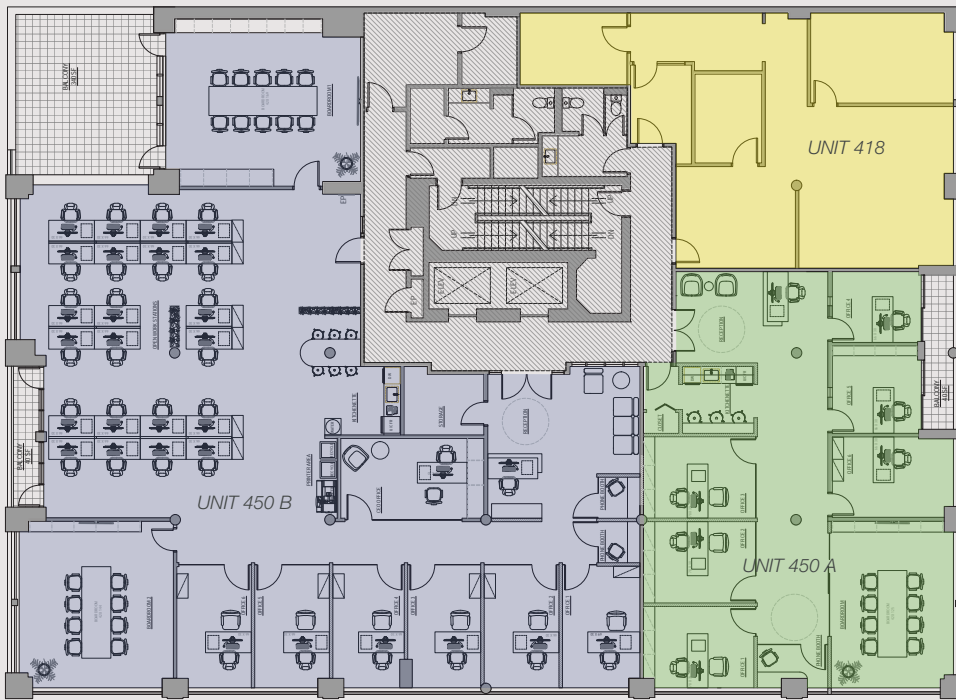
88 e. pender

Existing improvements may be modified as Landlord Work, or tenant improvement allowance to be provided. Contact Agent for details.

SAMPLE LANDLORD TURN-KEY OPTIONS

Built to Suit Tenant Needs

Unit sizes can vary – 1,800 SF to Full Floor of 7,661 SF
Vancouver, BC



Floor plan not to scale.

UNIT 450 A 1,802 sq. ft.

(SAMPLE LAYOUT - MAY BE CUSTOMIZED TO TENANT NEEDS)

- + Reception area
- + Kitchen
- + 6 Private offices
- + Boardroom
- + Callroom

UNIT 450 B 4,616 sq. ft.

(SAMPLE LAYOUT - MAY BE CUSTOMIZED TO TENANT NEEDS)

- + Direct elevator exposure
- + Kitchen
- + Large open lounge area
- + 7 Private offices
- + 2 Large meeting rooms
- + 2 Call rooms
- + Reception area

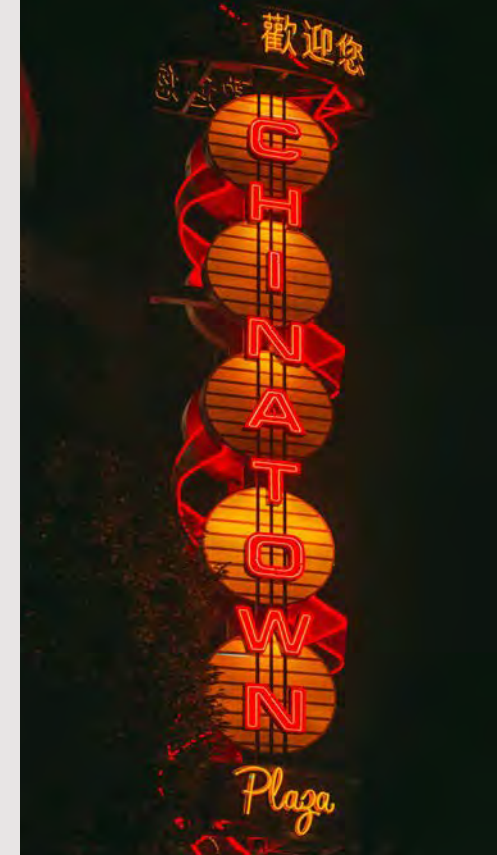
UNIT 418 1,243 sq. ft.

(EFFICIENT AREA - READY FOR NEW TENANT CUSTOMIZATION)

Boardroom, kitchen, offices, and open area

THE NEIGHBOURHOOD

88 e. pender

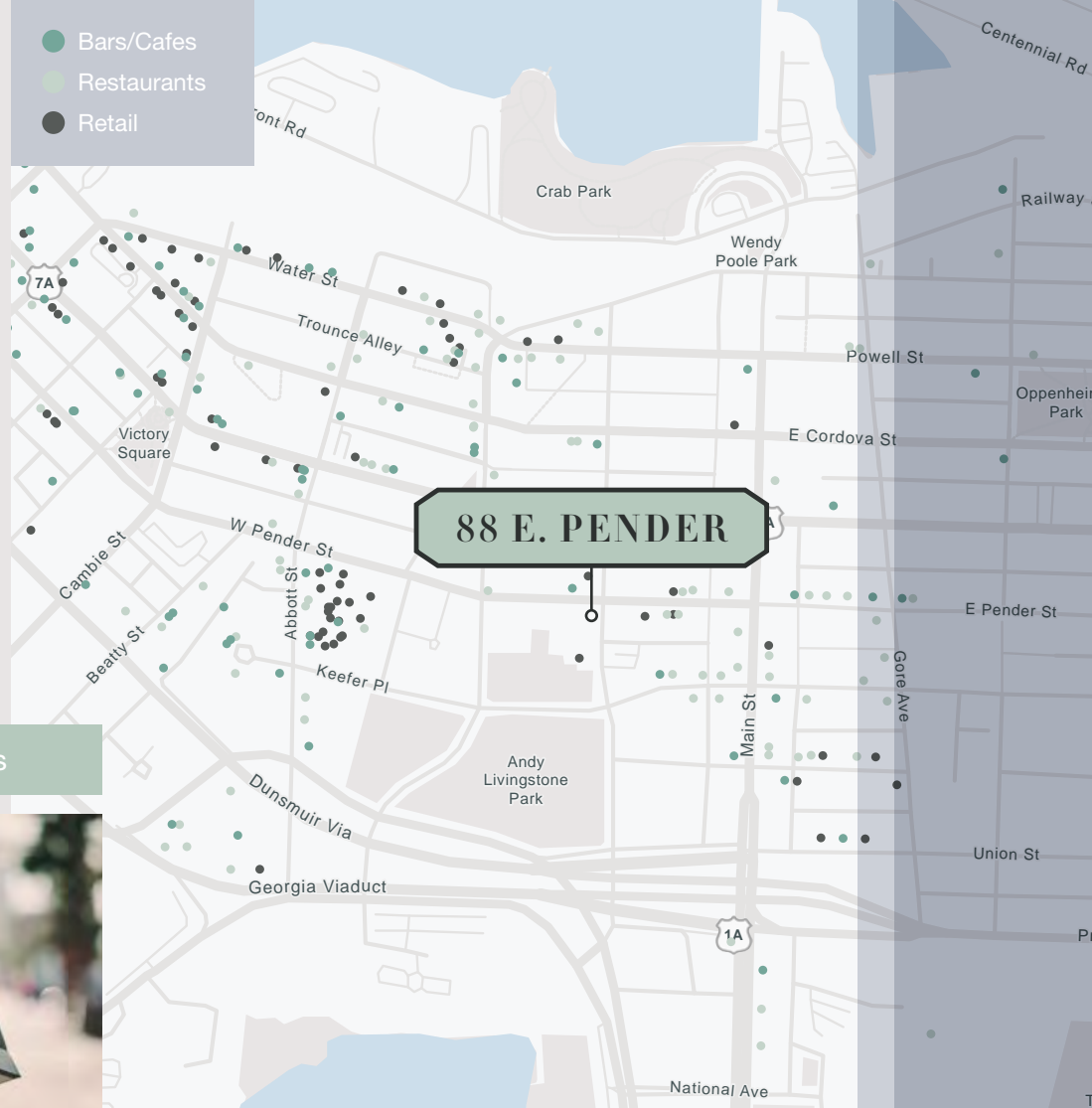


Located in the Downtown East area of Vancouver, historic Chinatown is one of the city's few distinct cultural neighbourhoods, bringing tourism, emerging chefs and restaurants, artists, hip cocktail bars, and small business activity to the area. Downtown East is known for its diverse community, culture, architecture, and is one of Vancouver's fastest changing neighbourhoods. The neighbourhood has attracted an influx of high-tech start-ups, digital animation studios, and new media entrepreneurs bringing new energy and vibrancy to the area.

Known as a historic site and with growing amenities, Chinatown offers an eclectic blend of vintage charm and modern convenience. The area serves as a bridge between the past and the present, making it an ideal location for both business and leisure.

Situated in the heart of Chinatown, 88 E. Pender is in a prime location office and retail tenants alike. The neighbourhood is known for its buzzing food scene including traditional Asian bakeries, dim sum restaurants, trendy cafes, and hip cocktail bars. The area has a growing retail offering including vintage clothing, furniture, streetwear, and home goods stores.

The building's location ensures that the rest of downtown Vancouver is within a comfortable walking distance. In particular, both Gastown and the stadium district are just a short stroll away.



129

Bars/Cafes



156

Restaurants



112

Retail Stores



THE LOCATION

88 e. pender

Restaurants and retail nearby -

- + Kissa Tanto
- + Mello Donuts
- + Sai Woo
- + Virtuous Pie
- + MILA Plant Based
- + Bao Bei
- + Fiorino
- + Fat Mao Noodles
- + Say Hey Cafe & Deli
- + Chinatown BBQ
- + Harvest
- + Phnom Penh
- + Hey Kokomo
- + Hunnybee
- + Barbara
- + The Keefer Bar
- + Livestock
- + Canton-Sardine Gallery
- + Relove Furniture
- + Pizza Coming Soon
- + Meo

LOCAL CONNECTIVITY

88 e. pender



Transit Score

100



Walk Score

98



Bike Score

99



SeaBus to
North Vancouver



Harbour Air
Seaplane Terminal



Walk-times to
Transit Stations



- Waterfront Station
- Burrard Station
- Granville Station
- Stadium-Chinatown
- Main Street-Science World



Main Street-Science
World Station



8 MINUTE WALK



6 MINUTE WALK



12 MINUTE WALK



Waterfront Station



Burrard Station



15 MINUTE WALK

Stadium-Chinatown
Station

Granville Station

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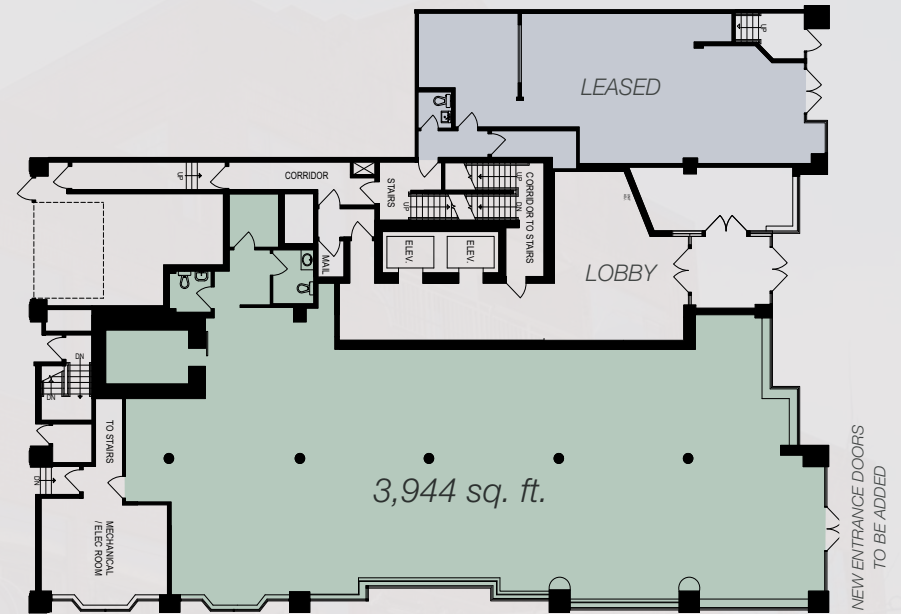
RETAIL

88 e. pender

The available ground floor at 88 E. Pender consists of 3,944 square feet of single level retail boasting over 83 feet of frontage. The unit's prime corner location combined with its abundance of signage presents a rare flagship opportunity for a large retailer seeking a high-profile location in Chinatown.

Under the HA-1 Zoning, retailer categories can include general retail, furniture store, schools, restaurant, and fitness centre.

Contact listing agents for asking rents and additional rent details.



For Lease

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For more information, contact listing agents -

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