

2,568 SF

NAI Commercial



1140 West Pender Street | Vancouver, BC

## PROFESSIONAL OFFICE SPACE FOR SUBLEASE

Opportunity to immediately occupy heavily built out office space in an A Class location.

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## THE PREMISES

Suite

#490

Available Area

2,568 SF

Lease Rate

Contact agent

Additional Rent

\$21.85/SF (2026 est.)

Sublease Expiry

to August 30, 2027

Furniture

Available

Availability

Immediate

## THE BUILDING

1140 West Pender Street is an 18 story office building that was built in 1984, and has undergone recent renovations to the main lobby and elevator cabs. The Building has good ceiling heights, and benefits from floor to ceiling exterior windows, allowing for excellent natural lighting into its work spaces.

**LOCATION:** 1140 West Pender Street is located just west of Thurlow Street in Downtown Vancouver, and is a short walk from the Burrard Street Skytrain Station. The Building has great exposure to surrounding parking options, bus service, and various amenities including the shops and services at the Bentall Centre, which is only 1 block away.

**AMENITIES:** 1140 West Pender Street has great tenant amenities, including a large, bright Fitness Centre (with end of trip facilities) and a common boardroom facility (both on the 4<sup>th</sup> floor) available to the tenants in the Building.

**PARKING:** 1140 West Pender Street provides 153 secure parking stalls in three levels of underground parking. The 1100 block of West Pender Street (and also Melville Street) provides convenient, street level (metered) parking opportunities.

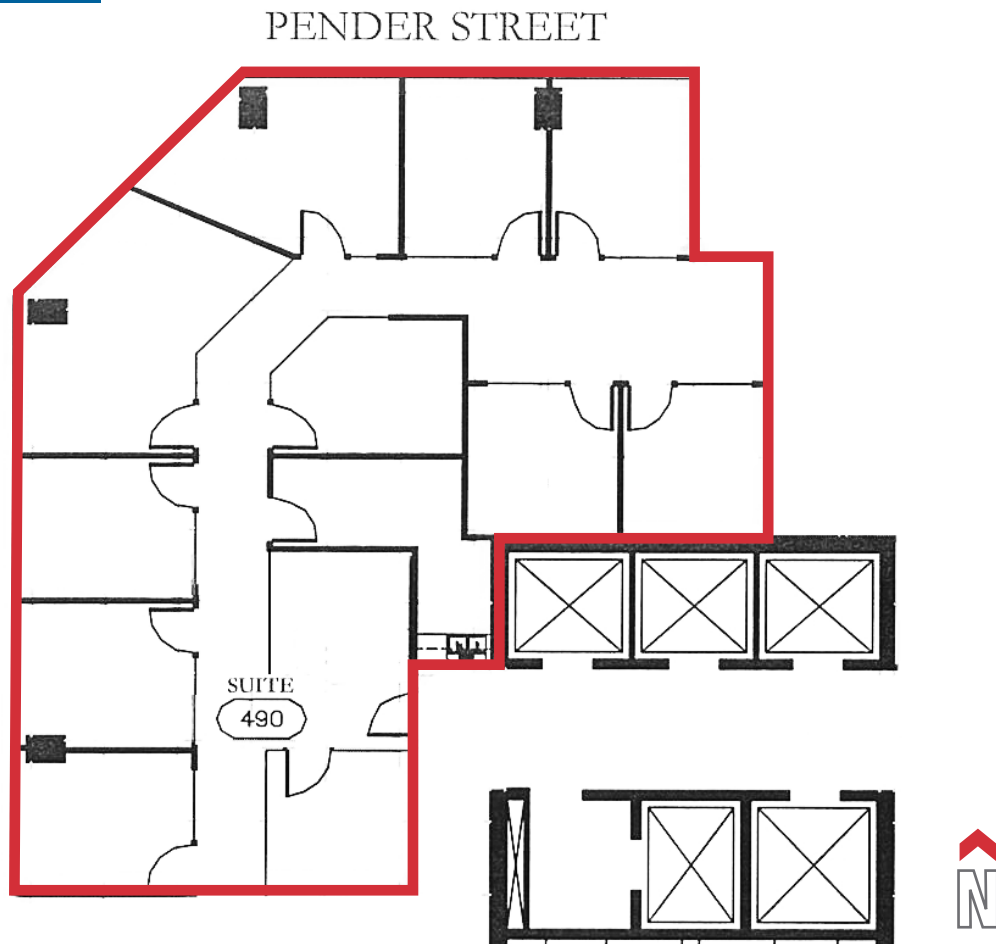
**BUILDING MANAGEMENT:** 1140 West Pender Street is professionally managed and maintained by BentallGreenOak (Canada) Limited Partnership.

## BUILDING FEATURES

- ▶ Common Boardroom Facility (on 4<sup>th</sup> Floor)
- ▶ Fitness Centre and End of Trip Facilities (on 4<sup>th</sup> Floor)
- ▶ Underground Parking
- ▶ Bike Storage
- ▶ Symphony Restaurant and Neighbouring Tim Hortons
- ▶ Professionally Managed by BentallGreenOak



## FLOOR PLAN



## SUITE DETAILS

- ▶ Elevator exposure (with keypad entry)
- ▶ Reception area
- ▶ 7 window offices
- ▶ 3 internal offices
- ▶ Boardroom (seats 6 to 8)
- ▶ Small open area (seats 1 to 2)
- ▶ Kitchen and storage area
- ▶ Full height wood doors and glass partitions
- ▶ Floor to ceiling windows and roller blinds



EXECUTIVE OFFICE



GLASS PARTITIONS



WEST FACING OFFICE



**COMMON BOARDROOM FACILITY (FREE FOR USE, AND ON SAME FLOOR AS PREMISES)**



**FITNESS CENTRE (FREE FOR USE, AND ON SAME FLOOR AS PREMISES)**



**1140  
W PENDER**



**BURRARD**



**WALKER'S  
PARADISE**



**RIDER'S  
PARADISE**

**WITHIN WALKING DISTANCE**

- ▶ Urban Fare
- ▶ Cactus Club Café
- ▶ Earls Kitchen + Bar
- ▶ Shoppers Drug Mart
- ▶ Joe Fortes
- ▶ Starbucks
- ▶ Subway
- ▶ Meat & Bread
- ▶ Panago Pizza
- ▶ Prestons Restaurant + Lounge
- ▶ Cardero's
- ▶ Take Five Café
- ▶ Green Leaf Salad Bar
- ▶ A&W
- ▶ Melville Café
- ▶ Cora Breakfast and Lunch
- ▶ Nook Coal Harbour
- ▶ Tim Hortons
- ▶ Ramen Danbo
- ▶ Sushi California
- ▶ Hannam Supermarket
- ▶ JJ Bean Coffee Roasters
- ▶ Tacofino Oasis
- ▶ Breka Bakery & Café
- ▶ Kamei Royale Japanese
- ▶ 49<sup>th</sup> Parallel Café
- ▶ Pappa Roti
- ▶ Mott 32
- ▶ Tableau Bar Bistro
- ▶ Coal Harbour Pharmacy

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