

FOR LEASE

**COMMERCIAL
PREMISES**

**27 W PENDER STREET,
Unit 100**



GET IN TOUCH

Melinda Chan
City of Vancouver Property Negotiator
T: 604.873.7918
E: Melinda.chan@vancouver.ca

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BUILDING FEATURES

- Frontage on the north side of West Pender Street and Carrall Street.
- Loading and garbage area accessible from rear lane.
- Premises are improved with private offices, open office area, kitchenette, private washrooms, laminate flooring, and T-bar ceiling.

AVAILABLE SPACE

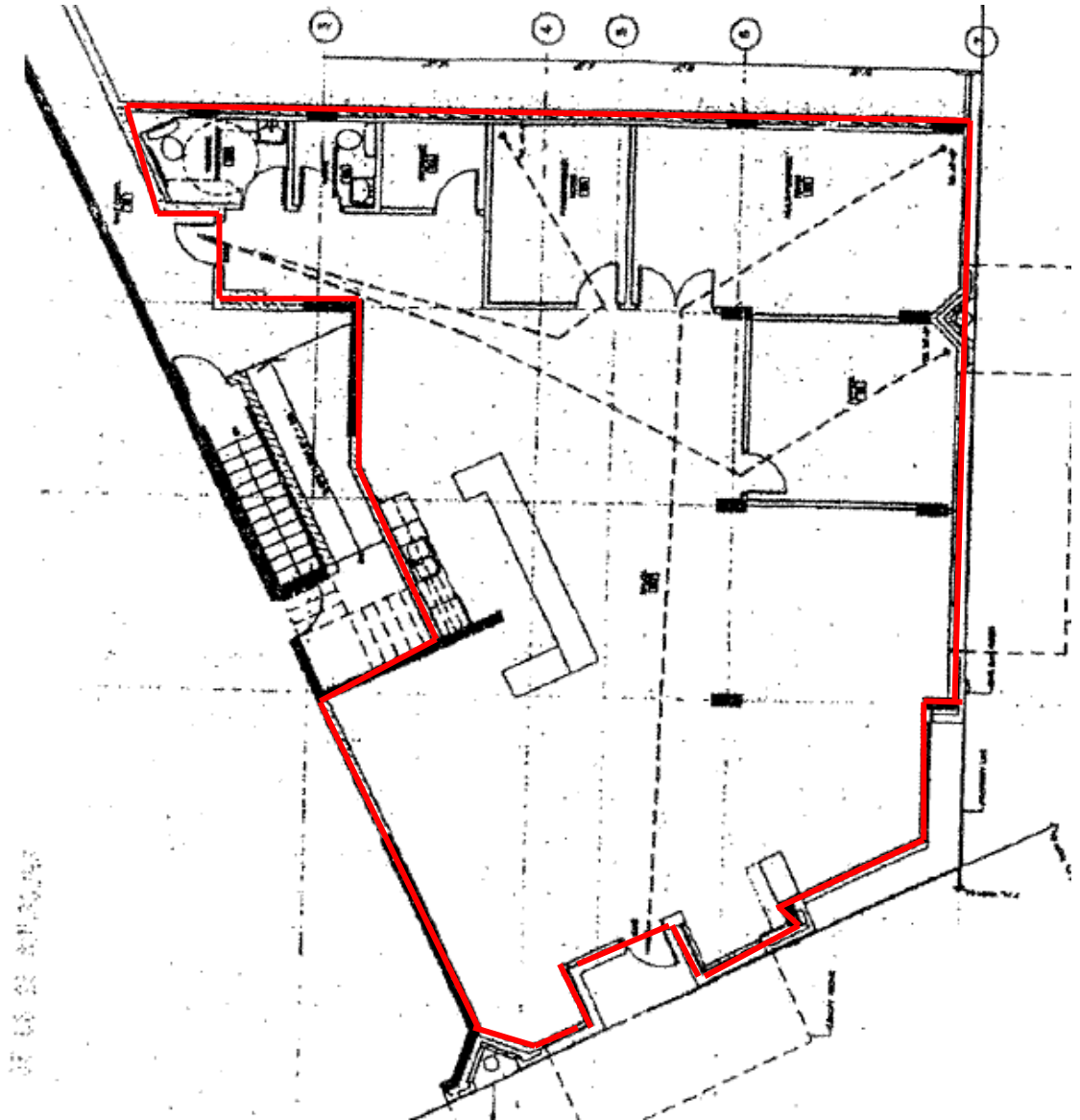
- Main Floor Retail 2,377 SF

RENTAL RATE

- Gross rent \$8,814.71 per month (\$44.50 PSF)
- Rent inclusive of realty taxes, common area maintenance and parking. Tenant responsible for utilities and own outgoings.

ZONING

- DD (Downtown District)



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LOCATION

- Located in the Crosstown neighbourhood, between Chinatown and Downtown Vancouver.
- Close to multiple transit routes and the Stadium Skytrain station.
- Ground floor unit in Ian Lehman Place, a social housing project managed by Vancouver Native Housing Society.

PARKING

- Premises comes with two (2) reserved, underground parking stalls.

ADDITIONAL INFORMATION

- Available April 1, 2025



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