



FOR LEASE



1112  
West  
Pender  
Street

# Amenities



Private Shower Facilities



24-7 Building Security



Secure Underground Parking



Ground Floor Food & Beverage Operators



# Salient Details

Suite 302: 2,755 s.f.

Suite 403: 1,616 s.f.

Suite 407: 1,470 s.f.

Suite 500: 4,425 s.f.

Suite 702: 1,591 s.f.

Suite 705: 1,750 s.f.

Suite 804: 4,412 s.f.

Suite 820: 791 s.f.

Suite 902: 812 s.f.

Suite 908: 1,587 s.f.

Availability: Immediately

Asking Rate: Contact listing brokers

Additional Rent: \$21.93 psf/pa (2026)

Parking: Underground parking



# Building Features



Available: Immediately



Term: Flexible Short or Long-Term Lease Solutions



Move-in-Ready Options & Full Landlord Turnkey Available



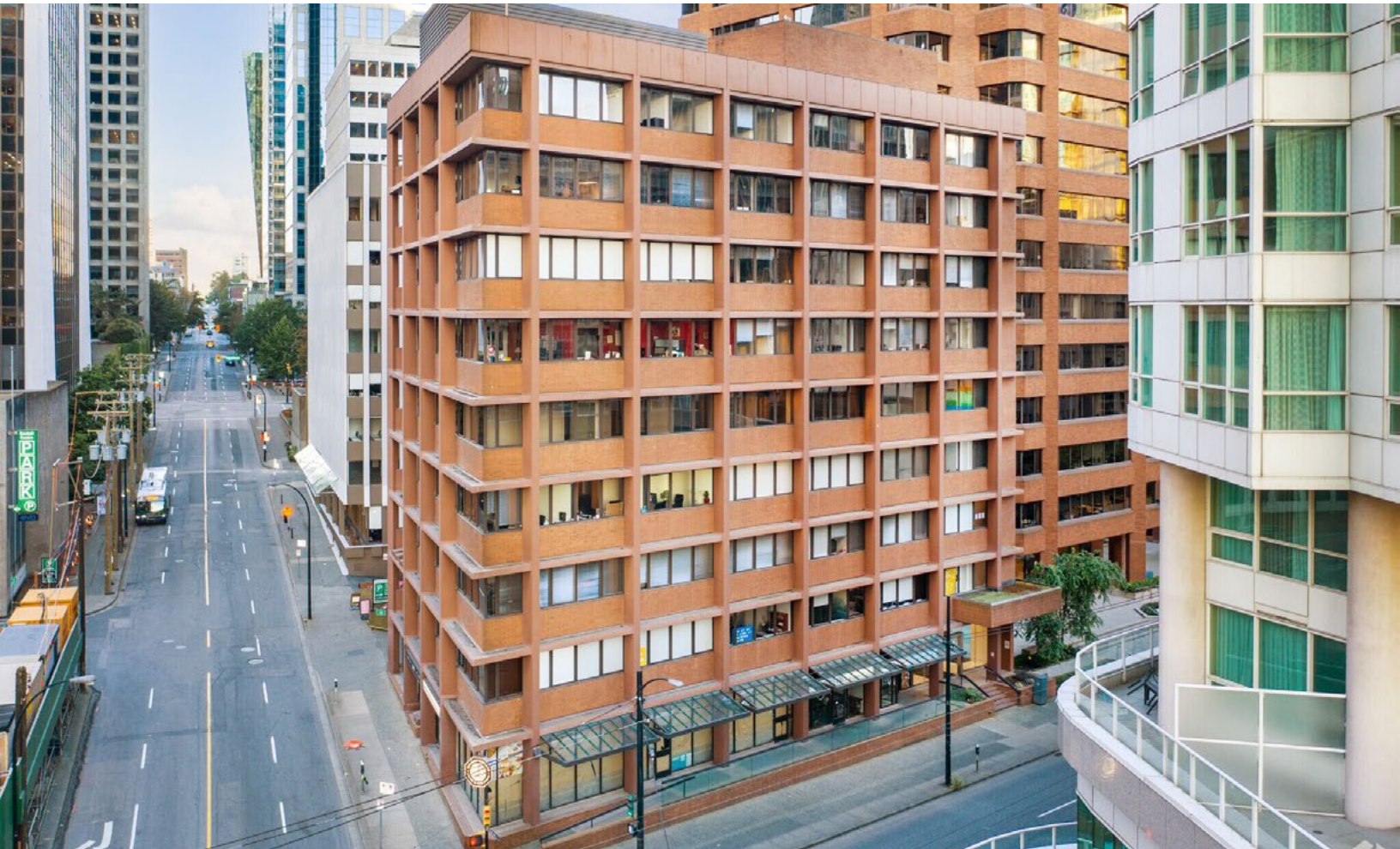
Private Shower Facilities



Recently Renovated Lobby & Common Washrooms



Water Views

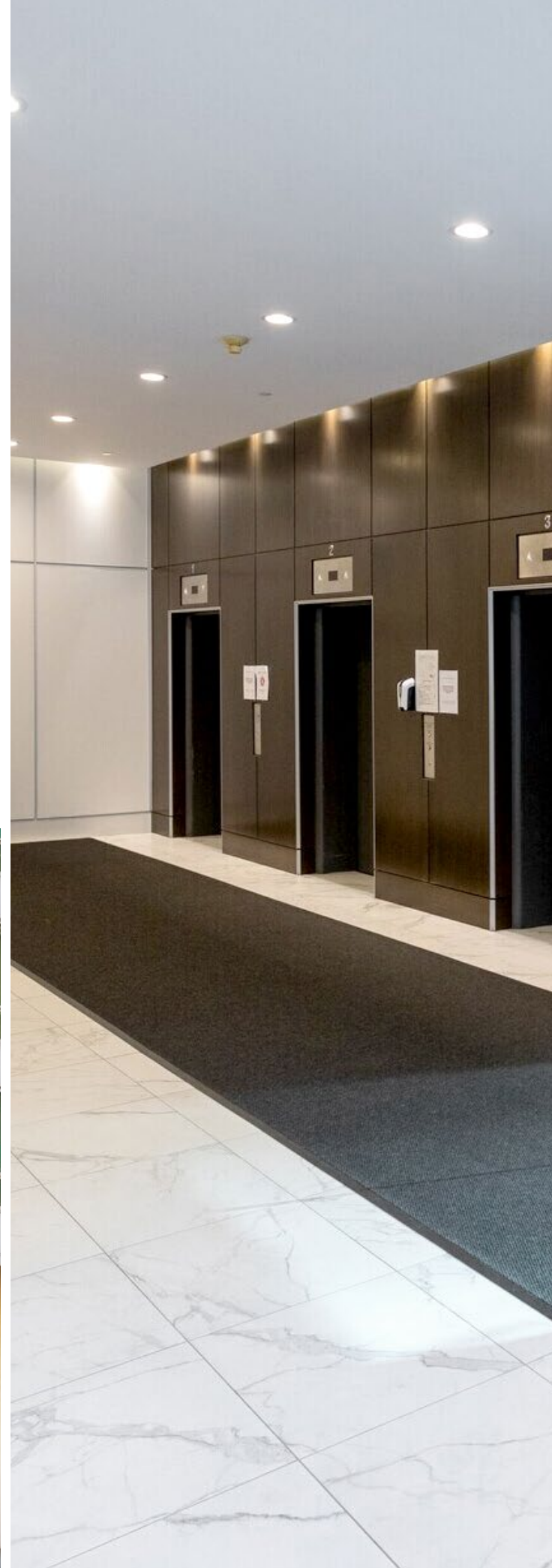


# Building

1112 W Pender is a nine-storey contemporary office building in Vancouver's Central Business District. Extensively renovated in 2014, the property features a modern lobby, updated common washrooms, and secure bike storage. Additional amenities include on-site security and secure underground parking. Flexible lease terms are available, and suites can be customized to meet tenant needs, including full turnkey packages.

# Location

Located at the corner of Thurlow and West Pender Street, 1112 W Pender is situated in the heart of the Central Business District, surrounded by an abundance of amenities. The building is just a 4-minute walk from Burrard Station and steps from the city's top restaurants, hotels, fitness centres, and retailers, providing outstanding convenience for both tenants and visitors.



# Current Availabilities

**Suite 302: 2,755 s.f.** One (1) boardroom, and open plan work area.

**Suite 403: 1,616 s.f.** Show suite with modern improvements. New carpet, roller blinds, glass boardroom, and open plan work area.

**Suite 407: 1,470 s.f.** Four window offices with peekaboo ocean views.

**Suite 500: 4,425 s.f.** North-facing, furnished, move-in ready suite with modern improvements. Features six (6) private offices, one (1) large boardroom, two (2) meeting rooms, a kitchen and lounge area, an open-plan workspace, and a dedicated server room. Available March 1, 2026.

**Suite 702: 1,591 s.f.** Move-in-ready, featuring one (1) private office/meeting room, a server/storage room, and open plan work area.

**Suite 705: 1,750 s.f.** Four (4) office, one (1) kitchenette, and open space. Recently demised.

**Suite 804: 4,412 s.f.** Two (2) private offices/meeting rooms, one (1) boardroom, server room, two (2) kitchenettes, and reception/lounge area.

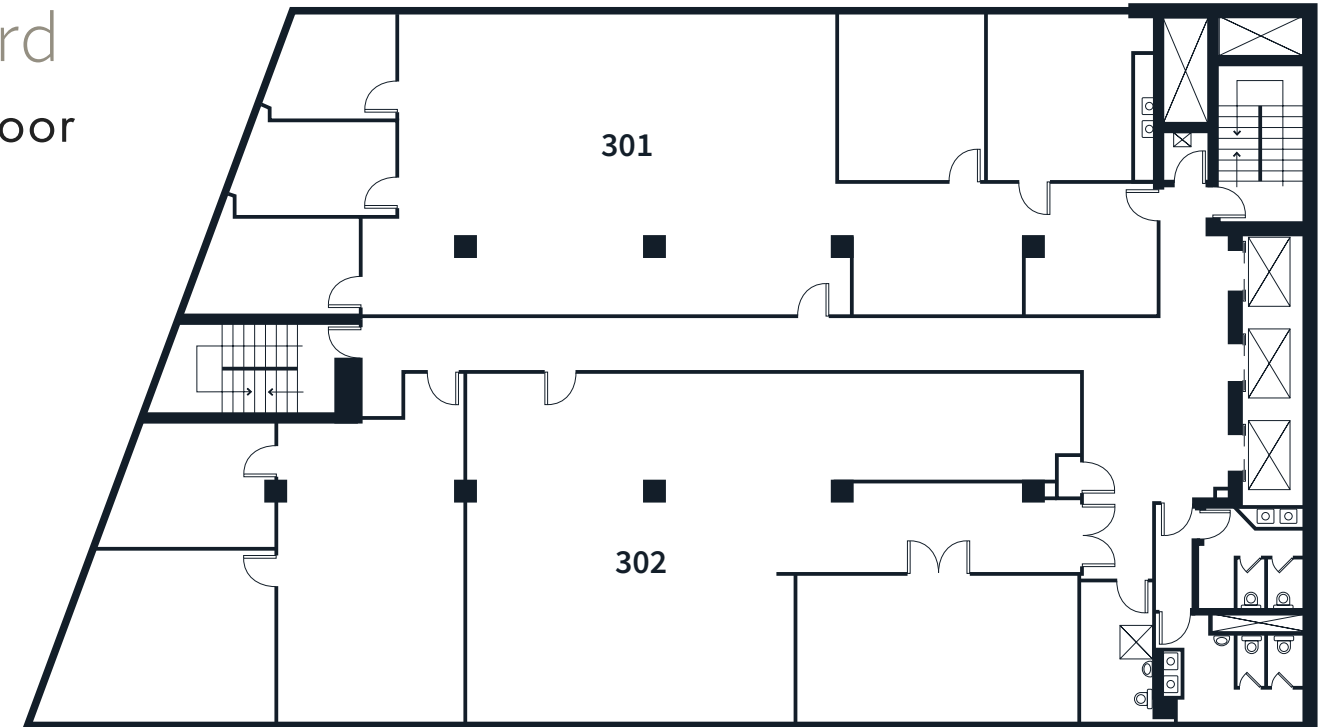
**Suite 820: 791 s.f.** One (1) private office/meeting room, and open plan work area.

**Suite 902: 812 s.f.** Two (2) private offices/meeting rooms, reception area, and open plan work area.

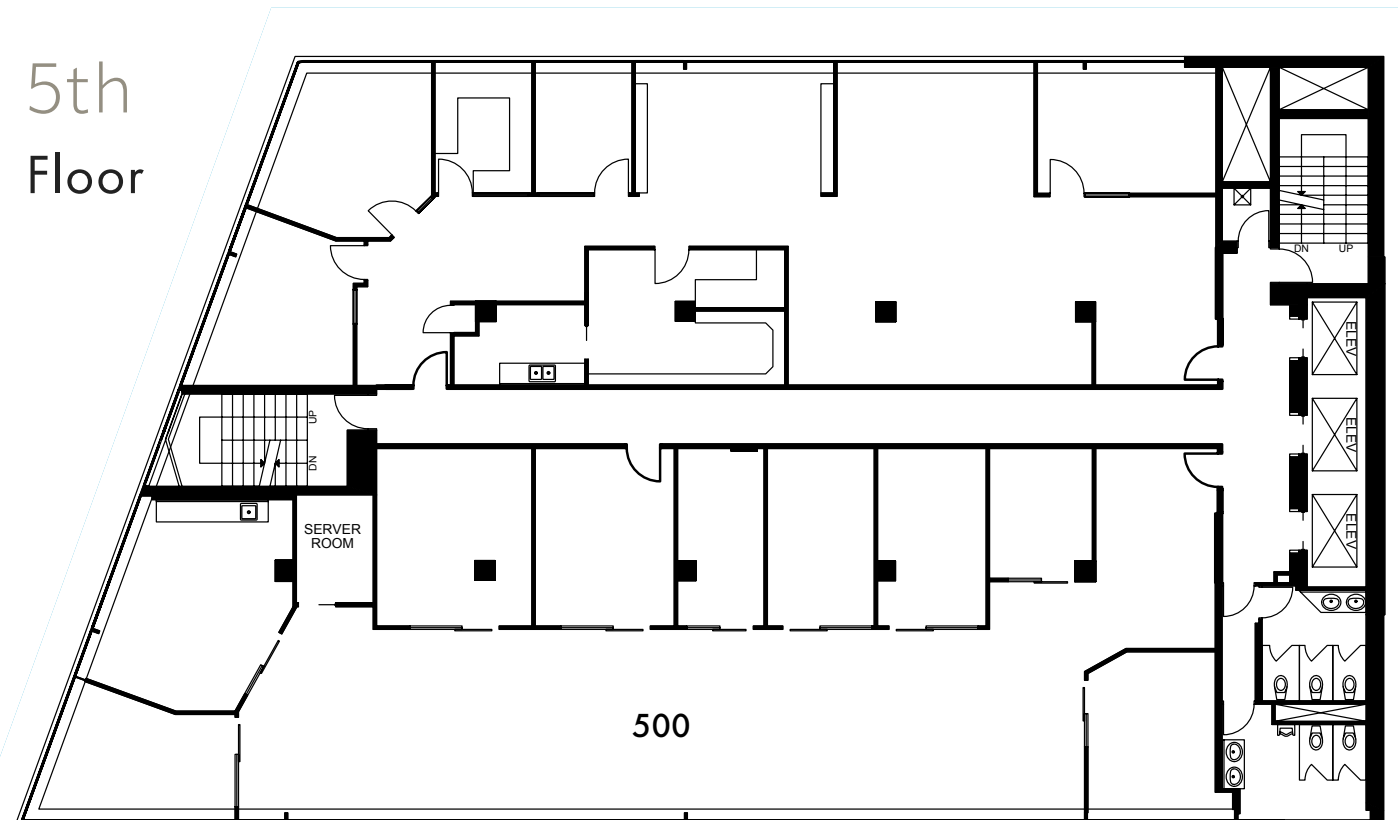
**Suite 908: 1,587 s.f.** One (1) large boardroom, one (1) private office/meeting room, a kitchenette, and open plan work area.

# Floor Plans

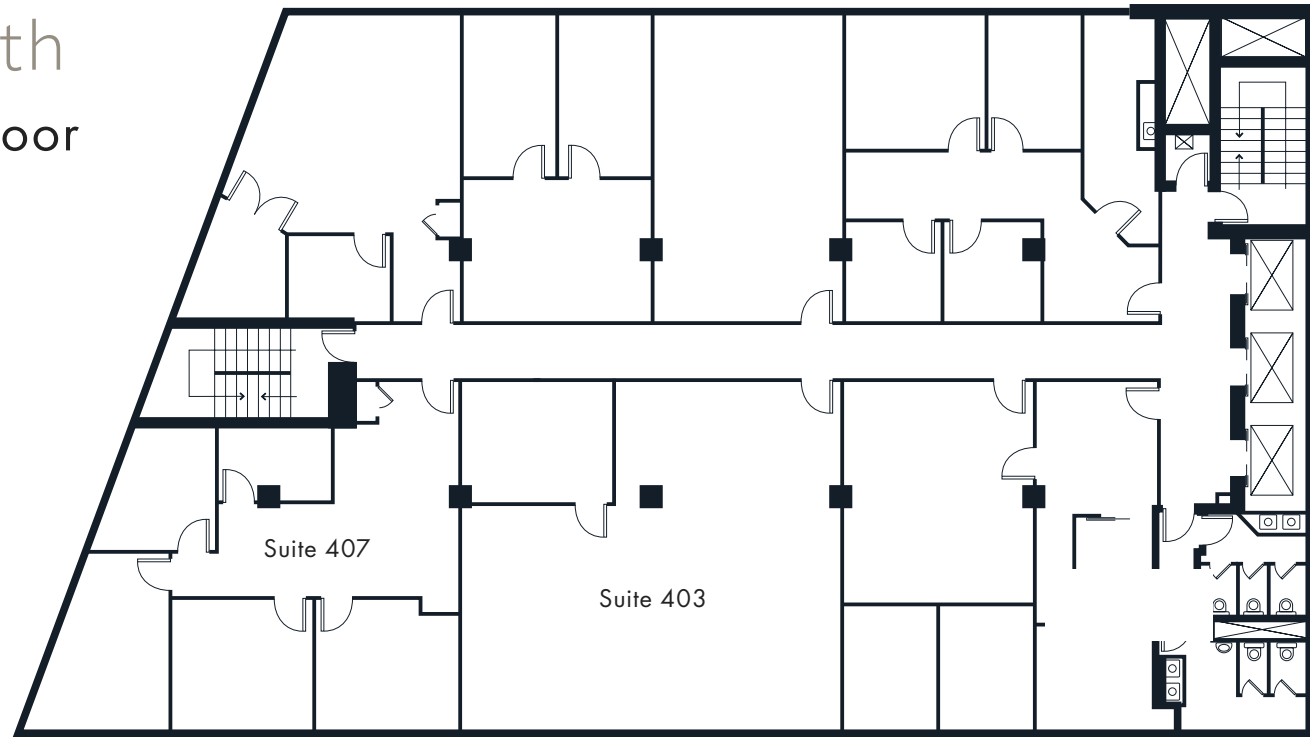
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Floor



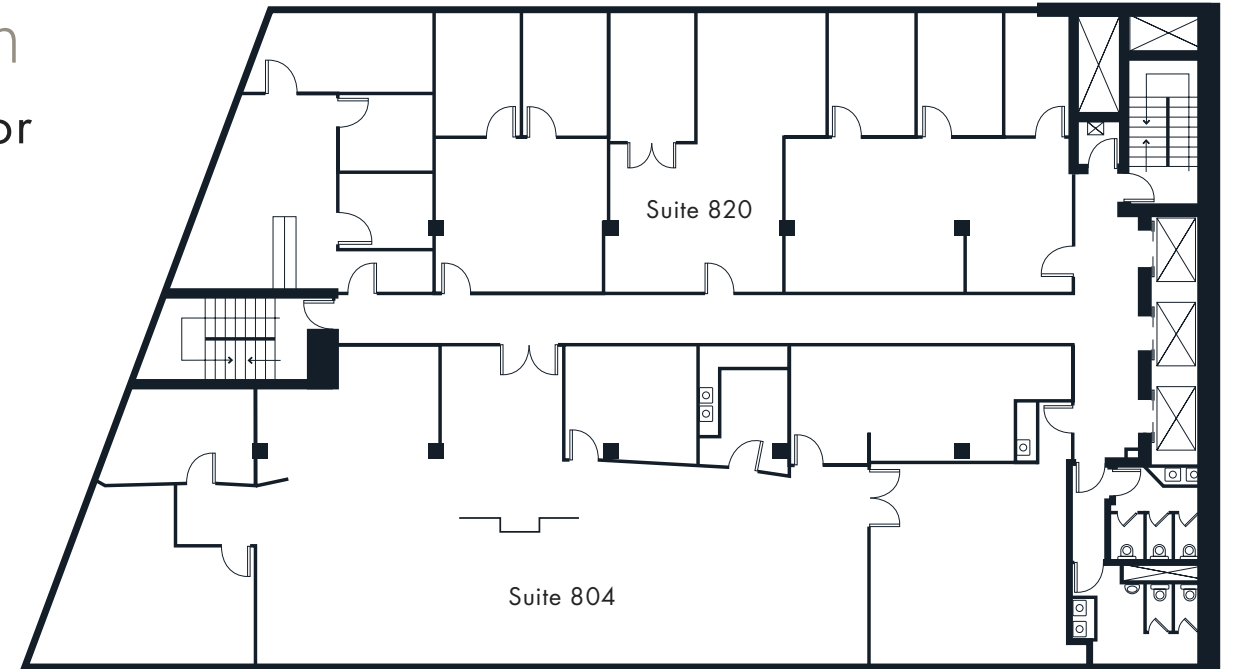
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Floor



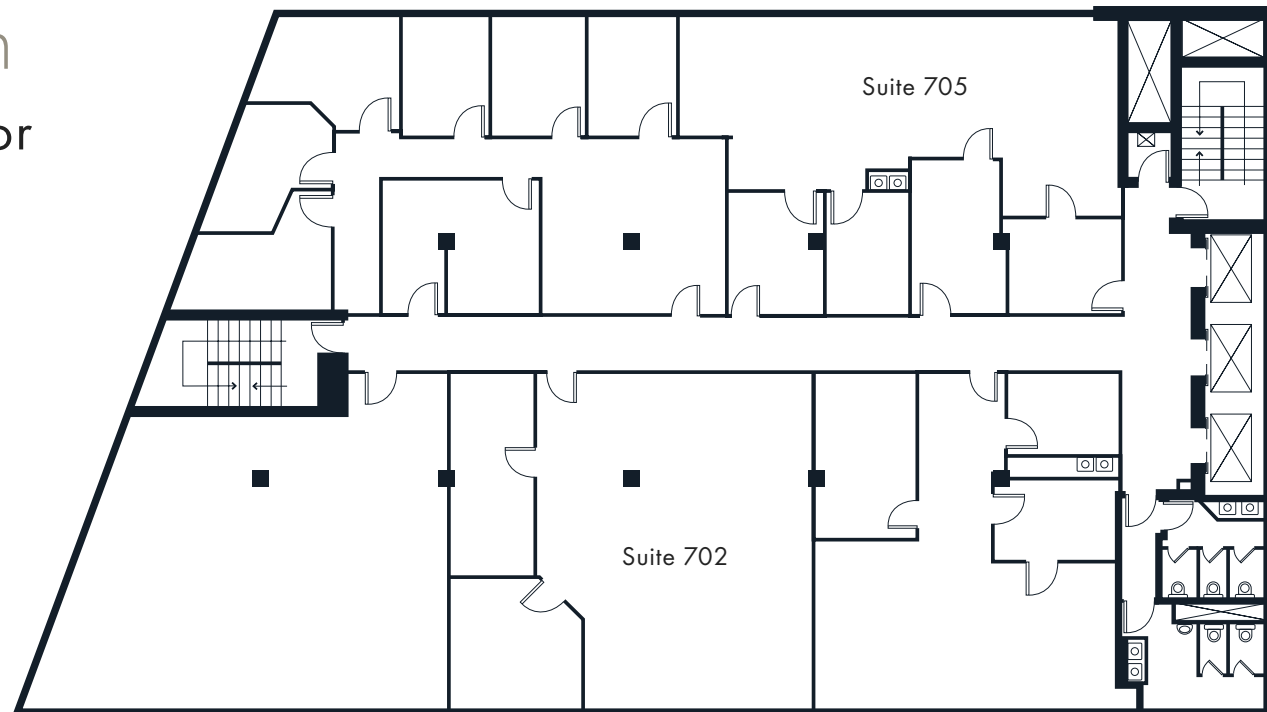
4th  
Floor



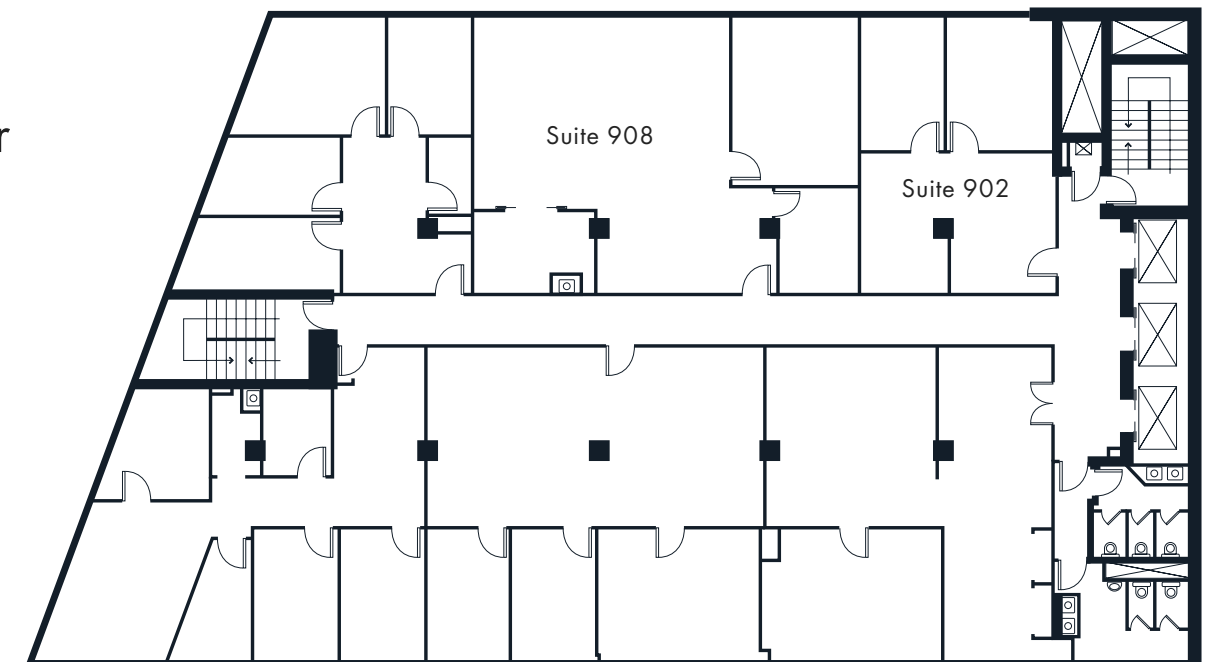
8th  
Floor



7th  
Floor



9th  
Floor





# 1112 West Pender Street

**Graham Hyslop**

Associate

+1 604 354 7284

graham.hyslop@jll.com

**Marcus Baxter**

Associate

+1 604 998 6010

marcus.baxter@jll.com

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