



**FOR SUBLEASE**

**#401-128 West Pender Street | Vancouver, BC**

Opportunity to sublease a move-in ready office space in the heart of Gastown on West Pender Street within the historic Sun Tower, steps from a wide selection of cafés, restaurants, retail, entertainment and SkyTrain access.

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## Suite 401 128 West Pender Street Vancouver, BC

### Property Details

<b>Unit Size:</b>	3,665 SF
<b>Net Rent:</b>	Ask listing agent
<b>Additional Rent:</b>	\$23.12/SF (2025 estimate) +taxes
<b>Sublease Expiry:</b>	February 29, 2028
<b>Availability:</b>	Immediate

### Location

Located on West Pender Street in the heart of Gastown, surrounded by extensive café, restaurant, retail, and entertainment options. The area is well-connected with convenient access to major transit lines (SkyTrain Station one block away) and Downtown amenities.

### Building

A historic 17-storey heritage office building professionally managed by Allied. The Sun Tower offers creative, modern character space with on-site property management, secured bike lockers, private tenant fitness facilities, and men's and women's end-of-trip showers and an accessible washroom on the floor.

### Suite Description

Move-in ready office space featuring modern character improvements, strong natural light, tall open ceilings, elevator exposure with glass entrance doors, an efficient layout with a spacious reception area, large boardroom, three meeting rooms, storage and server room, copy area, kitchenette and a large open work area.

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CANADA PLACE

E PENDER ST

128  
W PENDER

W PENDER ST

STADIUM-CHINATOWN

BEAITY ST

BC PLACE

AREA HIGHLIGHTS



- Nuba Gastown
- Tacofino Gastown
- Revolver Coffee
- Purebread
- Nelson the Seagull
- Catch 122 Café Bistro
- London Drugs
- Nesters Market
- International Village Mall
- BC Liquor Store

98



WALKER'S PARADISE

100



RIDER'S PARADISE

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