

The logo for NAI Commercial, featuring the letters 'NAI' in a bold, sans-serif font with a red diagonal line through the 'A', followed by the word 'Commercial' in a smaller, black, sans-serif font.

NAICommercial

A red diagonal banner in the top right corner containing the text '3,264 SF' in white, bold, sans-serif font.

3,264 SF

A blue banner at the bottom of the image containing the text 'FOR SUBLEASE' in white, bold, sans-serif font.

FOR SUBLEASE

A white banner at the bottom of the image containing the text '#325-1130 West Pender Street | Vancouver, BC' in blue, sans-serif font.

#325-1130 West Pender Street | Vancouver, BC

Opportunity to sublease a move-in ready office space located Downtown along West Pender Street between Thurlow and Bute Streets, two blocks away from the SkyTrain and close to many cafes and restaurants.

Chris Oteman
Commercial Leasing & Sales
604 828 0535
coteman@naicommercial.ca

NAI Commercial
1075 W Georgia St, Suite 1300
Vancouver, BC V6E 3C9
+1 604 683 7535
naicommercial.ca

Suite 325 1130 West Pender Street Vancouver, BC

Property Details

Unit Size:	3,264 SF
Net Rent:	Ask listing agent
Additional Rent:	\$23.49/SF (2026 estimate)
Sublease Expiry:	July 31, 2027
Availability:	Immediate
Parking:	Approx. ratio of 1:1,300 SF

Location

Located along West Pender Street between Thurlow and Bute Streets, Downtown. Walking distance to the Burrard SkyTrain Station and many nearby amenities.

Building

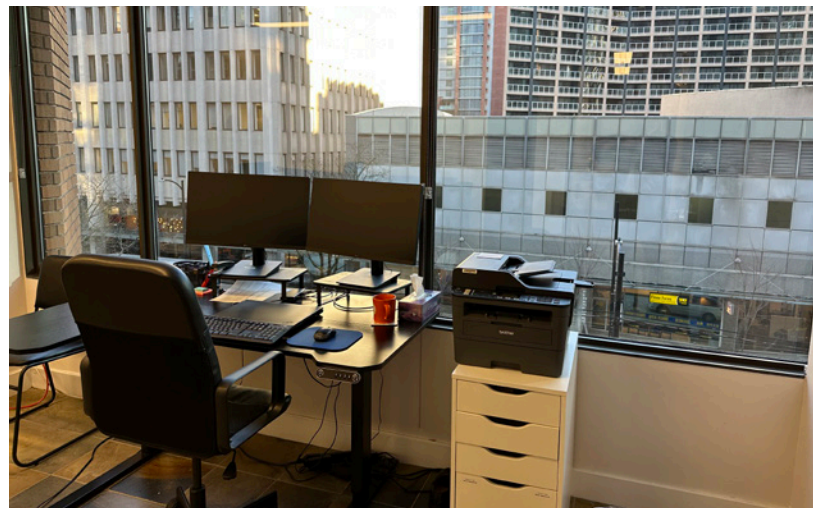
Well managed by BentallGreenOak. Underground parking, on-site restaurant, bike storage, access to additional amenities in the next door building, 1140 West Pender Street, including: a fitness centre, two fully private shower/change rooms on P1 Level, bike storage and a common boardroom.

Suite Description

Suite 325 is located on the north-west corner of the building. Large windows provides lots of natural light to the offices. The layout has a reception area, large interior and exterior boardrooms, a kitchenette/ lunch room, server room, eight offices, and open work area.

Chris Oteman

Commercial Leasing & Sales
604 828 0535
coteman@naicommercial.ca



Suite 325 - 1130 W Pender St
Vancouver, BC

Floor Plan



1130 West Pender Street

Vancouver, BC



Chris Oteman
Commercial Leasing & Sales
604 828 0535
coteman@naicommercial.ca



NAI Commercial | 1300-1075 W Georgia St
Vancouver, BC V6E 3C9 | naicommercial.ca

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.