

**FOR LEASE**

**COMMERCIAL  
PREMISES**

**27 W PENDER STREET,  
Unit 100**



## **GET IN TOUCH**

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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

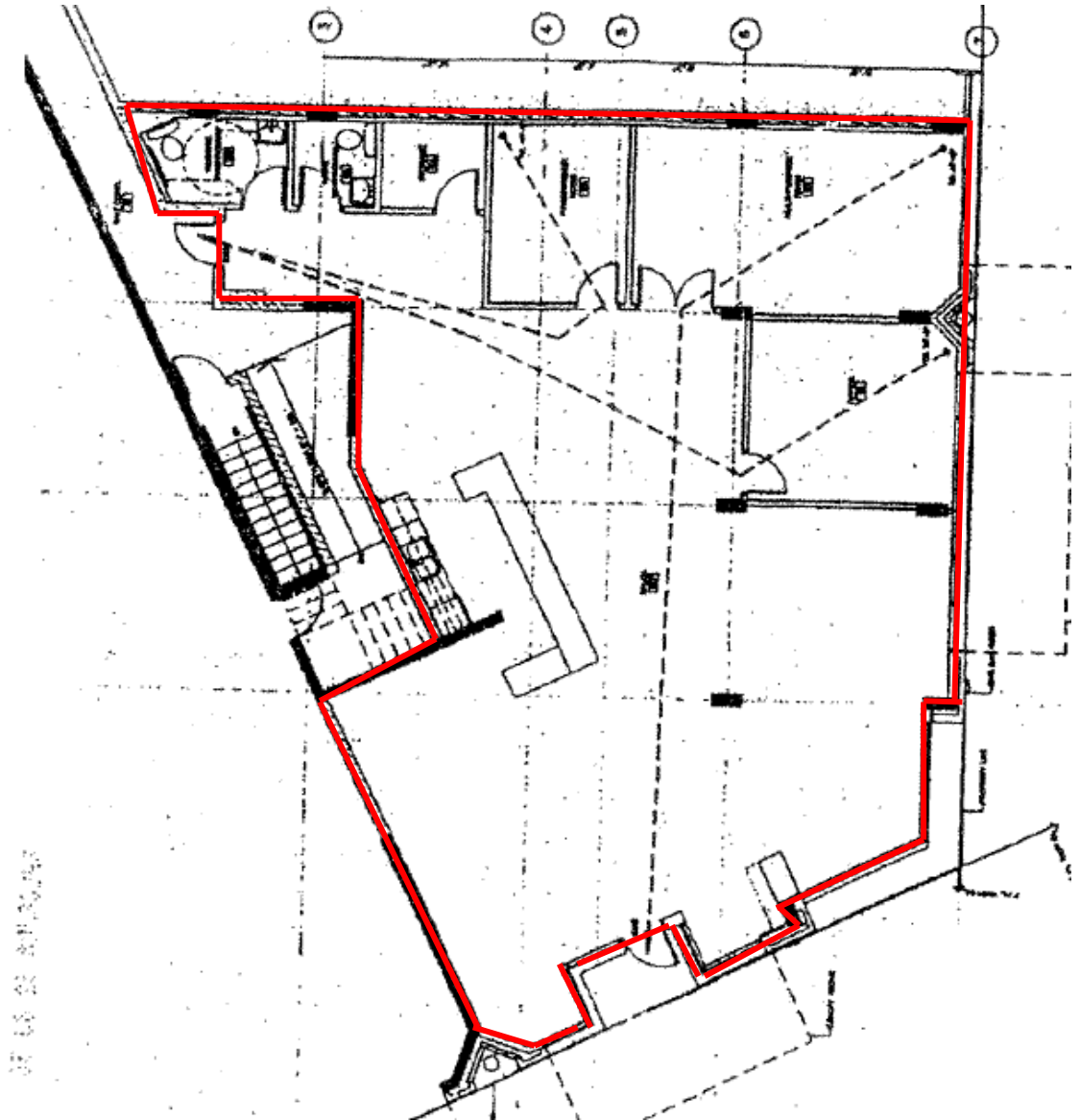
- Main Floor Retail          2,377 SF

## 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

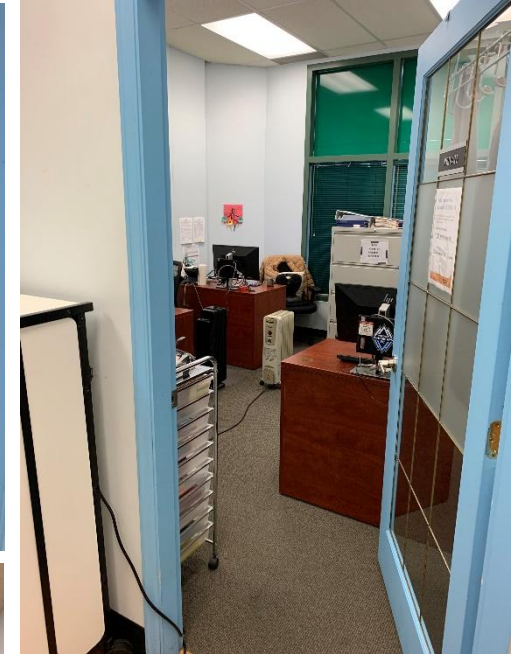
- Located in the Crosstown neighbourhood, between Chinatown and Downtown Vancouver.
- Close to multiple transit routes and the Stadium Skytrain station.
- Ground floor unit in Ian Lehman Place, a social housing project managed by Vancouver Native Housing Society.

## PARKING

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

## ADDITIONAL INFORMATION

- Immediately



E. & O. E. The information contained herein was obtained from sources deemed reliable, and while thought to be correct, it is not guaranteed by the City of Vancouver and is subject to change without notice. All information should be carefully verified. All measurements quoted herein are approximate.