



FOR LEASE

402 WEST PENDER ST.

HERRITAGE OFFICE BUILDING IN THE HEART
OF DOWNTOWN VANCOUVER ON THE CORNER
OF WEST PENDER STREET & HOMER STREET

LEASING INQUIRIES

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**RELIANCE
PROPERTIES**



402 WEST PENDER STREET

BUILDING FEATURES



Award-winning renovations with charming historical ambiance



24/7 secured access and monitored CCTV



Secured tenant bike storage located in the basement's original vault



Two passenger elevators



Storage lockers for rent in the building
(subject to availability)

LOCATION



Excellent Transit: Nearby bike paths, multiple bus routes, and the Skytrain, Expo Line & Seabus at Waterfront Station



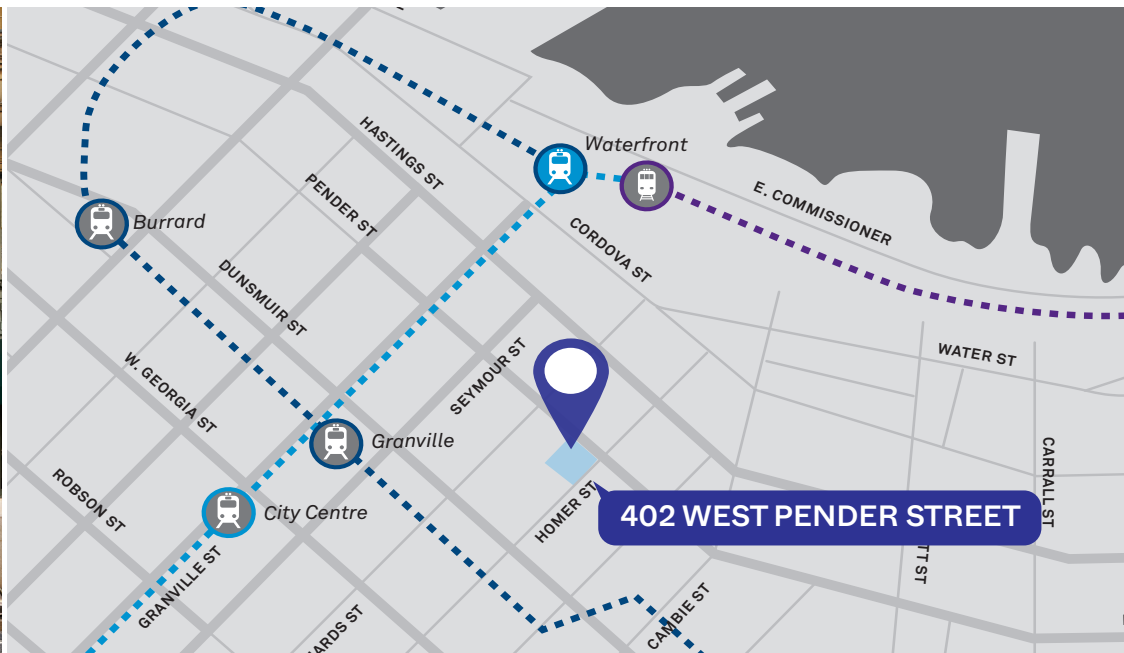
Recreational Spaces: Canada Place, Harbour Centre, Victory Square, The Gastown Steamclock, Waterfront Seawall



Restaurants & Cafes: Purebread Bakery, Nuba Gastown, Revolver, La Taqueria, Nemesis Coffee, Steamworks



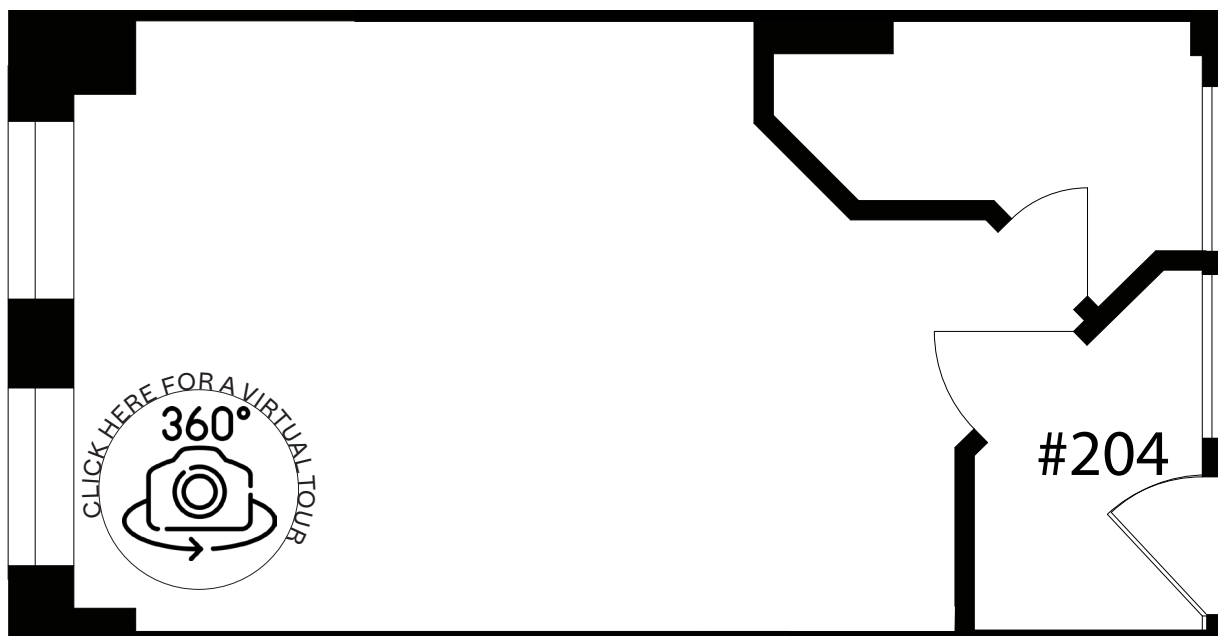
Business Services: BMO, Scotiabank, Royal Bank of Canada, TD Bank, Service Canada



#204 - 402 WEST PENDER STREET

RENTABLE AREA	416 sf
AVAILABLE	Immediately
BASIC RENT	\$24.00 PSF per annum
ADDITIONAL RENT	\$19.96 PSF (2026 est.) + 6% Basic Rent Mgmt Fee
MONTHLY	\$1,574 + GST

- » Dedicated waiting room
- » Exposed ceilings with LED lighting
- » Utility room
- » Views of Downtown Vancouver
- » Charming heritage details



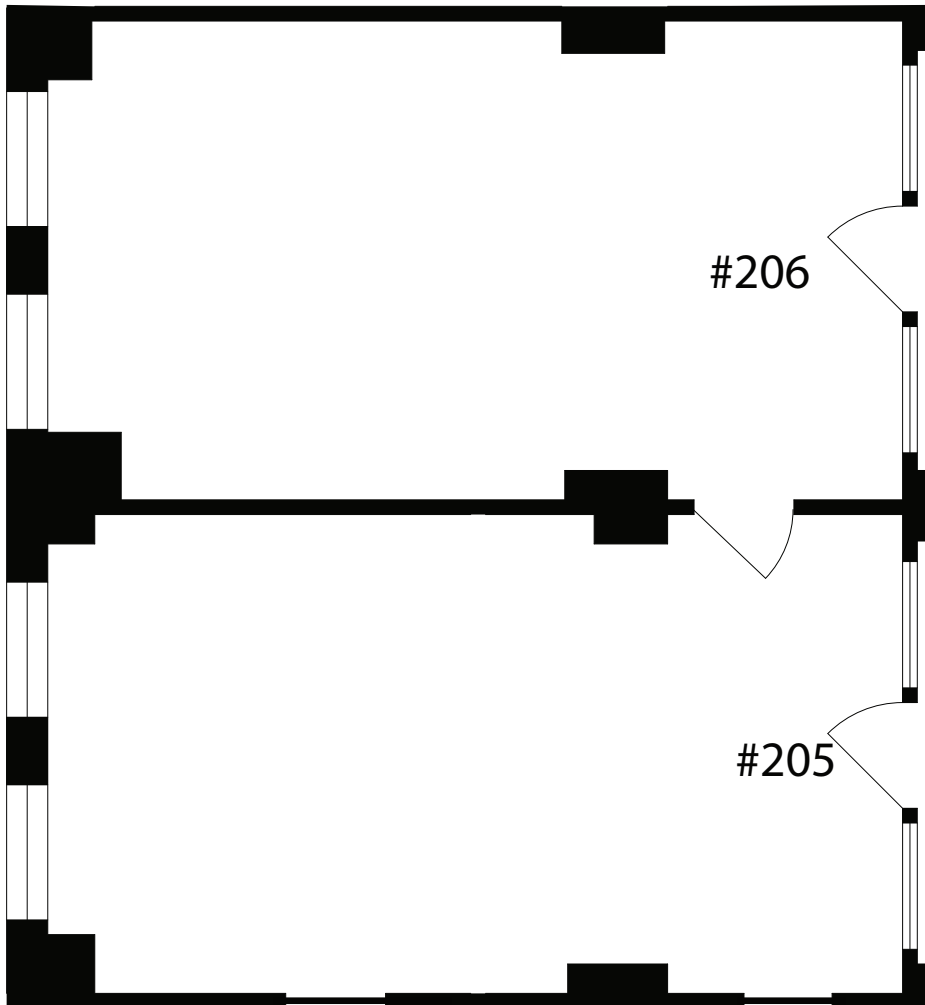
Unit #204 416 sf



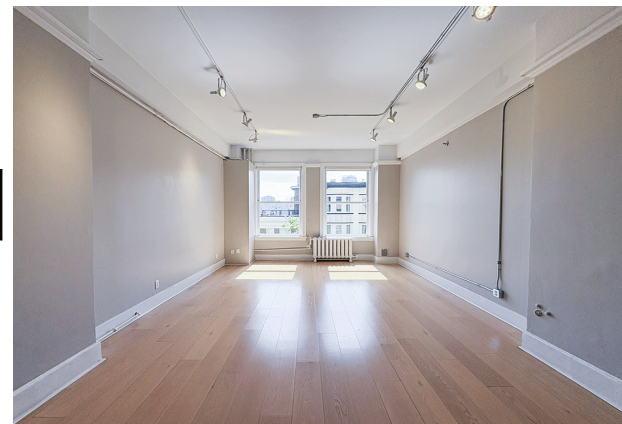
#205 & 206 - 402 WEST PENDER STREET

RENTABLE AREA	846 sf
AVAILABLE	Immediately
BASIC RENT	\$24.00 PSF per annum
ADDITIONAL RENT	\$19.96 PSF (2026 est.) + 6% Basic Rent Mgmt Fee
MONTHLY	\$3,201 + GST

- » Perfect for sole proprietors and start-up's!
- » Exposed ceilings with LED lighting
- » Fully operable windows with roller blinds
- » Views of Downtown Vancouver
- » Charming heritage details



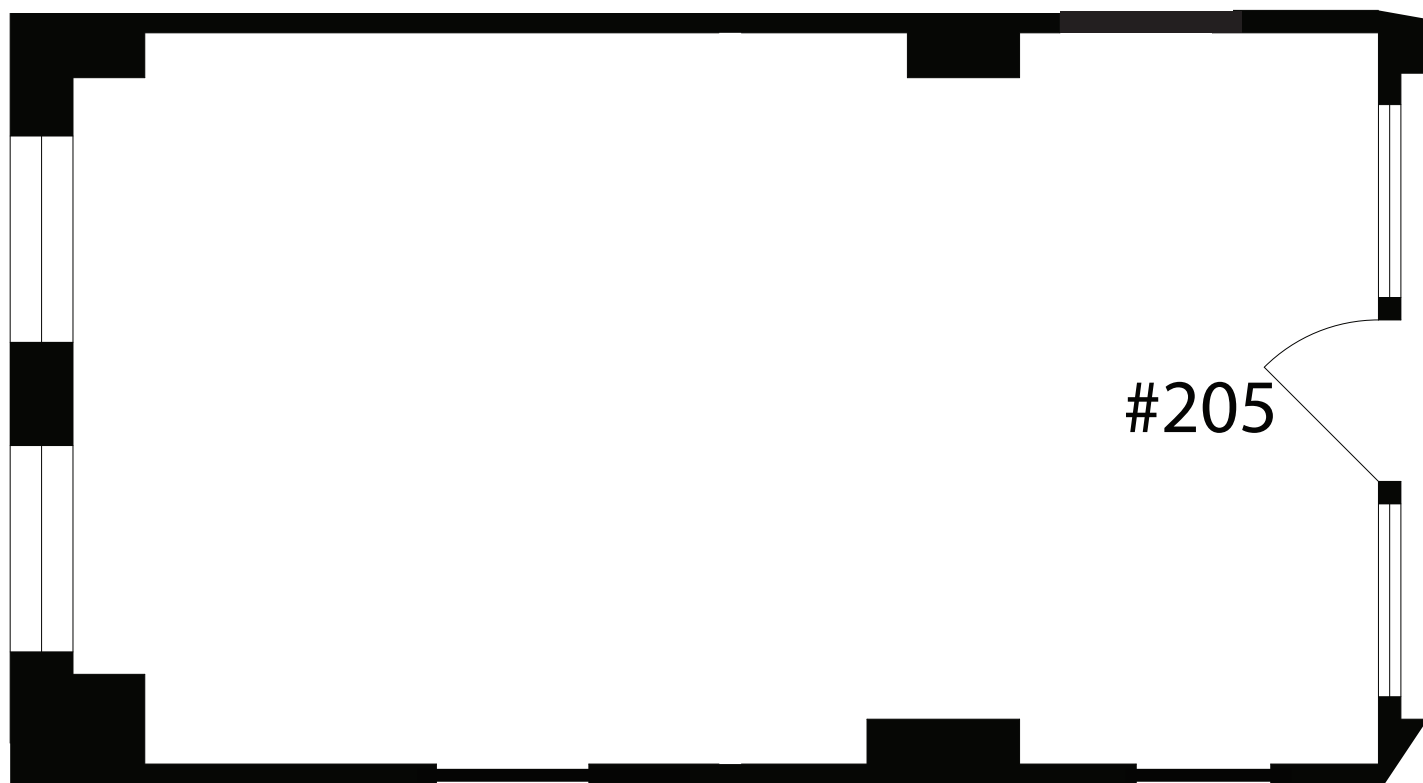
Unit #205 & 206 846 sf



#205 - 402 WEST PENDER STREET

RENTABLE AREA	423 sf
AVAILABLE	Immediately
BASIC RENT	\$24.00 PSF per annum
ADDITIONAL RENT	\$19.96 PSF (2026 est.) + 6% Basic Rent Mgmt Fee
MONTHLY	\$1,600 + GST

- » Perfect for sole proprietors and start-up's!
- » Exposed ceilings with LED lighting
- » Fully operable windows with roller blinds
- » Views of Downtown Vancouver
- » Charming heritage details



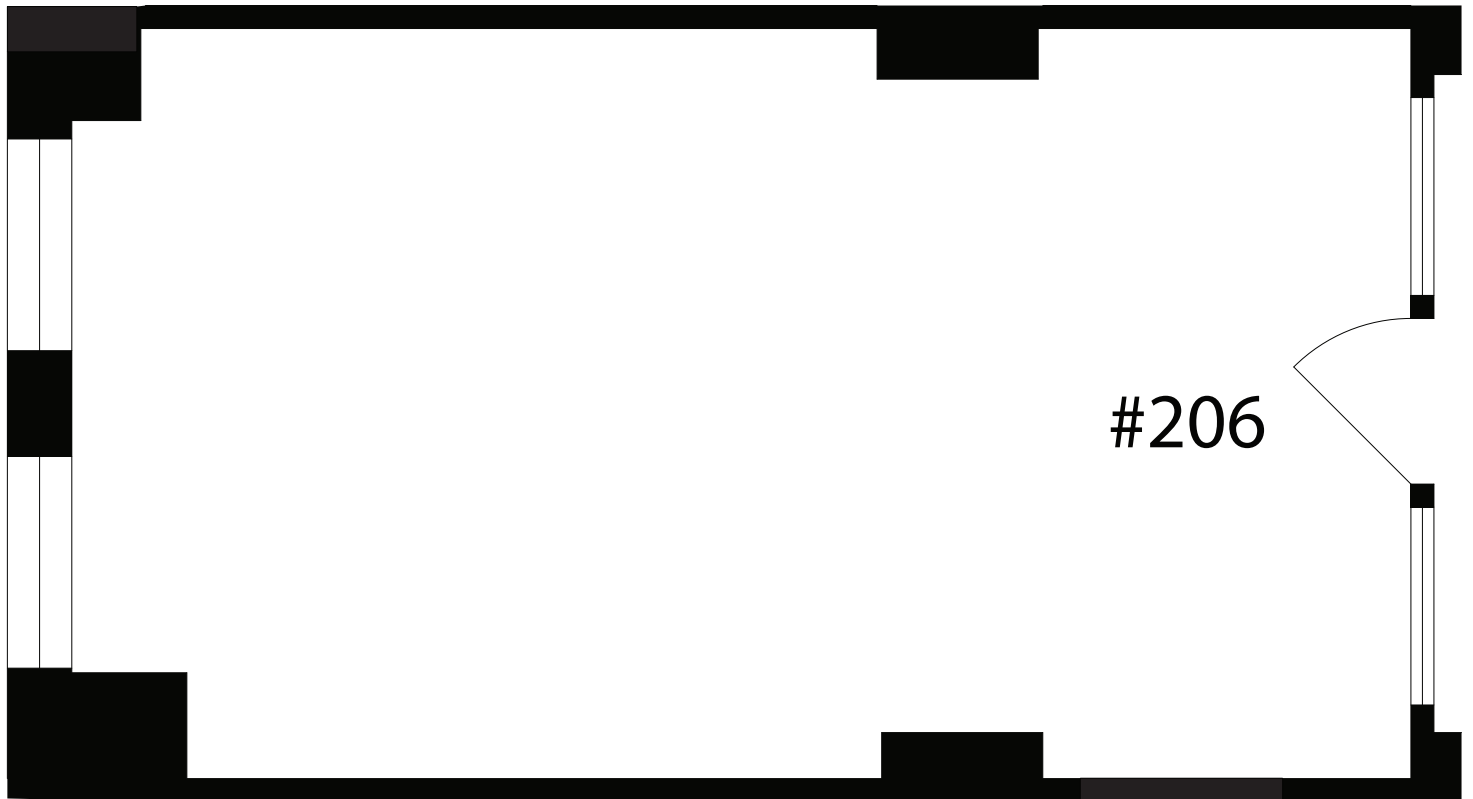
Unit #205 423 sf



#206 - 402 WEST PENDER STREET

RENTABLE AREA	423 sf
AVAILABLE	Immediately
BASIC RENT	\$24.00 PSF per annum
ADDITIONAL RENT	\$19.96 PSF (2026 est.) + 6% Basic Rent Mgmt Fee
MONTHLY	\$1,600 + GST

- » Perfect for sole proprietors and start-up's!
- » Exposed ceilings with LED lighting
- » Fully operable windows with roller blinds
- » Views of Downtown Vancouver
- » Charming heritage details



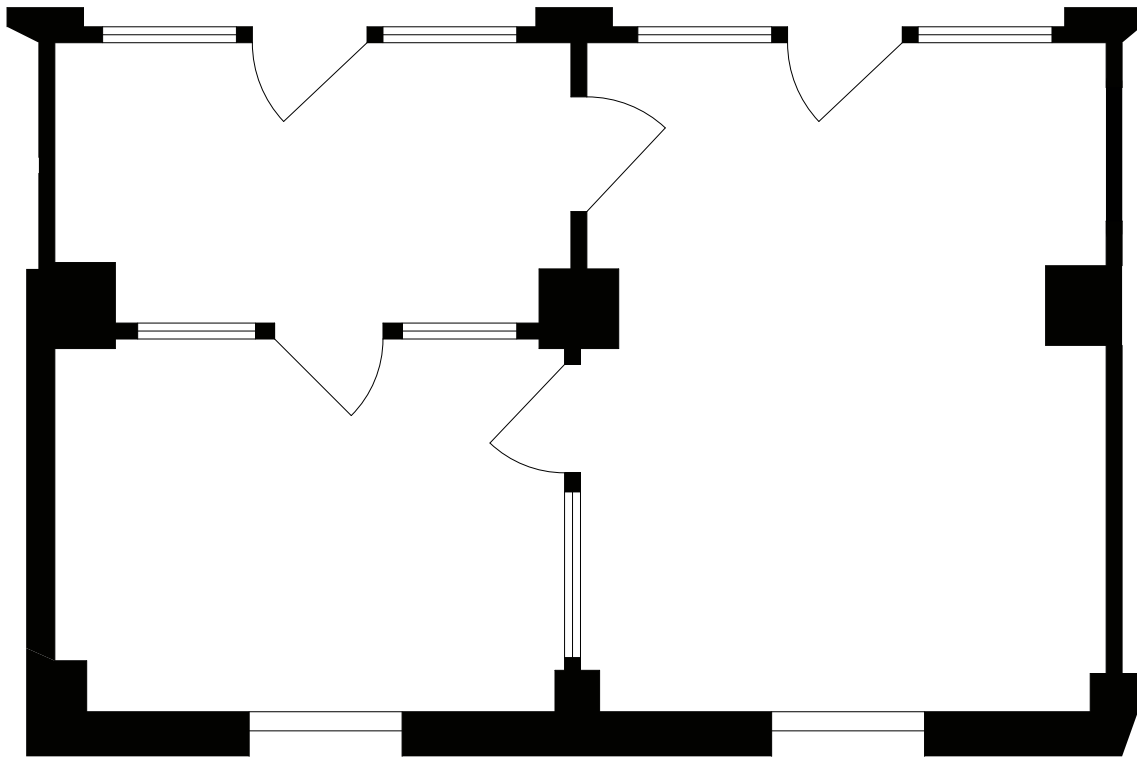
Unit #206 423 sf



#217 - 402 WEST PENDER STREET

RENTABLE AREA	601 sf
AVAILABLE	On Notice
BASIC RENT	\$23.00 PSF per annum
ADDITIONAL RENT	\$19.96 PSF (2026 est.) + 6% Basic Rent Mgmt Fee
MONTHLY	\$2,221 + GST

- » Restored heritage office with original solid wood ornate details
- » Dedicated reception at entry
- » One private office
- » Open concept collaborative area
- » Hardwood floors
- » Roller blinds



Unit #217 601 sf



#706 - 402 WEST PENDER STREET

RENTABLE AREA	737 sf
AVAILABLE	Immediately
BASIC RENT	\$24.00 PSF per annum
ADDITIONAL RENT	\$19.96 PSF (2026 est.) + 6% Basic Rent Mgmt Fee
MONTHLY	\$2,788 + GST

- » Restored heritage unit with unobstructed views of Downtown Vancouver
- » Corner unit with ample natural lighting
- » One office, two boardrooms & designated reception / client entry
- » LED lighting and hardwood floors
- » Fully operable windows with roller blinds

