

# For Lease

# 1595 East Pender Street

Vancouver, BC

2,354 sq. ft. Freestanding Wholesale/Showroom Building in Strathcona



## Contact

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**CBRE**

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## Property Details

Address	1595 East Pender Street, Vancouver
Lot Size	3,795 sq. ft.
Building Area	2,354 sq. ft.
Zoning	MC-1 Allows a range of wholesale, showroom, light manufacturing, assembly and office uses.
Occupancy	Immediate
Taxes & Op. Costs	\$2,915 per month (2025 est.)
Lease Rate	\$5,680 per month, triple net



## FEATURES



Open layout with 2 private offices abundant natural light throughout



12'3" Ceiling Heights



Vibrant location near numerous employee amenities



Excellent Parking



Air conditioned



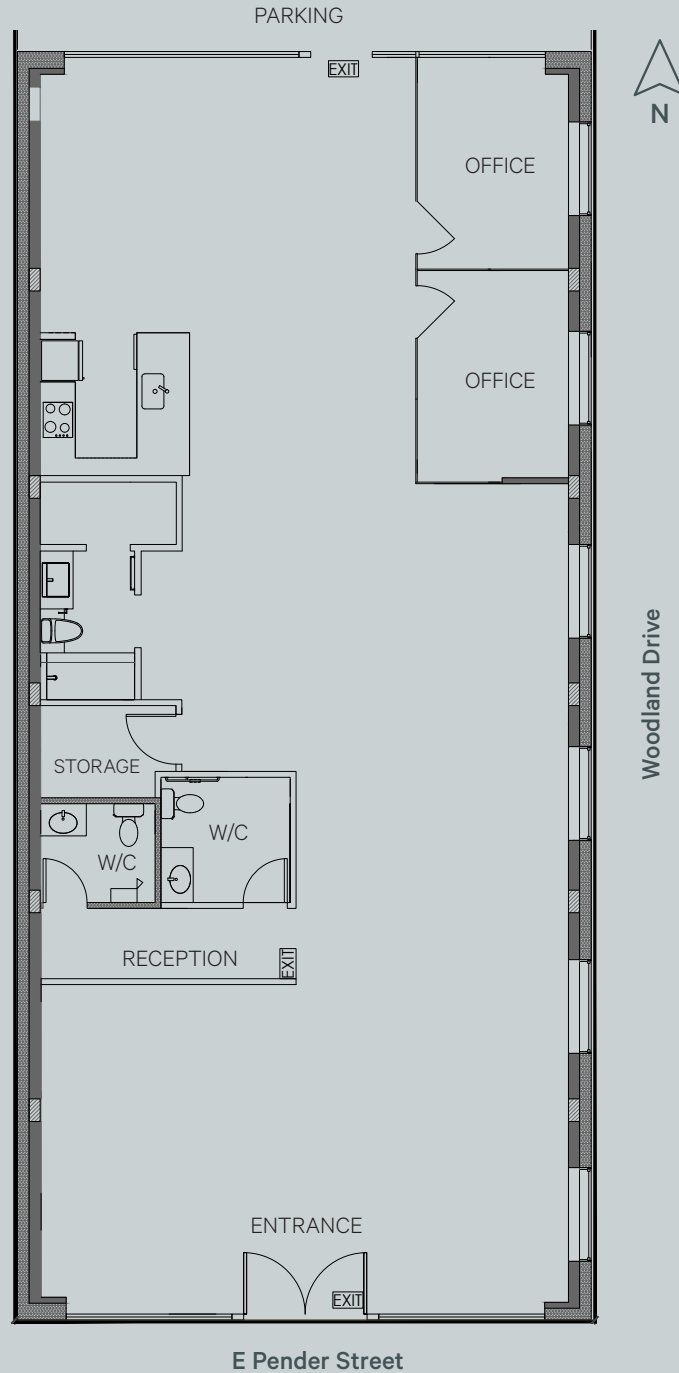
Corner Location

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# Floorplan

*Layout may not be exactly as shown.  
Not to scale.*



## Location

Well located at the corner of Pender Street and Woodland Drive, 1595 East Pender provides an exceptional location in the dynamic Strathcona neighbourhood of Vancouver. Surrounded by a mix of commercial, residential and industrial uses, the location is well suited to support a range of business operations.

The property provides efficient access to the Downtown Core, the Port of Vancouver and major traffic arteries connecting Richmond, Burnaby and North Vancouver. The area is rich in employee amenities including Yolks Restaurant, Timbertrain Coffee, Earnest Ice Cream, Woodland Park and numerous craft breweries. The lively Commercial Drive is just one block east and excellent public transit is provided along Hastings Street to ensure convenient connectivity for staff and clients.



BIKE SCORE

98



WALK SCORE

95



TRANSIT SCORE

75



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