

789 West Pender St. Vancouver, BC

Triovest

Historic 15-storey office in the Downtown Core

Leasing Opportunities

On-Site Security

Bike Storage

Transit Friendly

Marc Gerow

Leasing Manager

604.642.4504 | mgerow@triovest.com



Availabilities

Suite 430:	779 SF	Immediately	Virtual Tour
Suite 460:	680 SF	Immediately	Virtual Tour
Suite 480:	2,808 SF	Immediately	
Suite 500:	3,140 SF	Immediately	Virtual Tour
Suite 560:	701 SF	Immediately	Virtual Tour
Suite 770:	598 SF	Immediately	Virtual Tour
Suite 855:	755 SF	October 1, 2024	
Suite 955:	598 SF	Immediately	
Suite 980:	847 SF	Immediately	Virtual Tour
Suite 1005:	2,337 SF	Immediately	Virtual Tour
Suite 1010:	1,527 SF	Immediately	Virtual Tour
Suite 1020:	1,783 SF	Immediately	
Suite 1150:	954 SF	Immediately	
Suite 1510:	905 SF	Immediately	

Building Information

Basic Rent	Market
2024 Est. Op Costs	\$23.05 PSF

Building Description

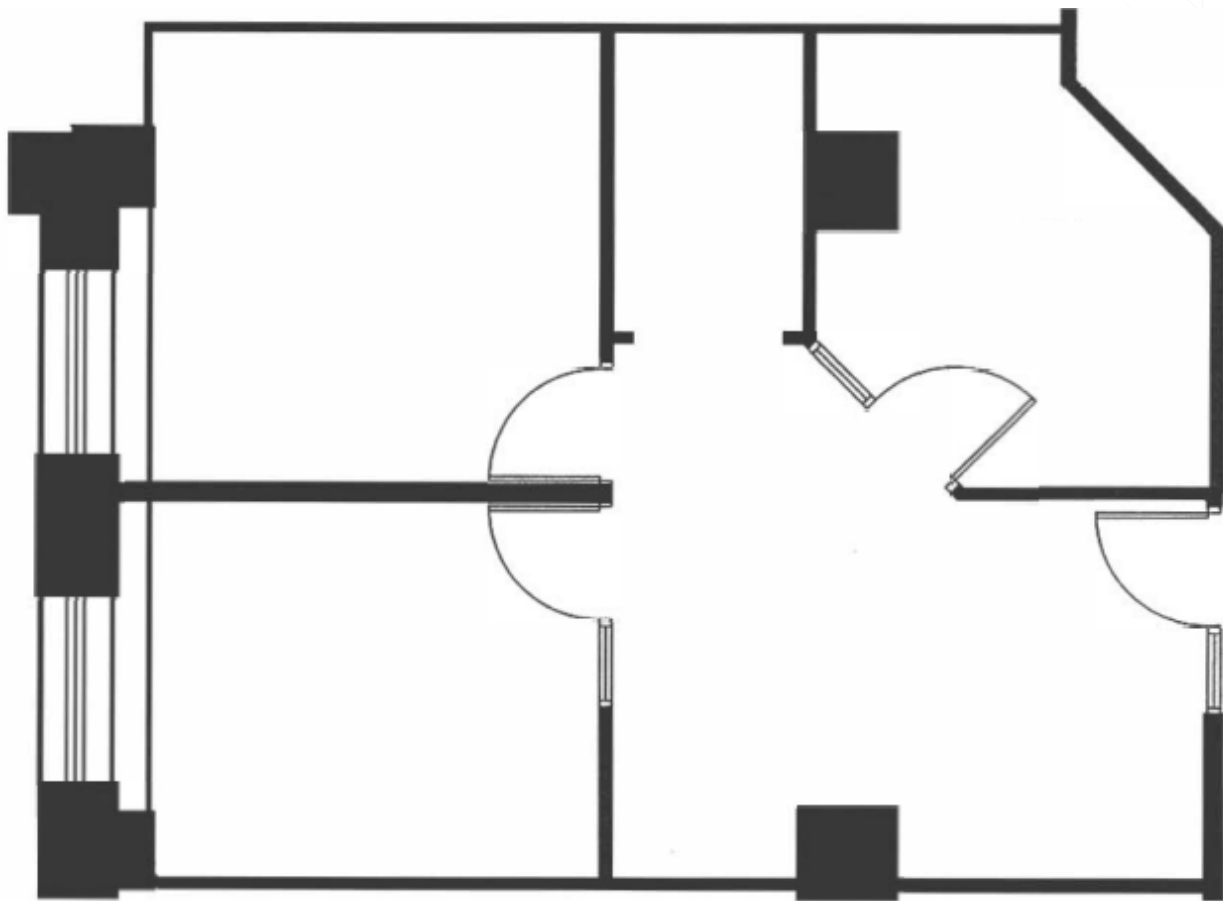
Located at the prominent northeast corner of West Pender and Howe Street, 789 West Pender offers an ideal office space in the heart of Vancouver's downtown core. This 15-storey building provides flexible office solutions starting from 600 sq. ft., making it suitable for businesses of all sizes. Originally built in two phases in 1929 and 1965, the building underwent significant renovations in 1991, combining classic architecture with modern functionality. Its convenient proximity to the SeaBus, SkyTrain, and various transit options ensures seamless accessibility. Key features include a secure card access system, high-speed fibre optics, advanced HVAC, and a unique feature: a portion of the building includes opening windows—an uncommon benefit in air-conditioned downtown offices.



779^{SF}

[Virtual Tour](#)

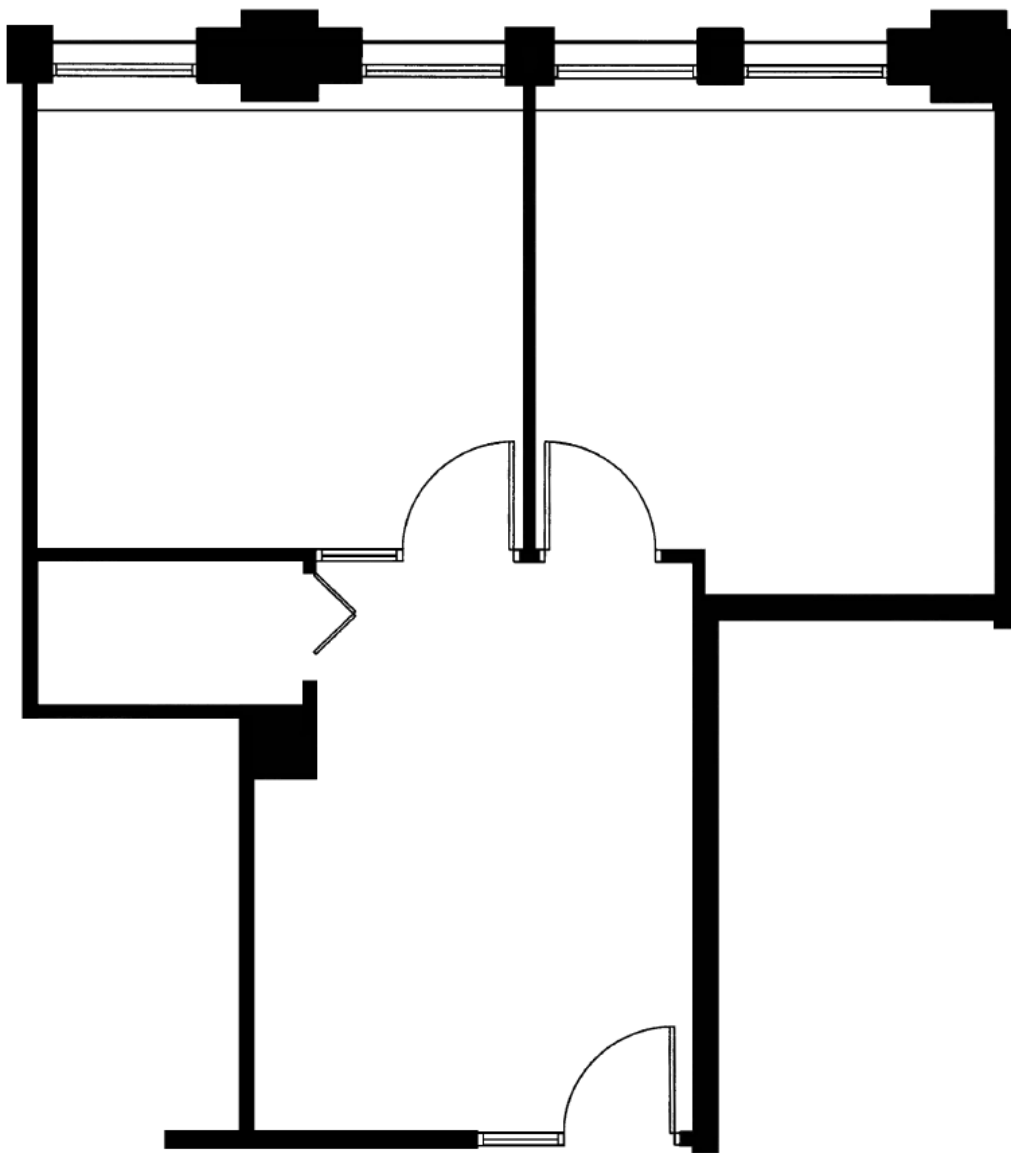
- ▼ Improved
- ▼ Includes three offices, storage space and a reception area



680^{SF}

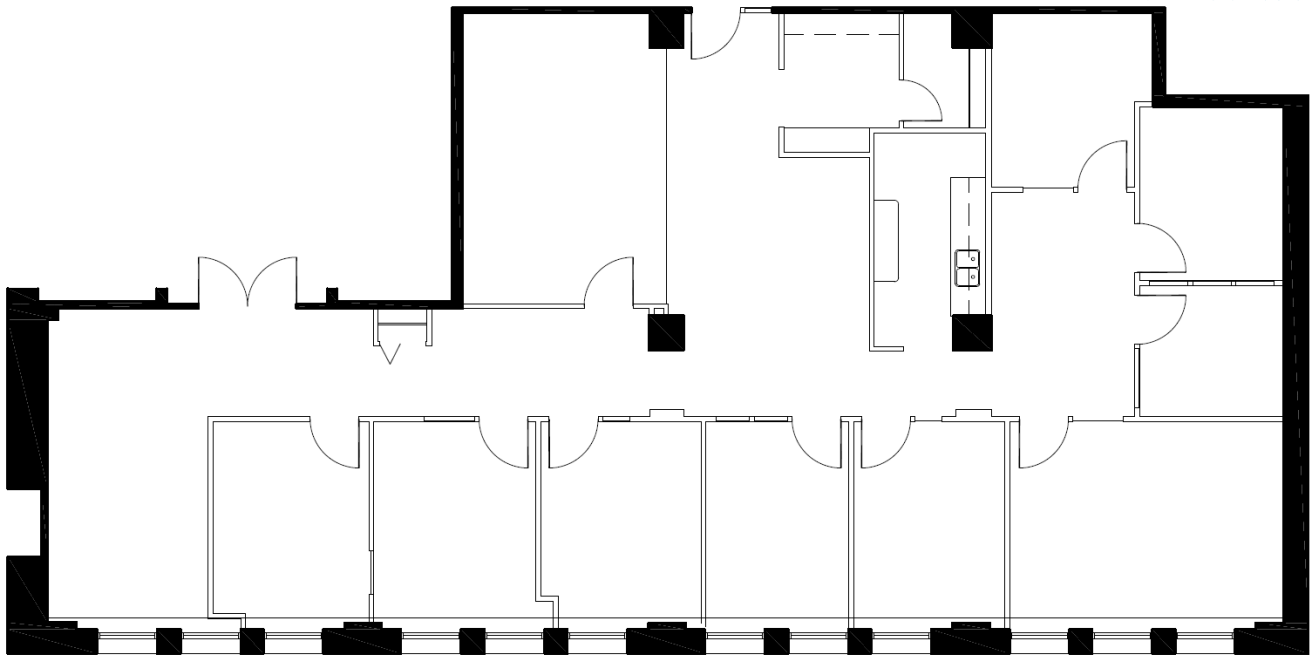
[Virtual Tour](#)

- Brand new improvements
- Furnished space
- Two offices, small open area and storage room



2,808^{SF}

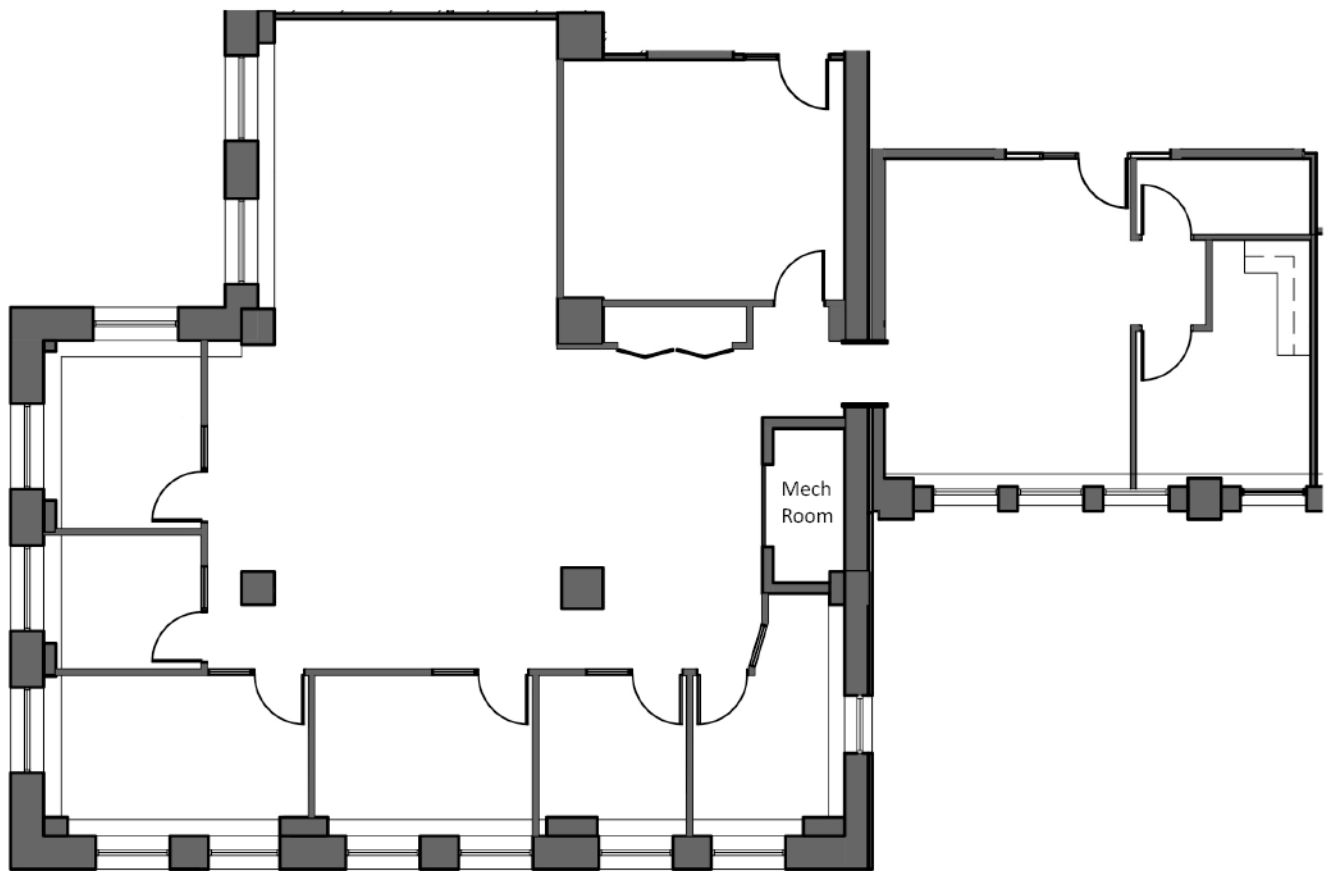
- ▼ Elevator Exposure
- ▼ Reception, six window offices, open area and boardroom
- ▼ Kitchen and storage



3,140^{SF}

[Virtual Tour](#)

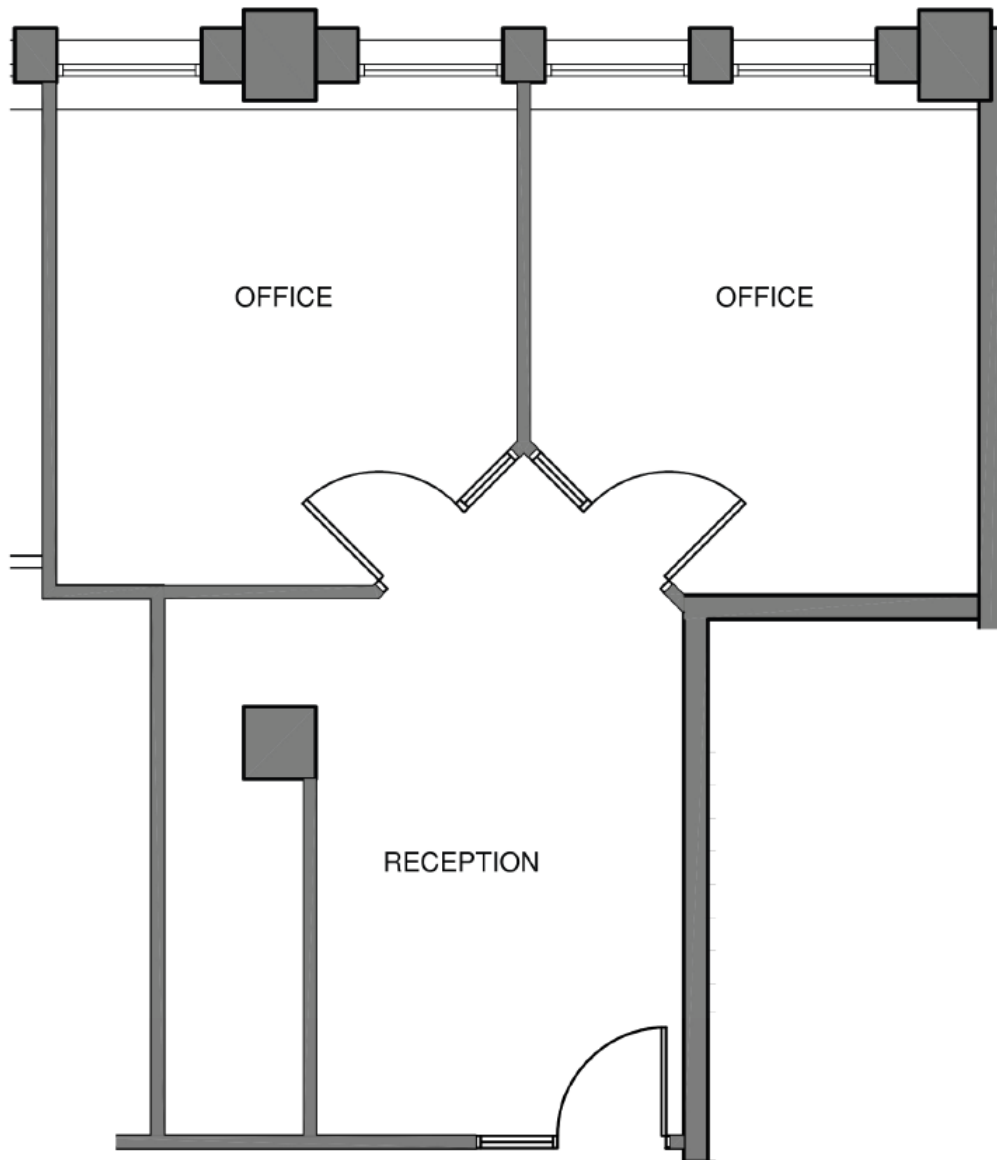
- ▼ Elevator Exposure
- ▼ Reception, eight offices, open area and boardroom
- ▼ Kitchen and Storage



3,140^{SF}

[Virtual Tour](#)

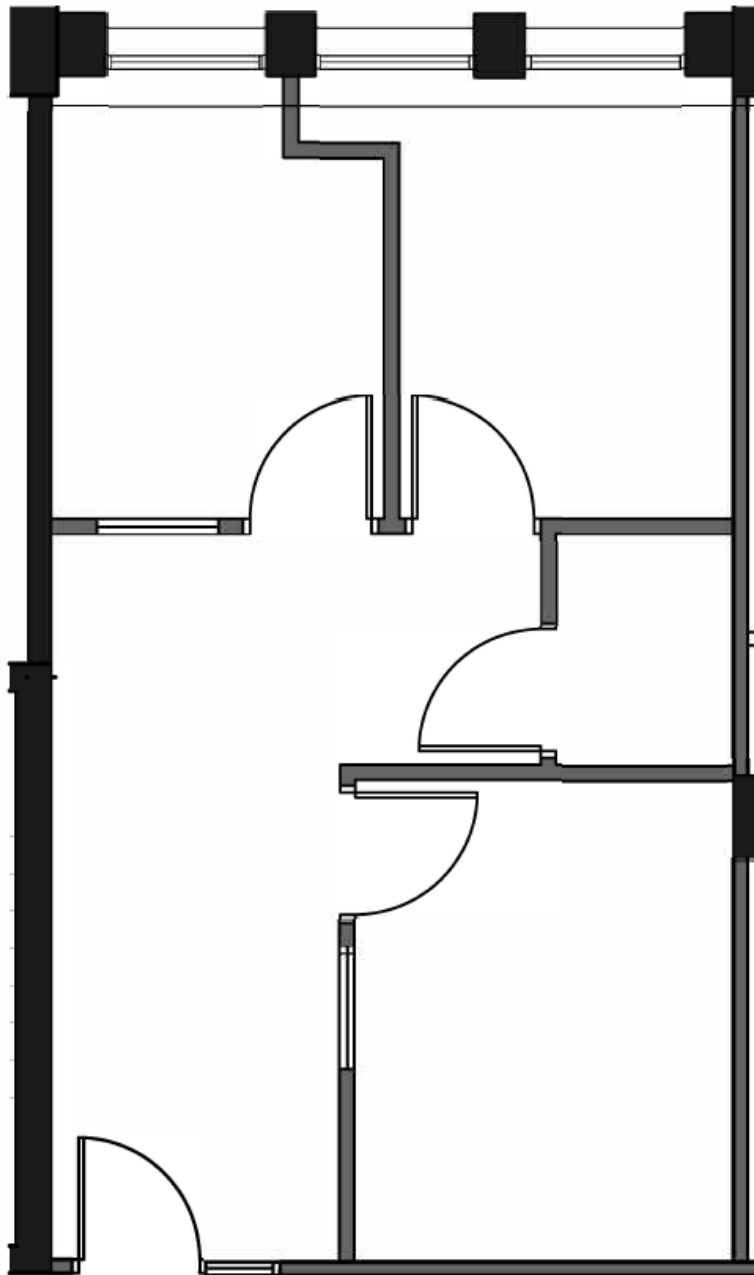
- Two offices
- Reception area



598^{SF}

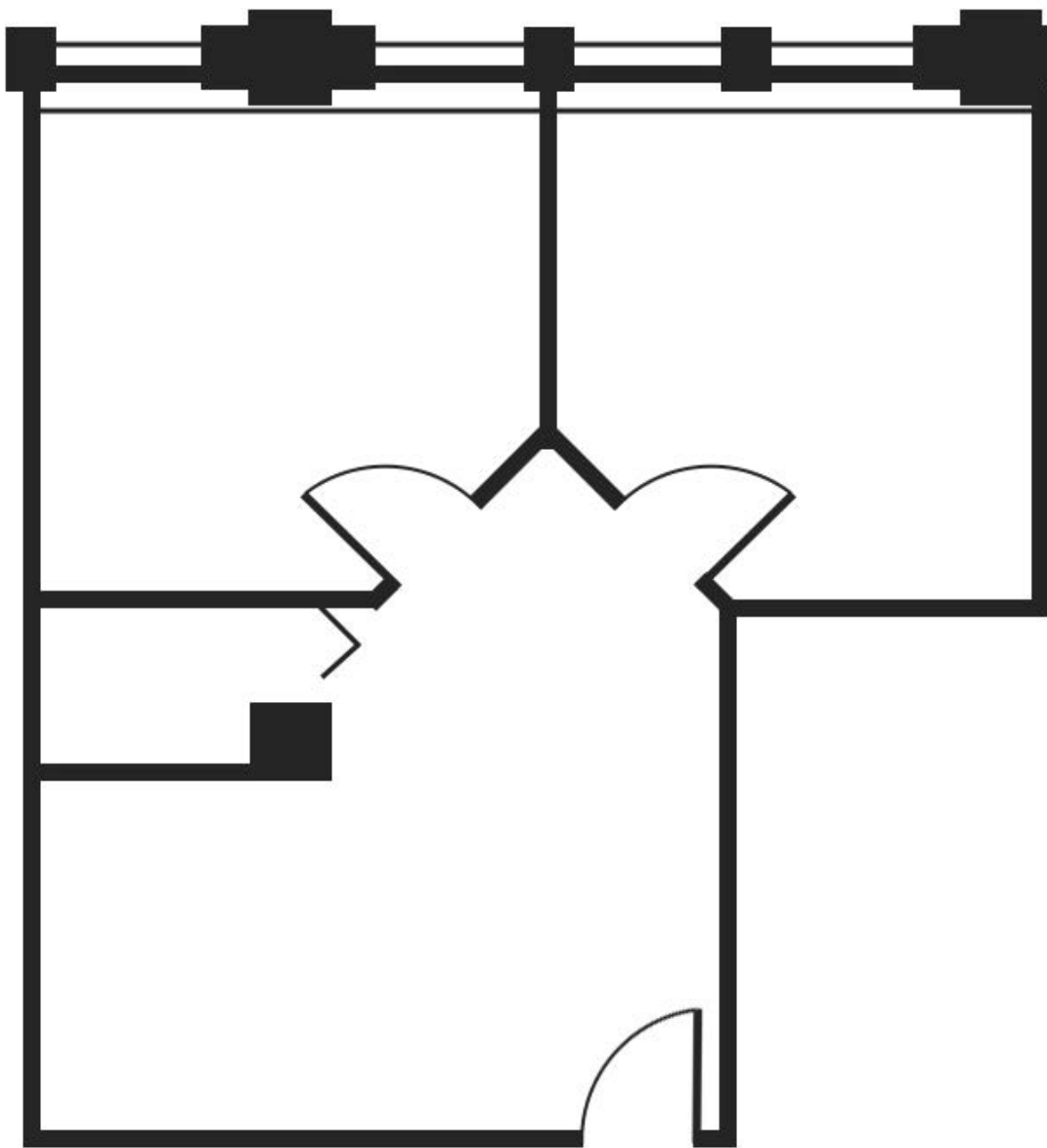
[Virtual Tour](#)

- ▶ Brand new improvements
- ▶ Furnished space
- ▶ Two offices, meeting room are and storage room

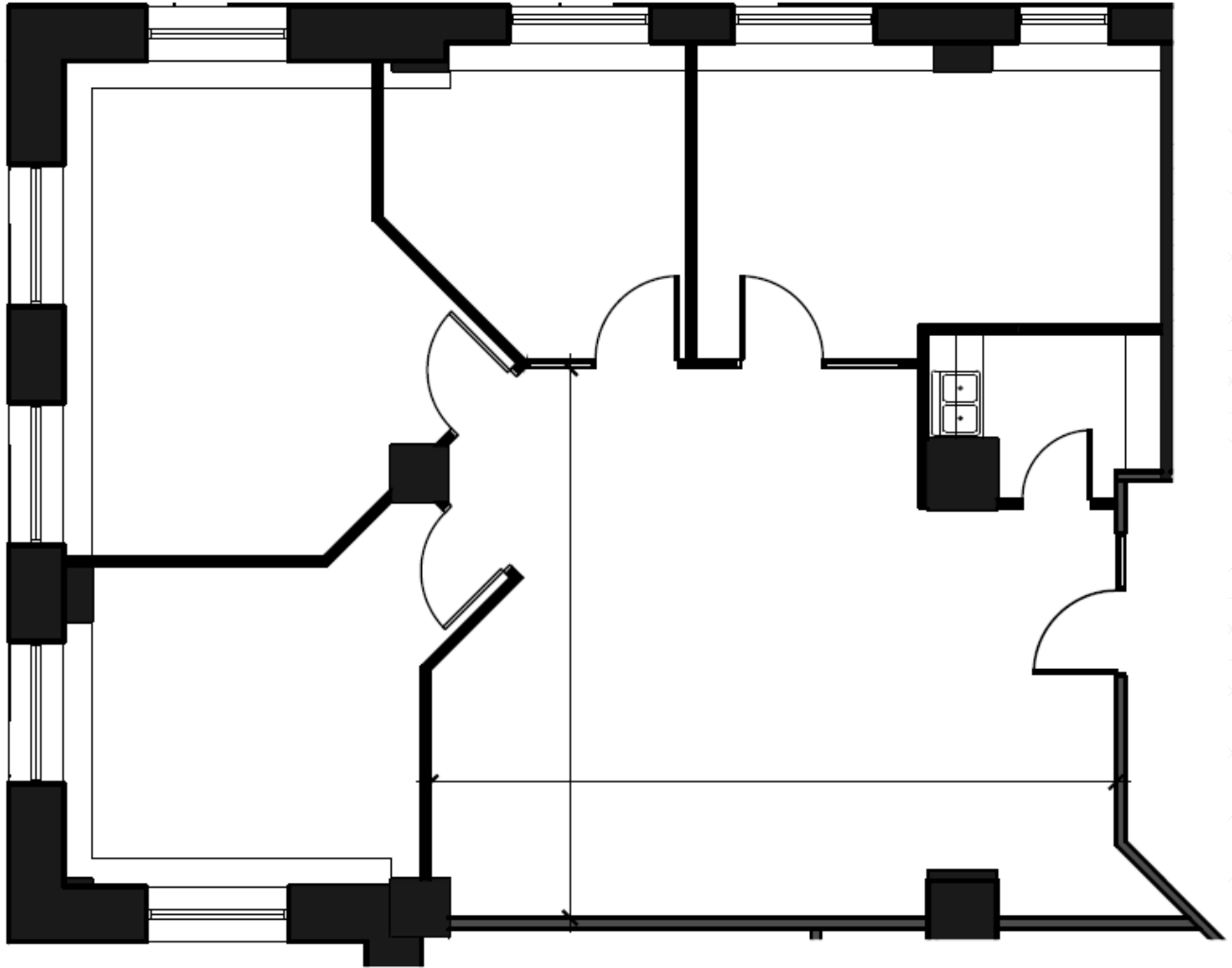


755^{SF}

- Two Offices
- Open are for workstations
- Storage



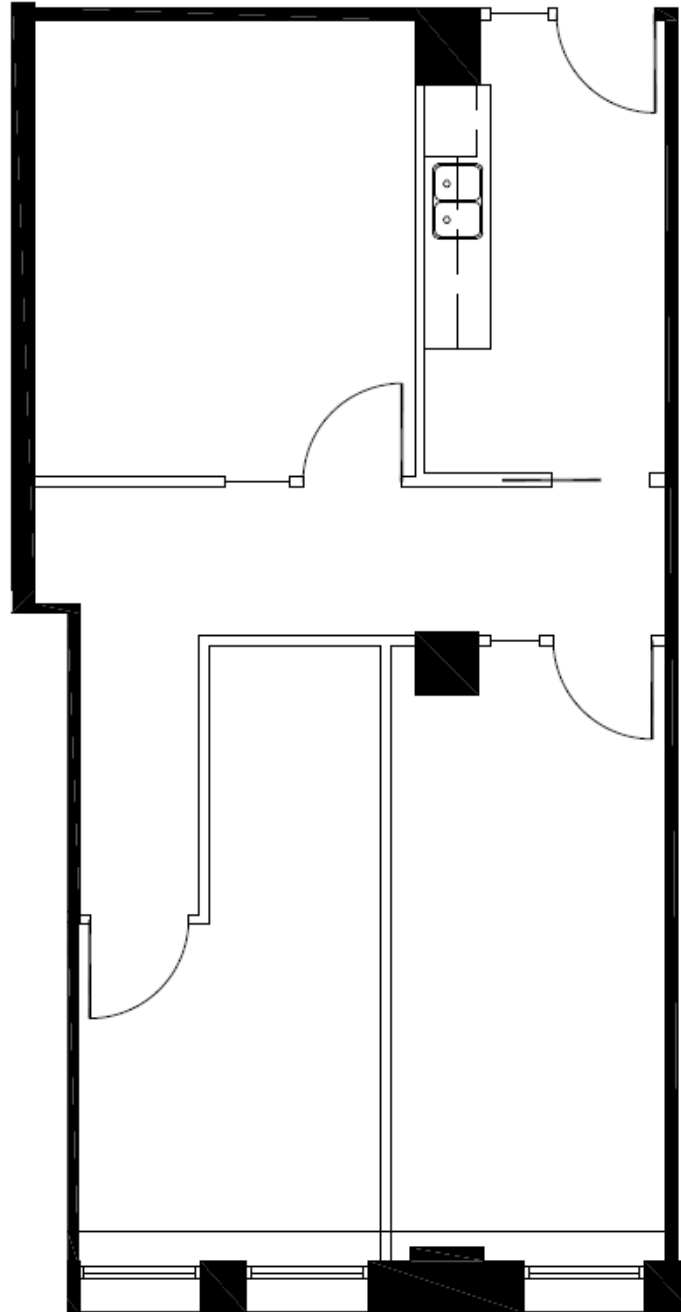
1,500^{SF}




847^{SF}

[Virtual Tour](#)

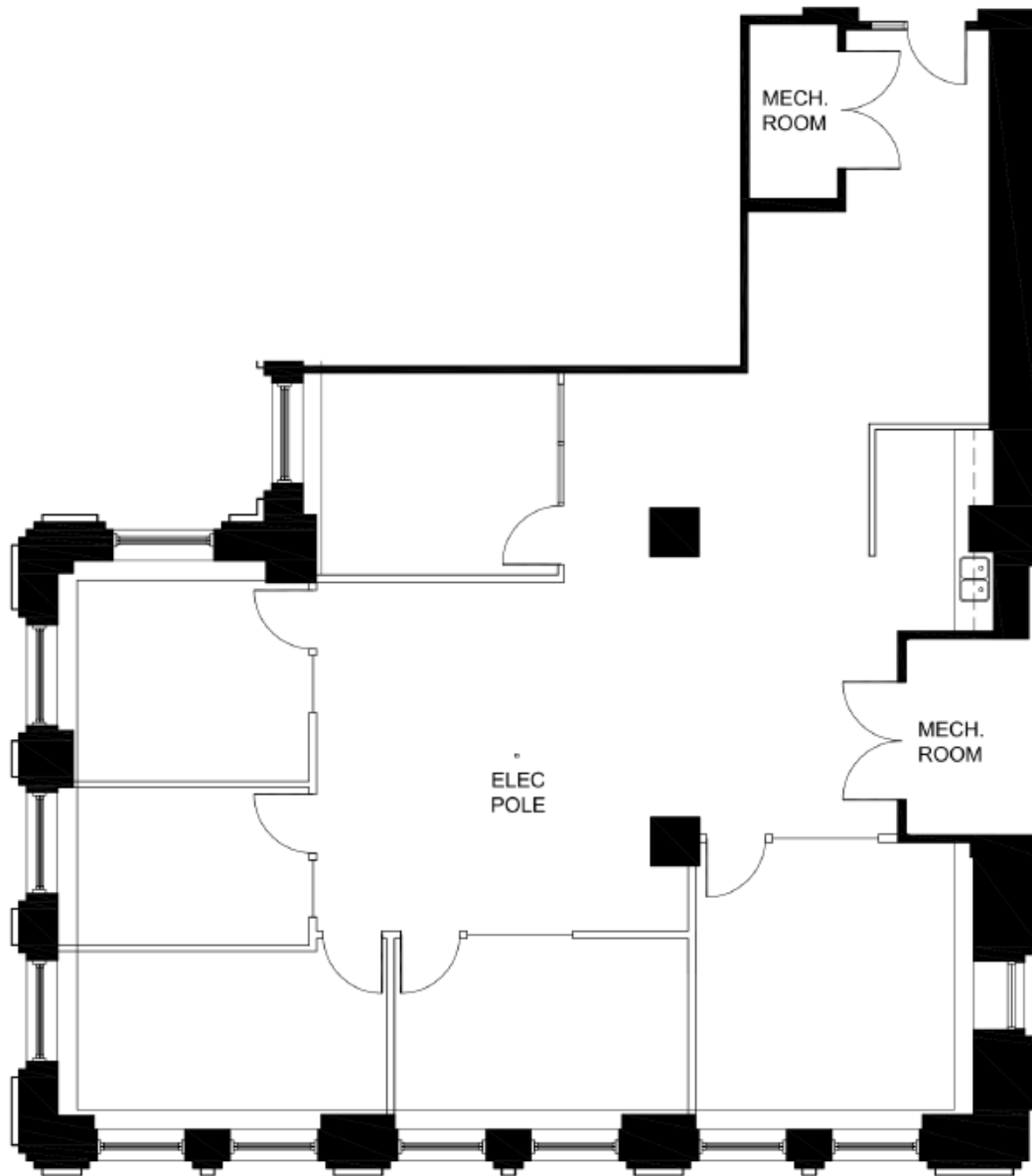
- ▶ Three offices
- ▶ Kitchenette



2,337^{SF}

 [Virtual Tour](#)

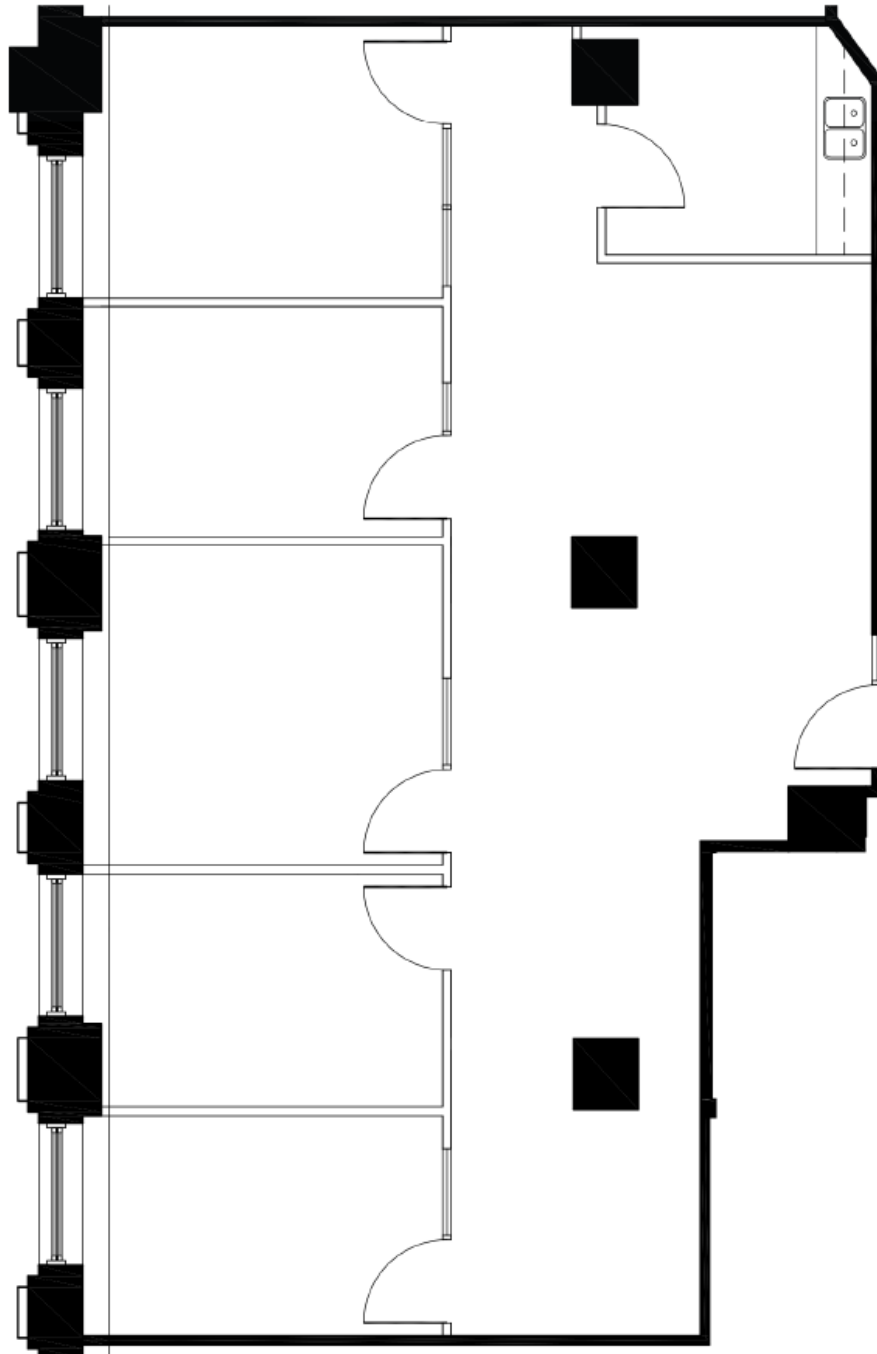
- ▶ Recently improved
- ▶ Five window offices, boardroom and open area
- ▶ Kitchen and server room



1,527^{SF}

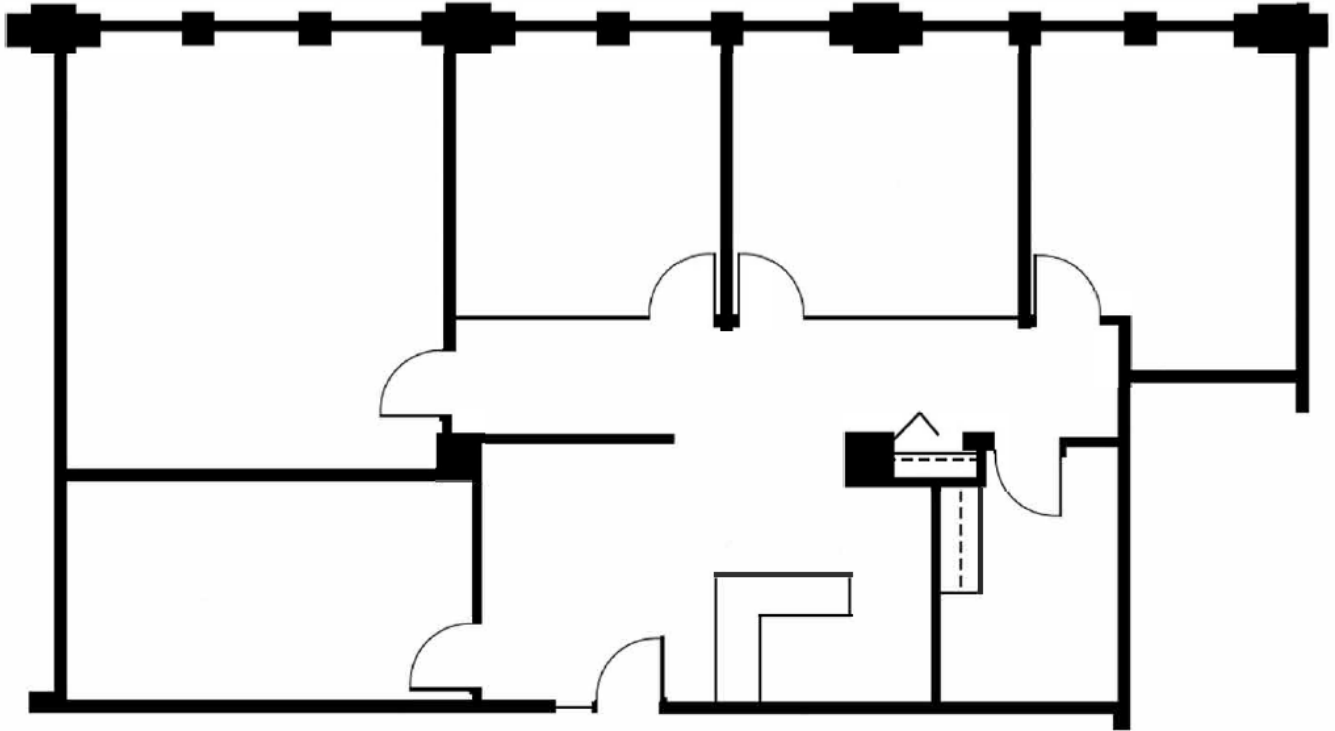
[Virtual Tour](#)

- Five offices
- Open area and Kitchenette



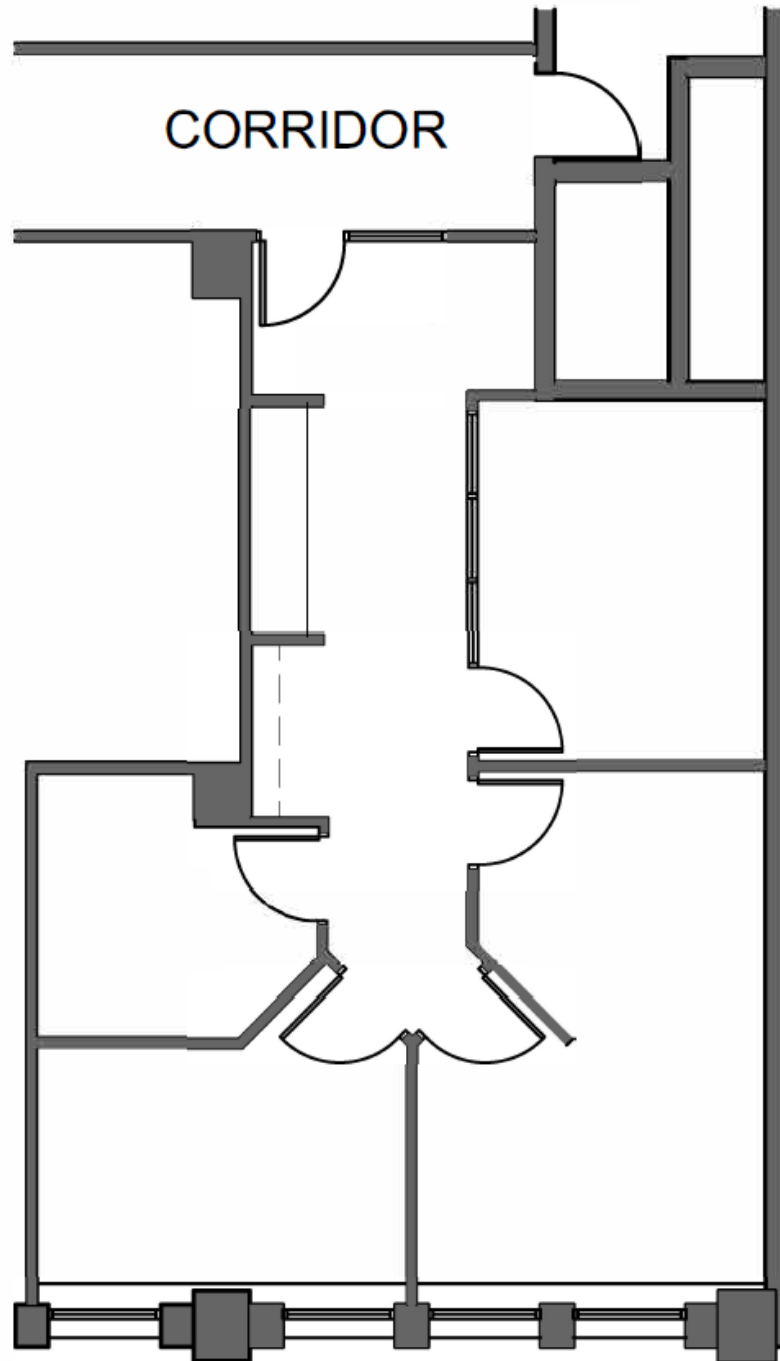
1,783^{SF}

- ▼ Reception Area
- ▼ Four executive offices
- ▼ Boardroom and kitchen area



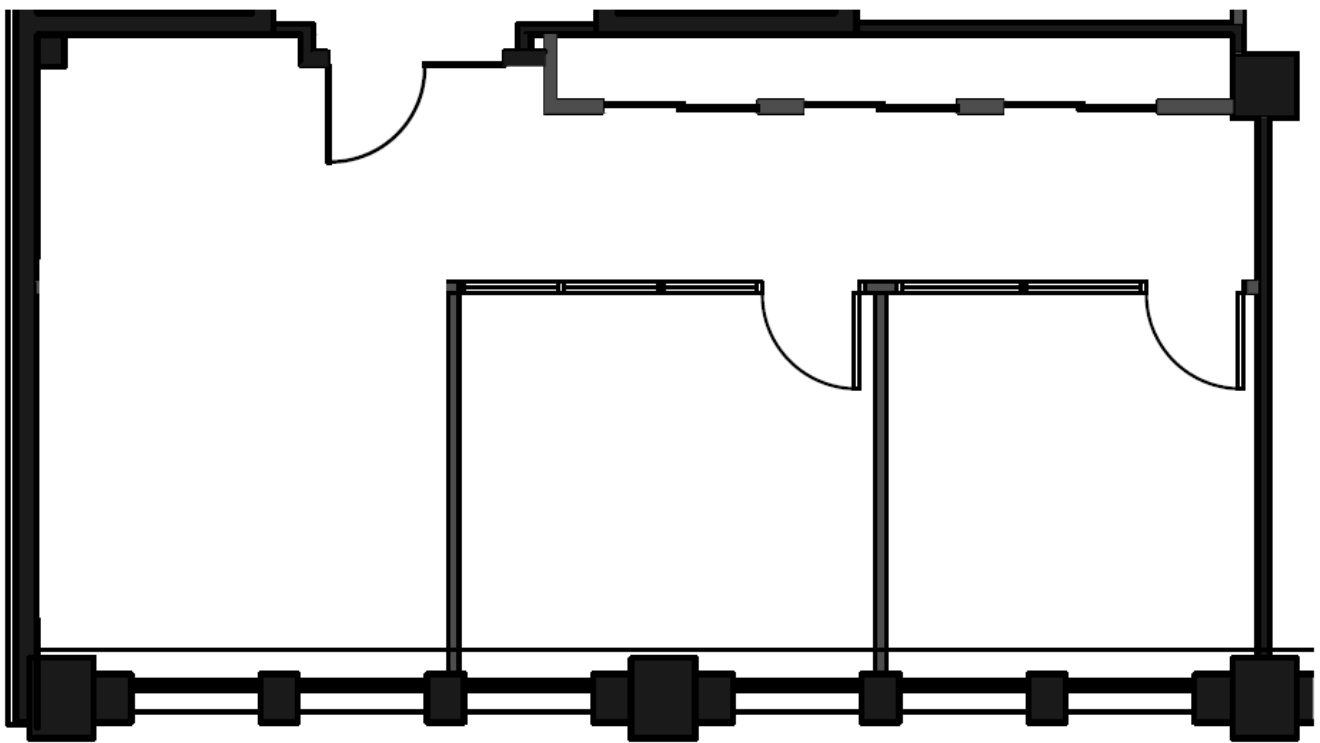
954^{SF}

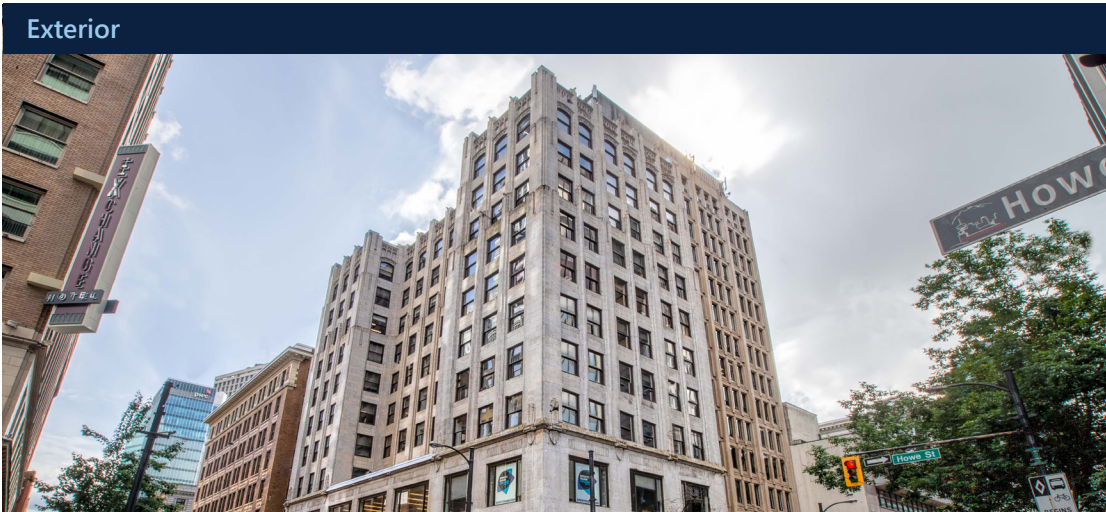
- Three office
- Meeting room and storage area

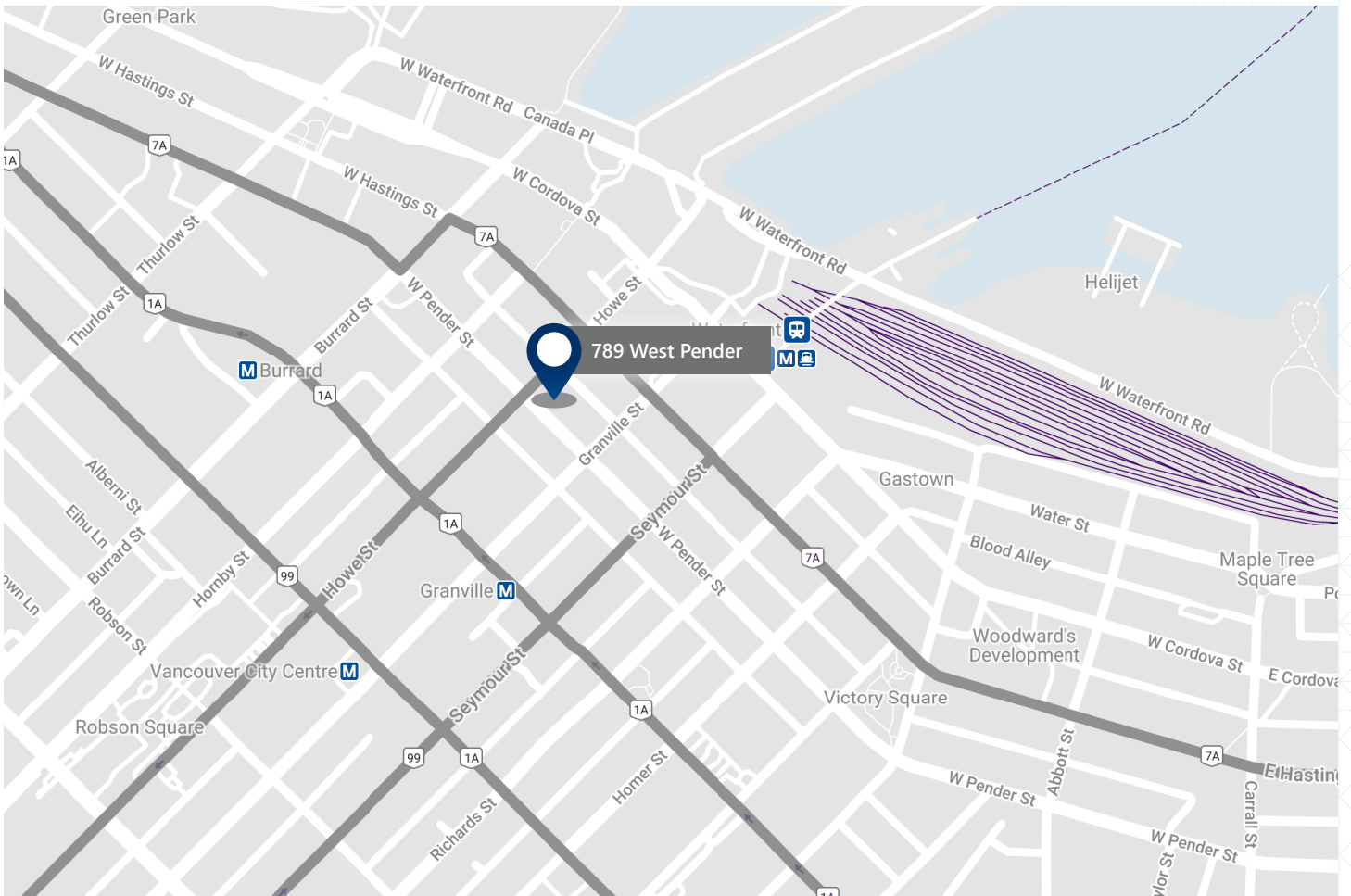


905^{SF}

- ▼ Elevator exposure
- ▼ Three offices
- ▼ Large storage closet







Sustainability Excellence

Triovest Sustainability Solutions (TSS) is a centre of excellence providing leadership, resources, and services to both internal Triovest teams and external clients. Our expertise incorporates the full spectrum of sustainability, energy management, technology integration, and health and safety. TSS is guided by a proactive outreach strategy, focused on holistic sustainability and wellness principles to help our properties achieve their operational efficiency, green certifications, and net zero emissions objectives.

Accessibility

Triovest treats every property we manage as a community, a workplace that embodies diversity, equality, and inclusion. Our assets are inclusive environments that support diverse perspectives and accessibility, delivering the best possible experience to those who interact within our buildings.

Smart Buildings

Our cloud-based tenant experience app, Triovest Access, seamlessly connects tenants with their building and community. It facilitates communication, allowing tenants to quickly and easily submit service requests, find out what is happening in their building and surrounding neighbourhood, take advantage of exclusive offers, and connect with others within the building community. The app also allows property managers to post news and notices, scheduled maintenance alerts, and tenant handbooks.

TSS is using digital platforms to continuously pull data from building automation systems and identify operational improvement opportunities that drive sustainability performance and financial optimization. We strive to achieve smart building standards across our portfolio in an effort to reduce operating expenses, improve environmental metrics and enhance tenant experiences.

Our Commitments

We have set science-based aligned targets for our properties to manage utility costs, greenhouse gas (GHG) emissions, and waste.

We are committed to:

- ▼ Net Zero Operations by 2050
- ▼ 50% reduction in Carbon footprint by 2030 in our office portfolio
- ▼ Waste Diversion rate of 70% by 2030
- ▼ Occupational health and safety of our employees, tenants, contractors, and visitors

For more information and to view our latest ESG report, visit triovest.com/sustainability

Triovest is committed to achieving

Net Zero
GHG Emissions
BY
2050

Building Opportunities

Dedicated Property Management Teams

Triovest recognizes that our tenants must feel sincerely heard and supported. It is our responsibility to listen and meet your needs to the best of our ability. Our Property Management Teams are there to ensure your workspace is running efficiently for your people, provide assistance, and encourage tenant engagement so you can focus on your core business.

We Are Where You Are

Our in-house Leasing Teams possess local market expertise in all asset classes to support any real estate need you have. We work with you to understand your requirements to deliver built-to-suit custom solutions. This, combined with our national scale, local knowledge, and strong relationships, keeps us ahead of market dynamics and trends to deliver value-add insights.

By The Numbers*

\$3B

Under Development

\$12B

Under Management

38M SF

Under Management

345

Properties

6

Offices
Canada-Wide

460

Employees

*As at Q2 2023

Our Mission


We create sustainable places that enhance communities and enrich relationships.

About Triovest

Triovest is one of the largest privately-owned commercial real estate companies in Canada. We are a fully integrated real estate platform with 25+ years' experience in real estate investment, development, and management offering a full spectrum of capabilities including acquisition and dispositions, asset management, construction management, property management, leasing services, and sustainability advisory services.

Triovest builds partnerships, manages commercial real estate projects from concept to completion, and delivers sector-leading returns, offering a full range of management services throughout the lifecycle of the asset. Our clients benefit from the combined expertise and integration of our Capital and Advisors teams, paired with Triovest's national scale, unsurpassed local knowledge, and deep understanding of every stage of the real estate lifecycle.

For more information, visit triovest.com



Marc Gerow
Leasing Manager
604.642.4504 | mgerow@triovest.com

triovest.com

Triovest Realty Advisors Inc., Brokerage
789 West Pender Street, Suite 600, Vancouver, BC V6C 1H2

This document has been prepared by Triovest for advertising and general information purposes only. Triovest makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information contained in this document including, but not limited to, warranties of content accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information contained herein. While Triovest makes every effort to ensure that the information in this document is current and accurate, Triovest cannot guarantee that this document will be free from errors. In addition, Triovest reserves the right to amend, change, terminate, suspend or discontinue the issuance of this document or any aspect of the information contained herein at any time without notice or liability. You acknowledge that your use or reliance on this document and the information contained herein is at your own risk. Triovest shall not be liable and categorically excludes any and all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for any and all loss and/or damages arising therefrom. 10-2023