

# 402 W PENDER STREET

NEARLY 100% LEASED

THE BRITISH COLUMBIA SECURITIES BUILDING  
FOR SALE | TROPHY DOWNTOWN VANCOUVER INVESTMENT OPPORTUNITY



# the opportunity.

## HISTORIC CHARM. TIMELESS SOPHISTICATION.

Nestled in the heart of downtown Vancouver at the prominent intersection of West Pender and Homer Street, **402 West Pender Street** reflects the area's rich history and architectural heritage. The building was originally known as The British Columbia Securities Building and within the context of other commercial buildings of similar age and scale, this building dominates its surroundings and is a landmark in the area. This award-winning 9-storey, plus lower level, heritage building is comprised of approximately 46,558 SF and is celebrated for its striking brick, stone, and glazed terra cotta façade, complemented by beautiful interior and exterior detailing.

402 West Pender Street features 9 levels above grade, including a mezzanine level. The lower level/basement houses the mechanical rooms and features secure private storage lockers and a large common bike room.

Nearly \$4 million has been invested in capital improvements to enhance the building's character and meet the demands of today's dynamic work environment.

402 West Pender Street represents a rare opportunity to acquire a trophy asset in Downtown Vancouver, making it an exceptional investment prospect for investors, developers, and owner-users alike.

CLICK HERE TO  
WATCH INSTAGRAM REEL



## salient facts.

### Civic Address

402 W Pender Street, Vancouver BC

### Lot Size<sup>1</sup>

6,240 SF (Approx.)

### PID

012-169-561, 012-169-595

### Zoning

DD (Downtown District), Subsection C2, which permits a range of potential uses, including hotel, residential, and microresidential developments.

### Asking Price

Please contact agent

### Legal Description

LT 9, BLK 35, PL VAP210, DL 541, NWLD

### Building Size<sup>1</sup>

Basic Rentable Area: 46,558 SF  
Rentable Area: 49,224 SF  
Gross Area: 56,162 SF

### Number of Stories

Nine (9) plus Lower Level

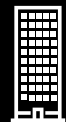
### Property Tax

\$196,583.00 (2025)

### Net Income/Projected Net Income

\$933,562.08 | \$1,149,118.50 (Approx.)

## property highlights.



### Significant Capital Upgrades

Nearly \$4 million has been invested in capital improvements to enhance the building's character and meet the demands of today's dynamic work environment.



### Breathtaking Views

Enjoy stunning vistas of the city skyline, North Shore Mountains, and Burrard Inlet from various vantage points within the building.



### Award-Winning Renovation

The lobby and hallways have undergone a meticulous restoration, earning accolades for their exceptional design and inviting ambiance.



### Flexible Office Layouts

Each floor offers adaptable office demising options, accommodating both small and large tenant space requirements.



### Passenger Elevators

The building is equipped with two charming heritage style passenger elevators.



### Amenities

The building features high-speed fiber optic internet access, bike storage, steam heating, operable windows and much more, ensuring a comfortable and productive work environment.



### Versatile Uses

The building currently accommodates a wide range of uses. As per the City of Vancouver\*, the existing approved uses within the building include general office, beauty and wellness centers, healthcare offices, and retail.



### Redevelopment Potential

The property presents potential for future redevelopment to support a variety of uses including hotel, residential, and micro-residential. Subject to approval from the City of Vancouver.

<sup>1</sup>All sizes are approximate and subject to verification

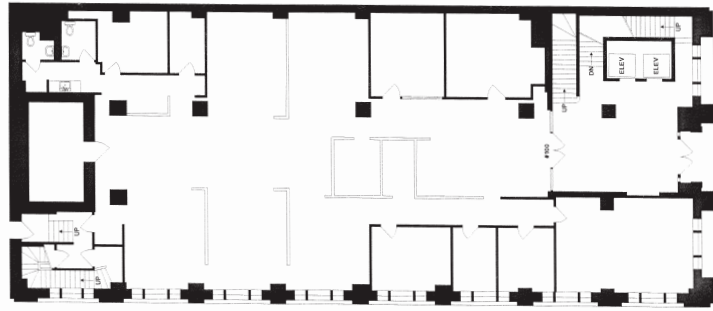
\*Approved occupancy with the City of Vancouver for Group D Occupancy: Office, Beauty & Wellness (Beauty Salon, Nail Salon, Tattoo Parlour), & Healthcare Office. For Group E Occupancy: Retail. Purchaser is responsible for obtaining all necessary municipal approvals and licenses for their occupancy.



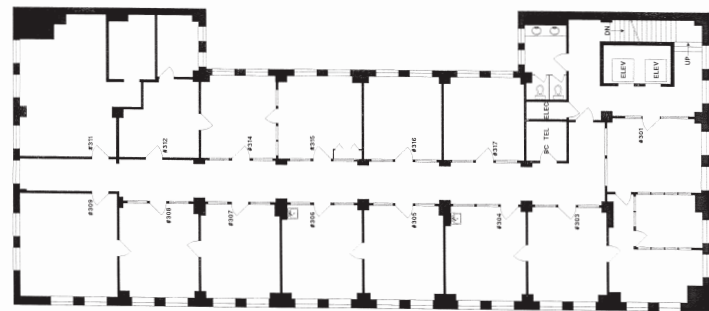
ICONIC *HERITAGE* BUILDING —  
SEAMLESSLY BLENDING HISTORIC  
CHARM WITH MODERN FINISHES.



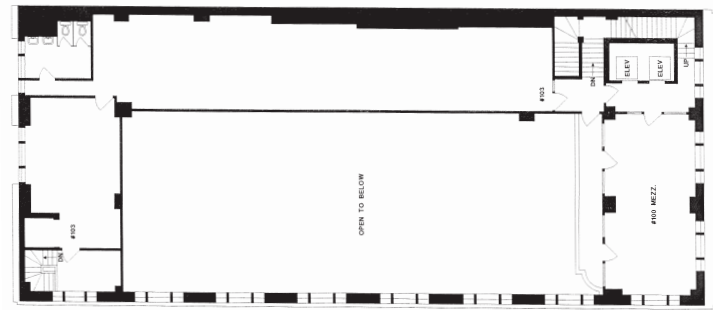
# floor plans.



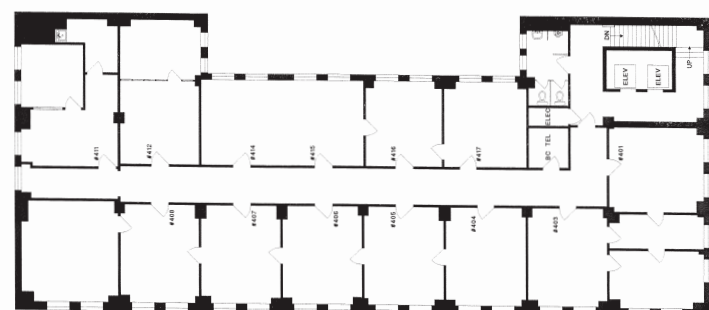
Main Floor



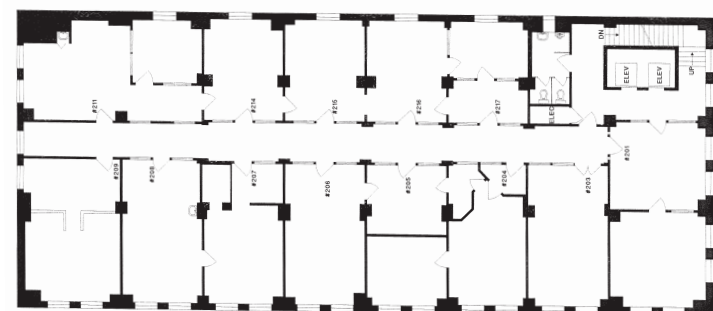
3rd Floor



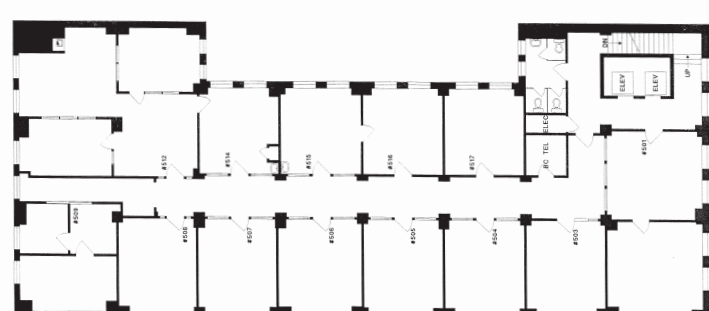
Mezzanine



4th Floor



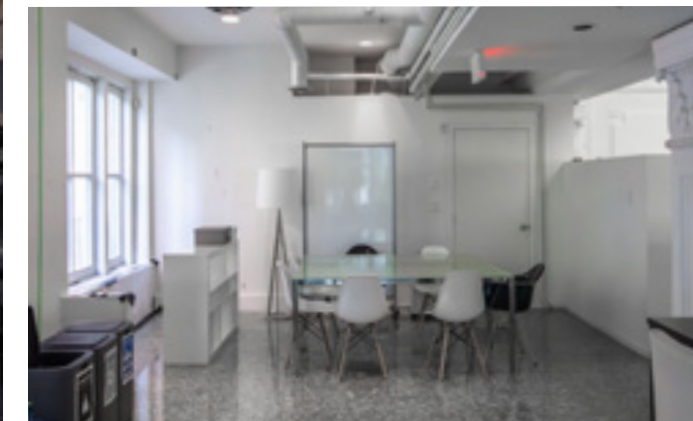
2nd Floor



5th Floor



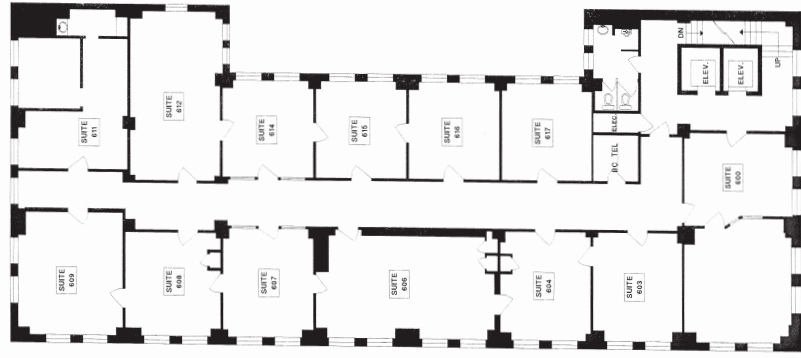
SOARING  
CEILING



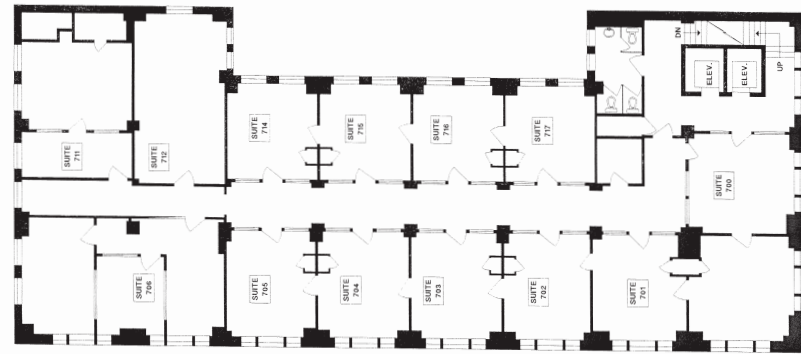
THE VAULT

\*Floor plans are not 100% accurate and are subject to verification.

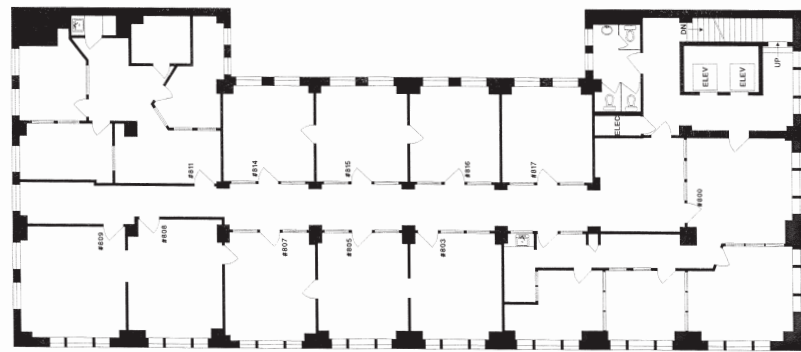
# floor plans.



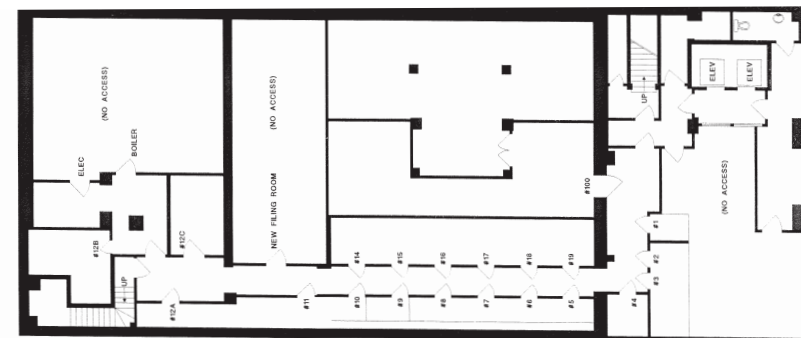
6th Floor



7th Floor



8th Floor



Basement



HISTORIC CHARM



STUNNING VIEWS



\*Floor plans are not 100% accurate and are subject to verification.

# completed developments & proposed projects.

LOCATED WITHIN THE SAME BLOCK



Artistic rendering via Fastmark Development.

## 414 W Pender Street

- Proposed 12-storey mixed-use property
- Rental Units: 87

Click the Links Below to Learn More About this Development:

[Instagram](#)

[City of Vancouver](#)



Artistic rendering via Onni Group of Companies.

## 424 W Pender Street

- Completed 11-storey mixed-use property
- Rental Units: 72
- Commercial Retail: 1,576 SF (Approx.)

## 430 - 440 W Pender Street

- Proposed 12-storey mixed-use development
- Rental Units: 80
- Commercial Retail: 2,000 SF (Approx.)

## 510 Richards Street

- Completed 11-storey mixed-use property
- Rental Units: 68
- Commercial Retail: 2,280 SF (Approx.)



Rendering of proposed development at 430 - 440 W Pender Street via Architectural Collective.

# location.

402 West Pender Street is ideally located at the southwest corner of West Pender and Homer Street in Downtown Vancouver. This prime location offers easy access to modern amenities and luxury shopping, including CF Pacific Centre—one of North America's largest malls—alongside renowned retailers like Holt Renfrew, Harry Rosen, and Apple. The vibrant neighborhood also features trendy cafes and bakeries such as Revolver Coffee and Pure Bread, upscale dining options like Locanda dell'Orso and Chambar, as well as high-end stores like Avenue Road and Major Interiors, creating a perfect blend for business and leisure.

Moreover, the subject property is conveniently located near the vibrant neighborhoods of Gastown, Crosstown, and Chinatown, with two major SkyTrain stations—Waterfront and Granville Expo Line—just a short walk away. More than a business address, 402 West Pender Street stands as a community landmark, making it an ideal choice for companies seeking to thrive in one of Vancouver's most sought-after districts.



Holt Renfrew at CF Pacific Centre



The Post



| 402 W Pender Street



99

Walker's Paradise

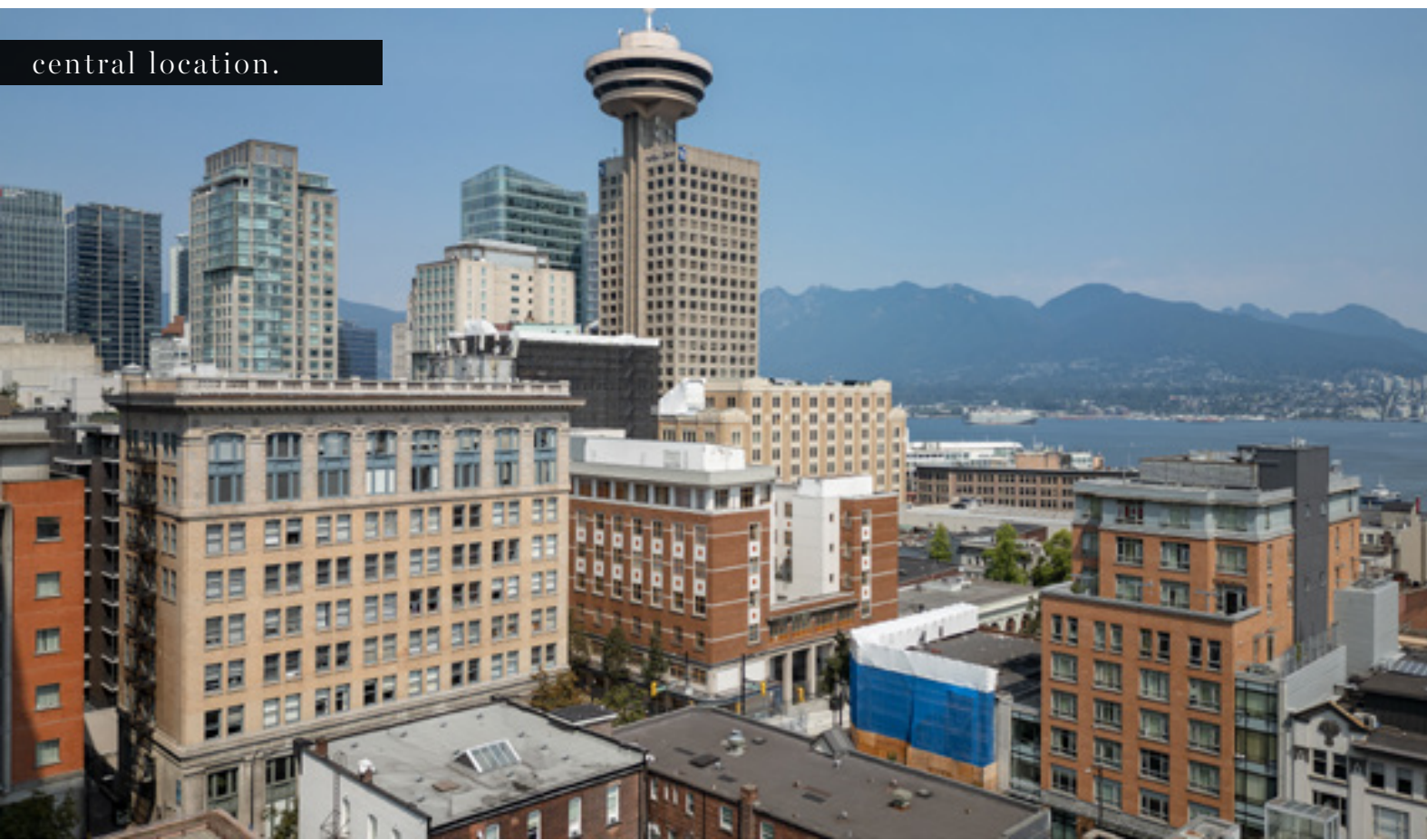
Daily errands do not require a car



100

Rider's Paradise

World-class public transportation



central location.



award winning heritage building.



unique preserved structures.



character building.



renovated washrooms.

## Contact Us

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*E. & O. E.: All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. All measurements quoted herein are approximate.*