

FOR LEASE

2ND FLOOR

614 WEST PENDER STREET

Vancouver, BC

Exclusive 2,500 SF office unit in Downtown Vancouver



REDUCED RATE!
\$5,500 PER MONTH

Jake Luft*

Senior Vice President

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**Personal Real Estate Corporation*

Macdonald
COMMERCIAL

— member of —
CORFAC
INTERNATIONAL



PROPERTY INFORMATION

CIVIC ADDRESS

2nd Floor
614 West Pender Street, Vancouver, BC

UNIT SIZE

Approx. 2,500 SF

AVAILABLE

Immediately

BASIC RENT

\$10.00 PSF

OPERATING COST

\$16.53 PSF (2025 est.)

ZONING

(DD) Downtown District permitting a variety of commercial uses

MONTHLY RENT

\$5,500 plus GST

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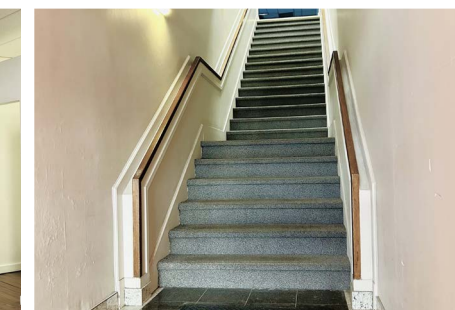
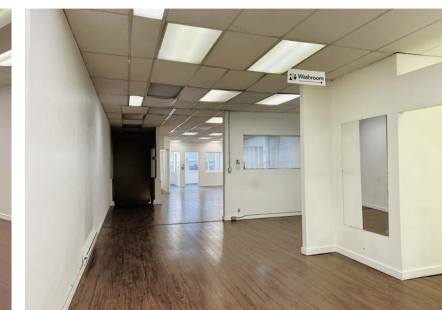
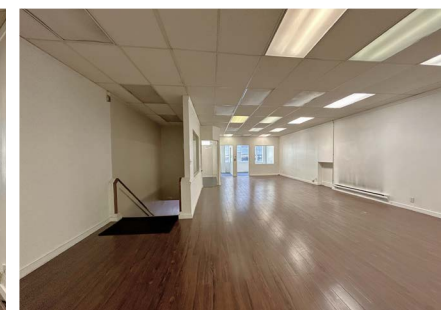
LOCATION

Conveniently located on the south side of West Pender Street, between Seymour Street and Granville Street. The area is abundant with amenities, including multiple transit stations, Pacific Centre Mall, and the Central Business District.

PREMISES

The available premises comprises the entire second floor of the property and features:

- Private walk-up entrance
- Four offices
- Washrooms
- Kitchenette
- Open work area





WALK SCORE
Walker's Paradise
Daily errands do not require a car



TRANSIT SCORE
Rider's Paradise
World-class public transportation



BIKE SCORE
Biker's Paradise
Biking is convenient for most trips.

Source: walkscore.com



AMENITIES

● RESTAURANTS/CAFES

1. JOEY Bentall One
2. Cactus Club
3. Miku
4. Tim Hortons
5. Starbucks
6. The Keg Steakhouse + Bar
7. Cartems Donuts
8. Waves Coffee
9. Steamworks Brewpub
10. Water St. Café
11. La Taqueria Pinche Taco

● NOTABLE POINT OF INTEREST

1. Canada Place
2. Waterfront Station
3. Granville Square
4. Terminal City Club
5. Holt Renfrew
6. Pacific Centre
7. Vancouver Art Gallery
8. Robson Square
9. Cathedral Square Park

- Expo Line
- Canada Line
- West Coast Express

Drive time to

YVR	30 min
HWY 1	15 min
HWY 99	3 min

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