

FOR SUBLEASE

Up to 87,000 SF of Office
Space with Private Patios
Available **for Sublease**

B6 | 1090 West Pender Street
Vancouver, BC

B6 | The Opportunity

AAA Class Sublease opportunity, up to 87,000 SF available in the heart of downtown Vancouver at the newly constructed B6, 1090 West Pender Street building.

B6 is a newly constructed 32-storey, 553,000 SF office tower located at 1090 West Pender Street. The building offers modern office space, designed with cutting-edge amenities and sustainability features. The building is BOMA Best Gold Certified, WireScore Gold Certified and Fitwel Certified.

Location

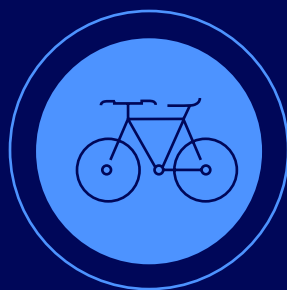
The building is situated at the epicentre of Vancouver’s office core; just south of Jack Poole Plaza, the Convention Centre and the Coal Harbour Seawall. Located next door to Bentall Centre, B6 provides easy access to multiple amenities including; shops, restaurants, food vendors and the Burrard SkyTrain Station.



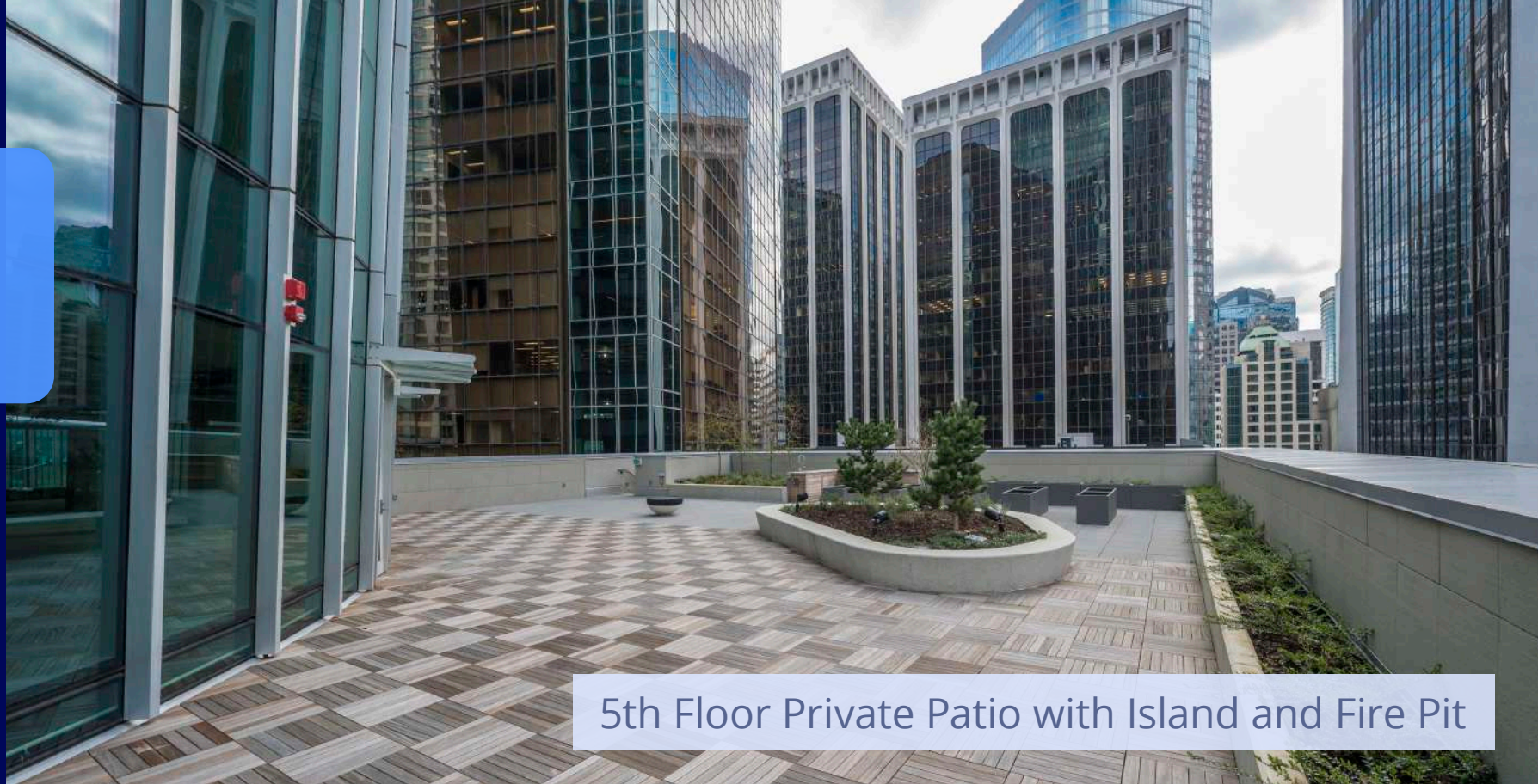
98
Walk Score



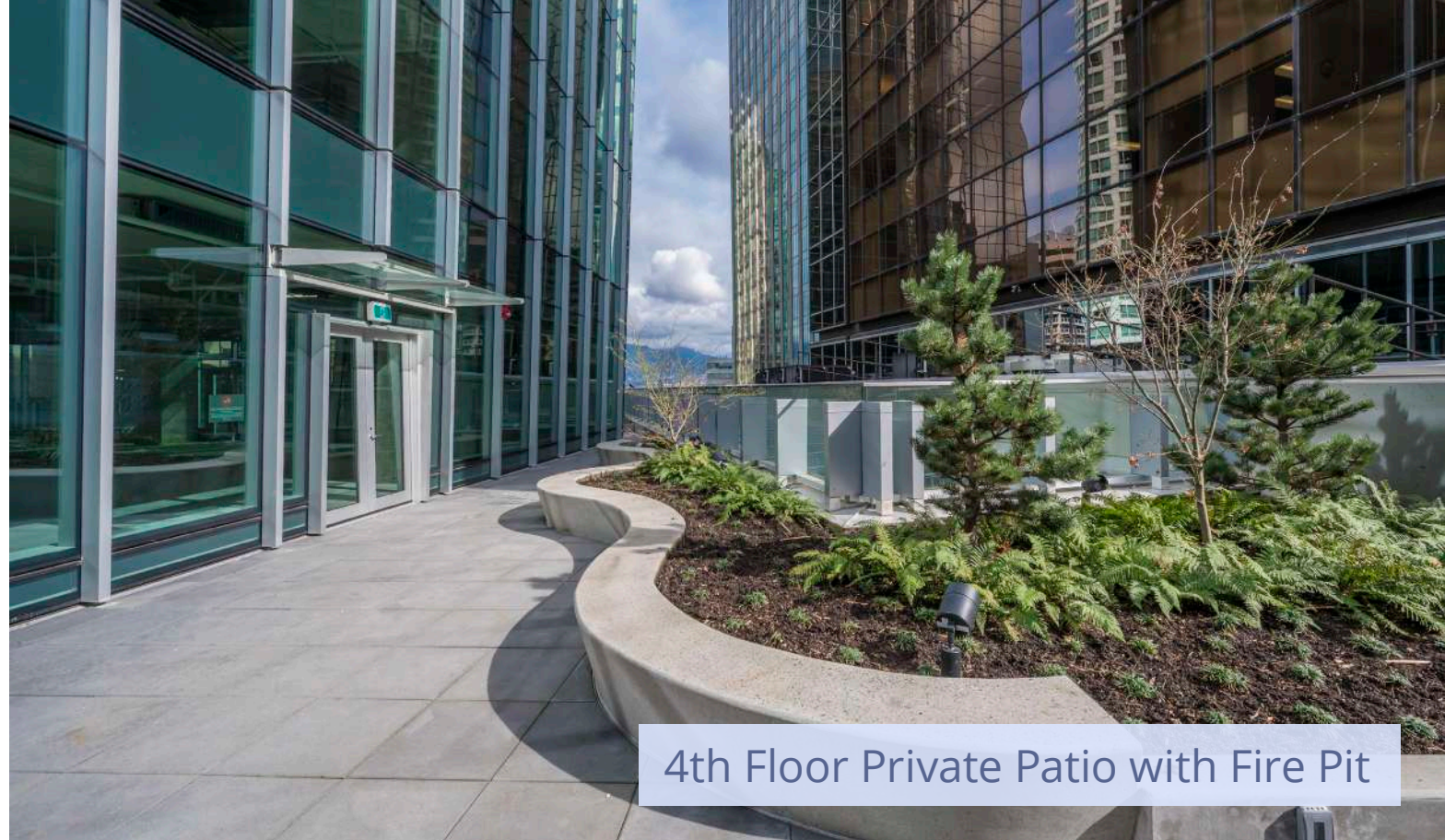
100
Transit Score



76
Bike Score



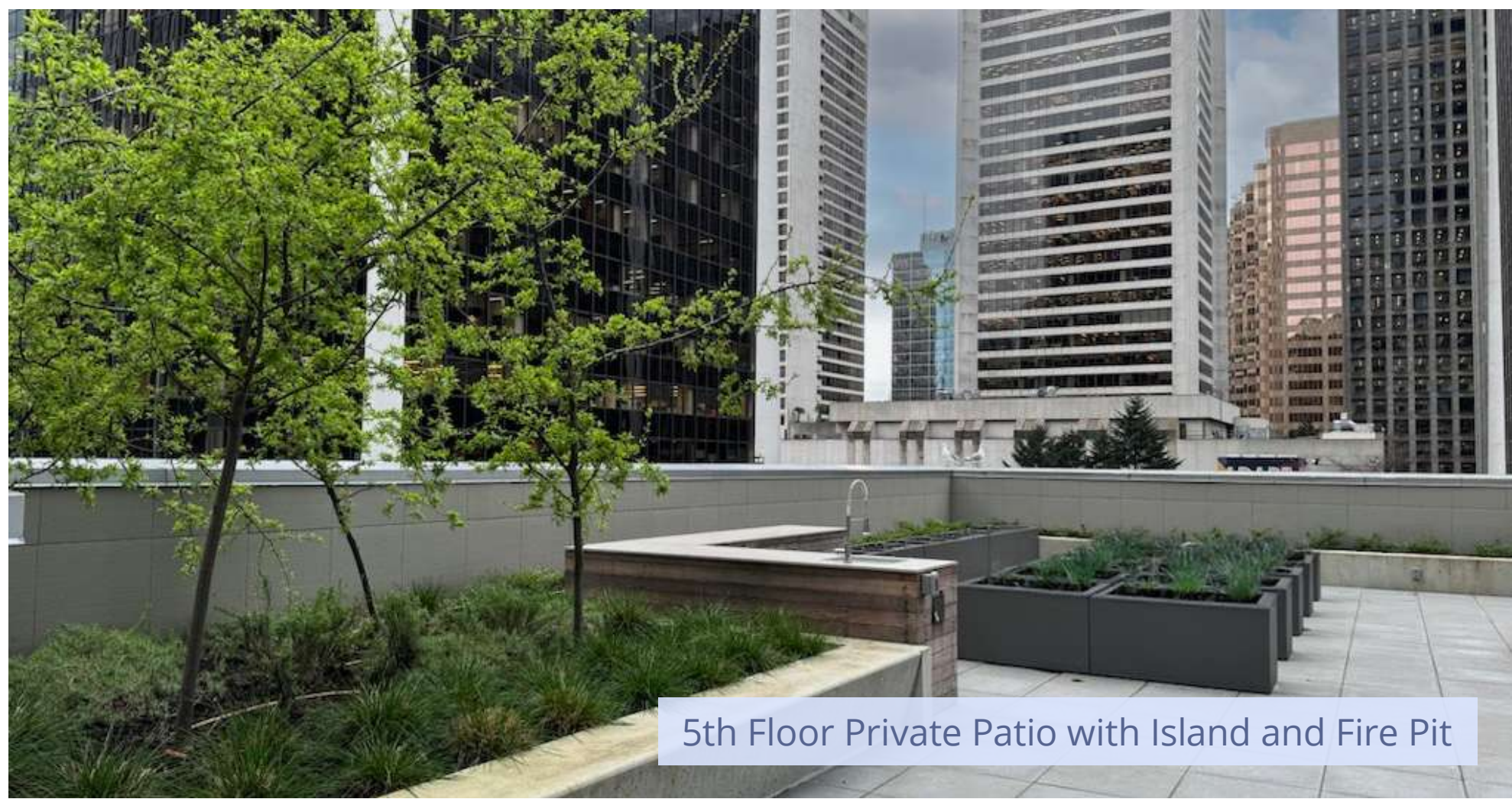
5th Floor Private Patio with Island and Fire Pit



4th Floor Private Patio with Fire Pit



Building Exterior



5th Floor Private Patio with Island and Fire Pit



Rooftop Patio

B6 | Property Overview

Civic Address: 1090 West Pender Street, Vancouver, BC

Rentable Area:

Floor 3:	22,923 SF
Floor 4:	19,608 SF - Private Patio
Floor 5:	15,184 SF - Private Patio
Floor 6:	15,440 SF
Floor 7:	15,644 SF
Total Rentable Area:	88,799 SF

Availability: Immediately

Sublease Expiry: December 8th, 2039

Net Rent: Contact listing agent

Additional Rent (2025): \$22.97

Improvement Allowance: Improvement allowance available

Condition of Premises: Delivered in shell condition

Signage: Potential for lower level building signage

Parking: 1 unreserved stall per 2,100 SF*
*Potential for up to 1:1,500 SF

Approx. Ceiling Heights:
(floor to underside slab)

Floor 3:	15'2"
Floor 4:	13'2"
Floors 5-7:	11'2"



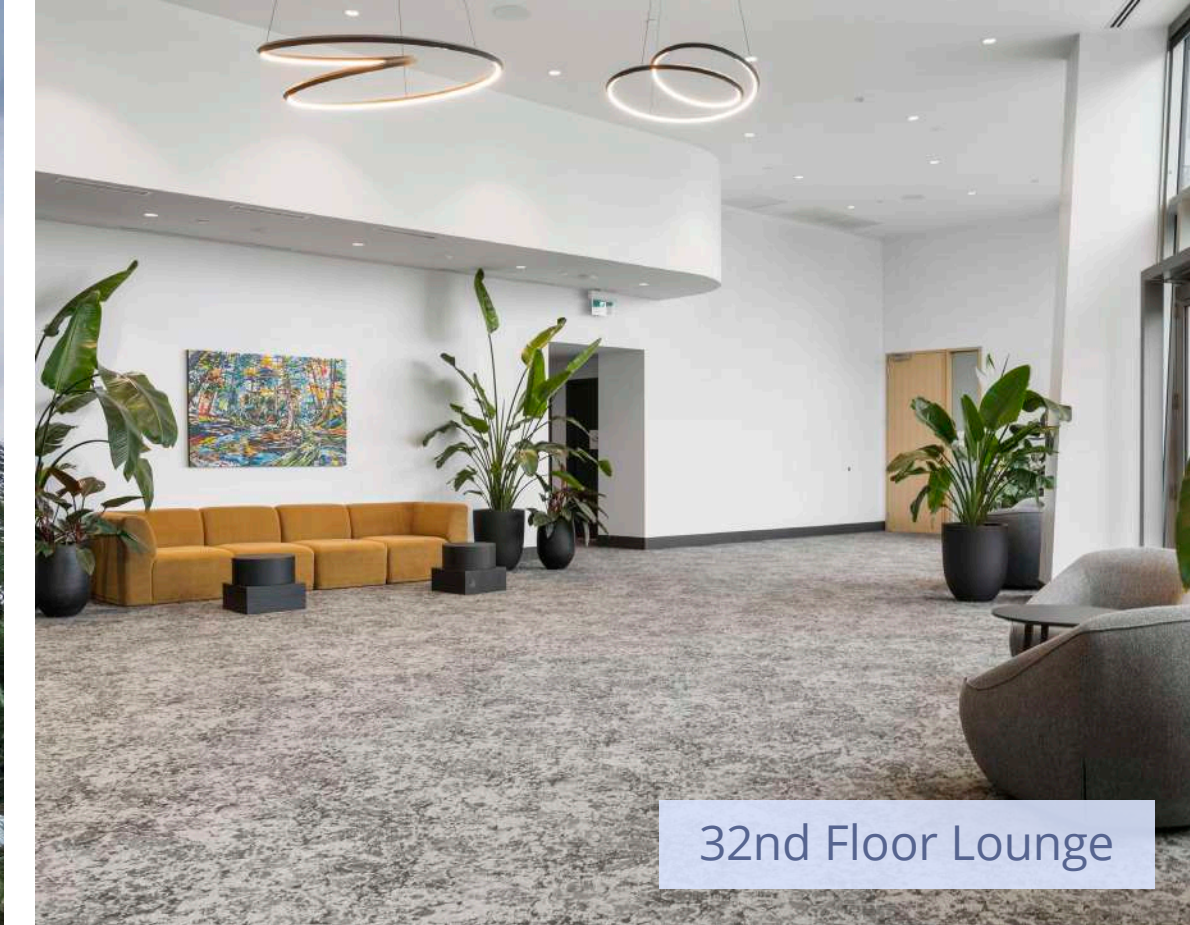
B6 | Building Amenities

B6, 1090 West Pender Street provides tenants with a range of convenient on-site amenities, including;

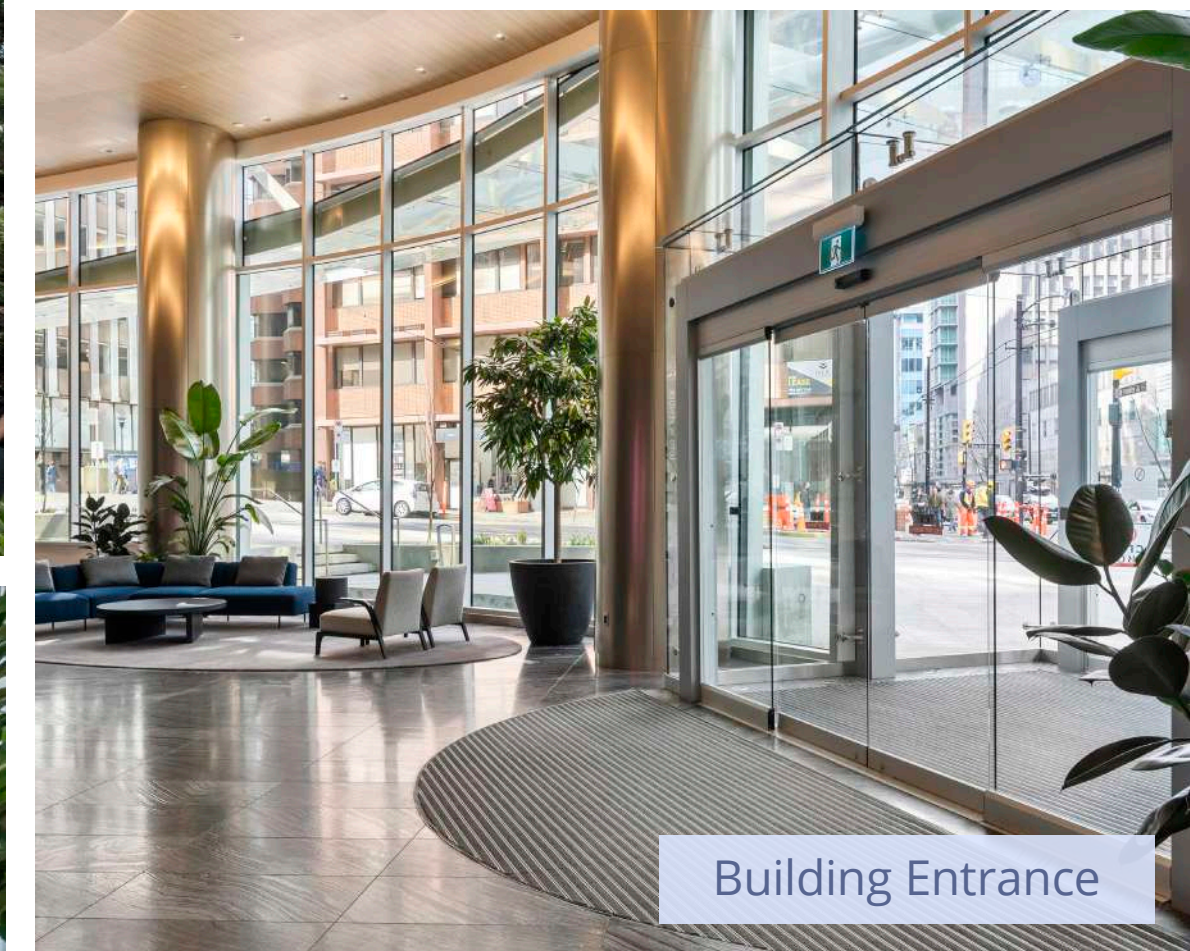
- Fully landscaped private patios on floors 4 and 5, with fire pits and outdoor island with sink on floor 5
- Private elevator access to 3rd floor
- Two bookable conference facilities located on the 32nd floor, outfitted with the latest in tech equipment
- State-of-the-art fitness facility with fully glazed ceiling
- End-of-trip facilities with towel service, showers and gender neutral facilities
- Bike storage, executive bike lockers with heating and ventilation and bike repair station
- Two storey high main lobby
- Two shared rooftop patios, overlooking the downtown core, Burrard Inlet and North Shore mountains
- High efficiency, destination dispatch elevators
- Secure underground parking



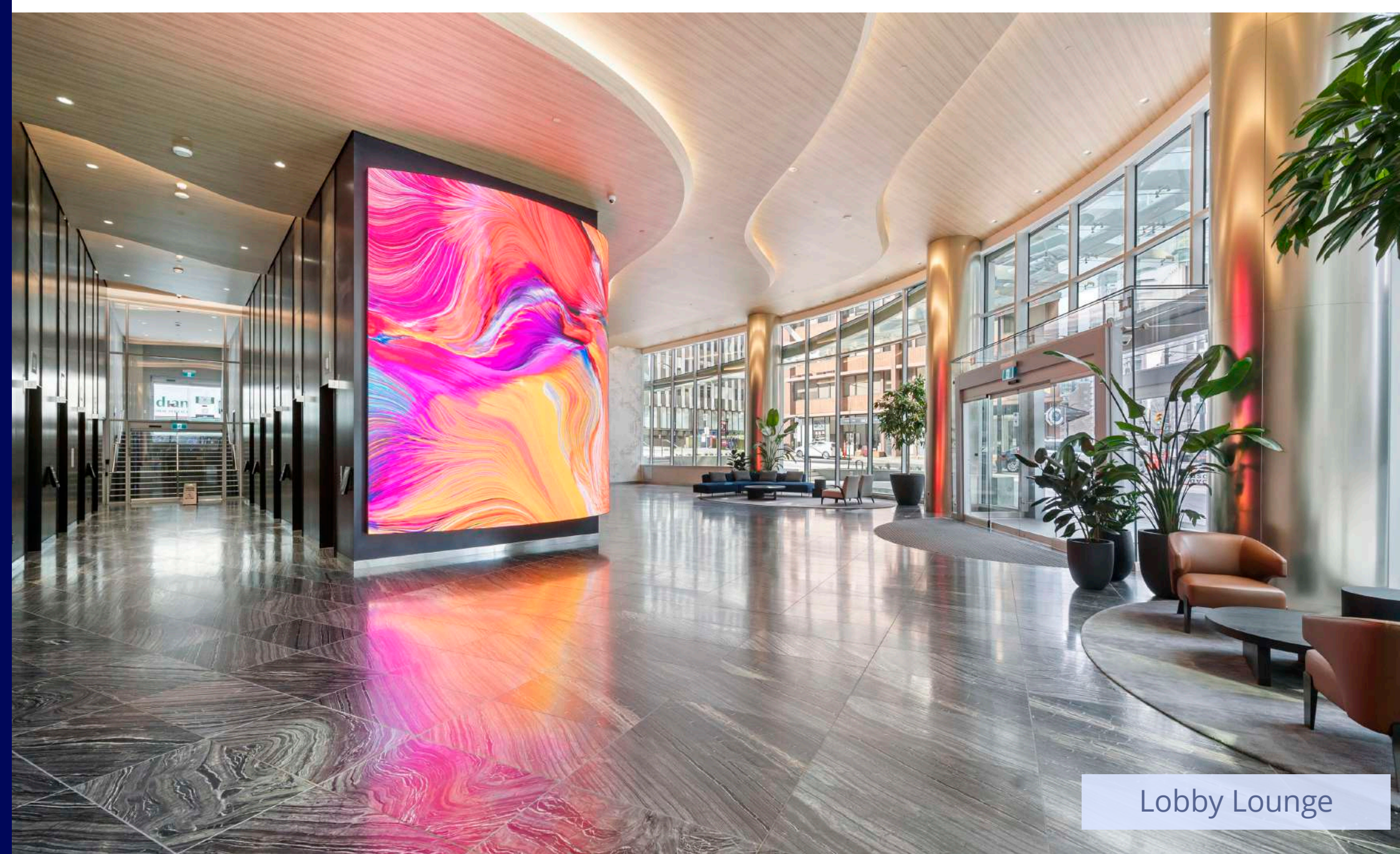
Rooftop Patio



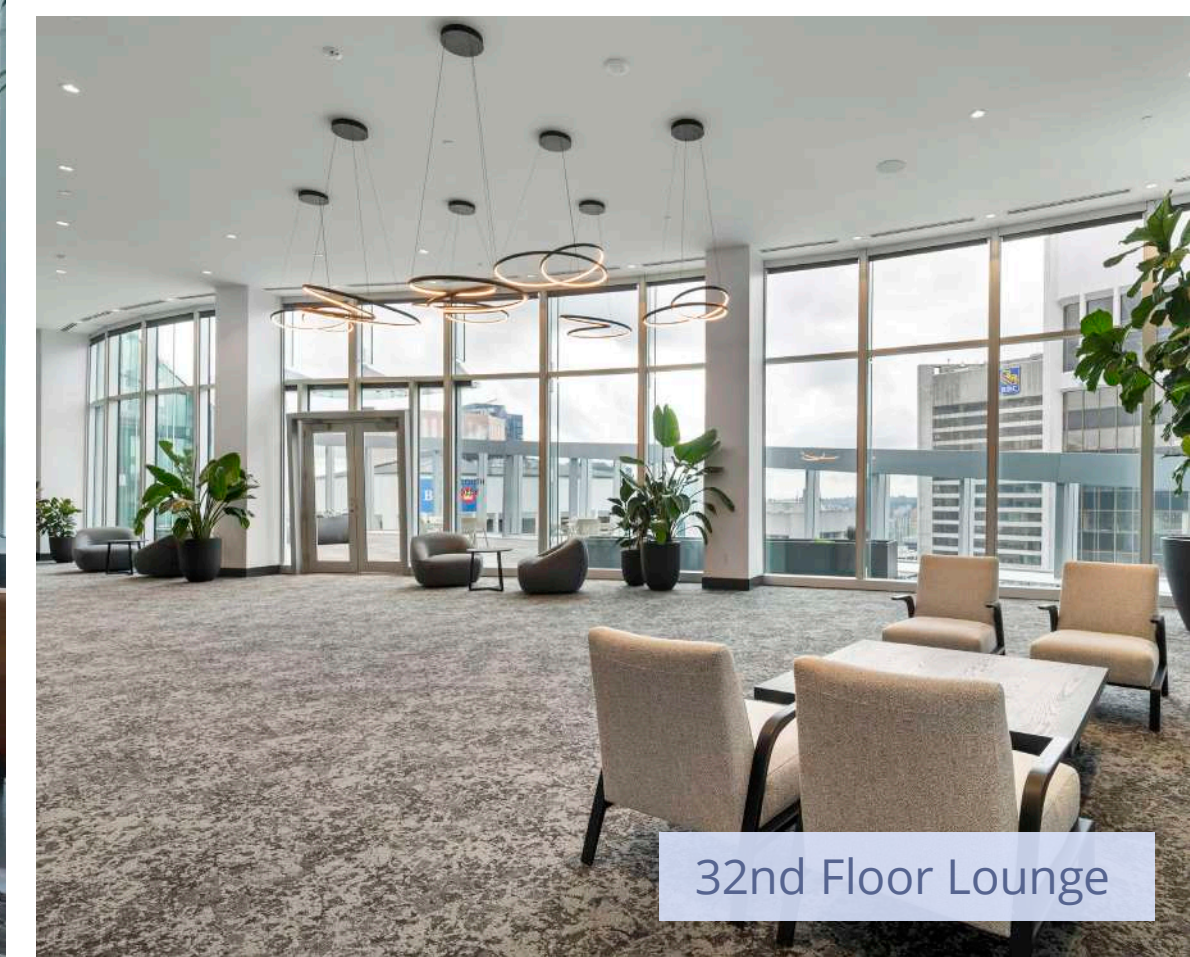
32nd Floor Lounge



Building Entrance



Lobby Lounge



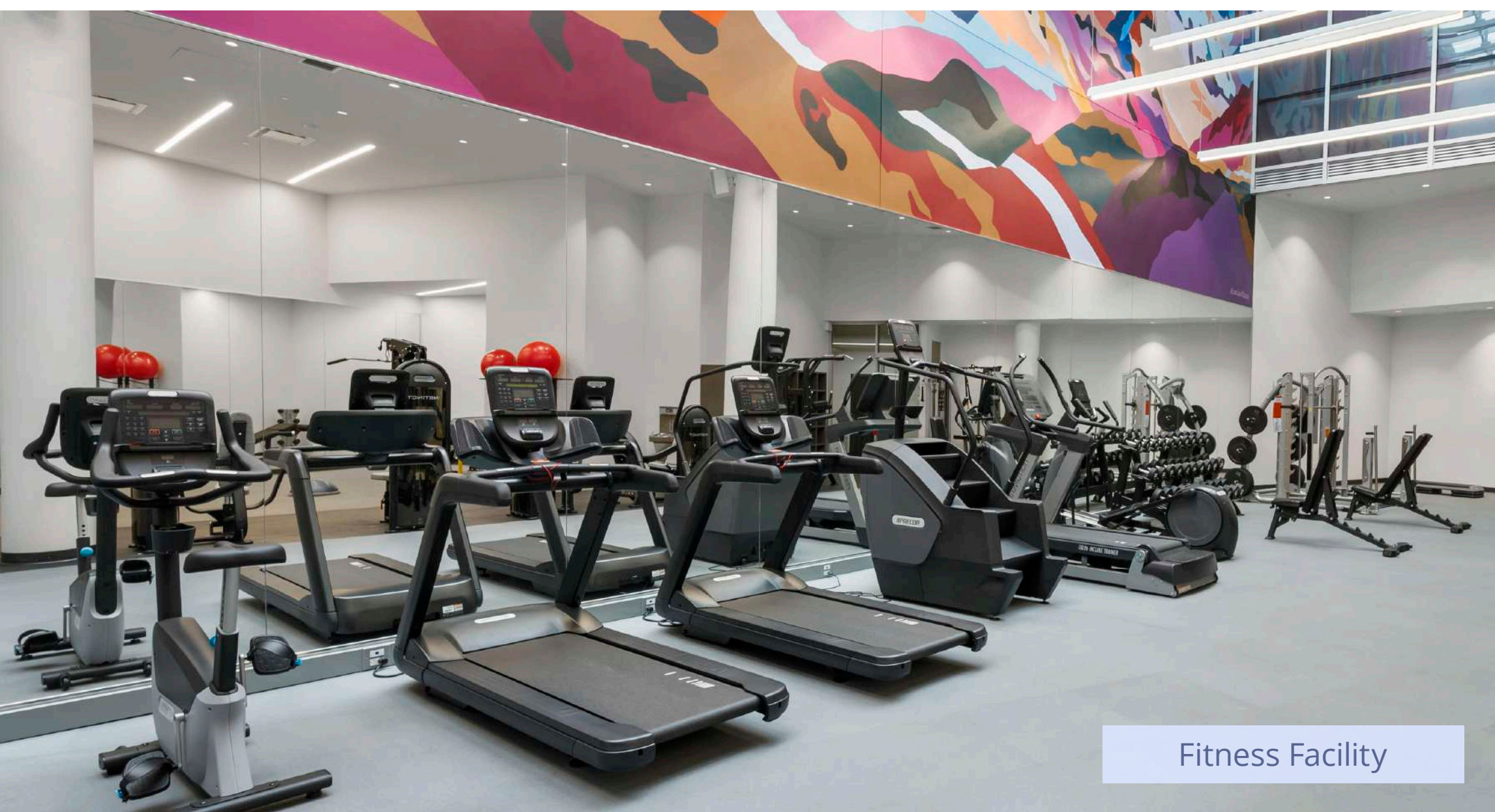
32nd Floor Lounge



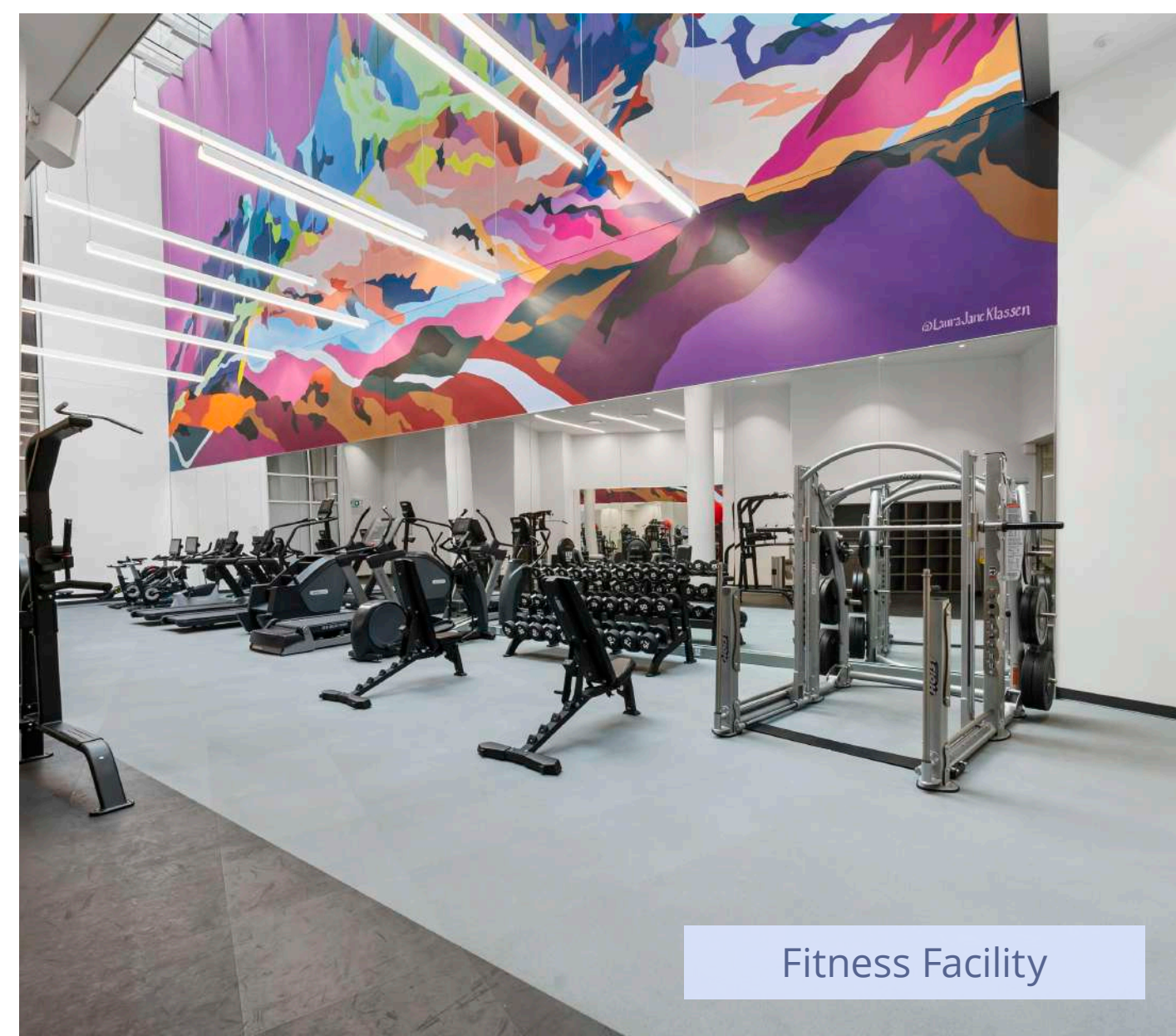
Conference Facility



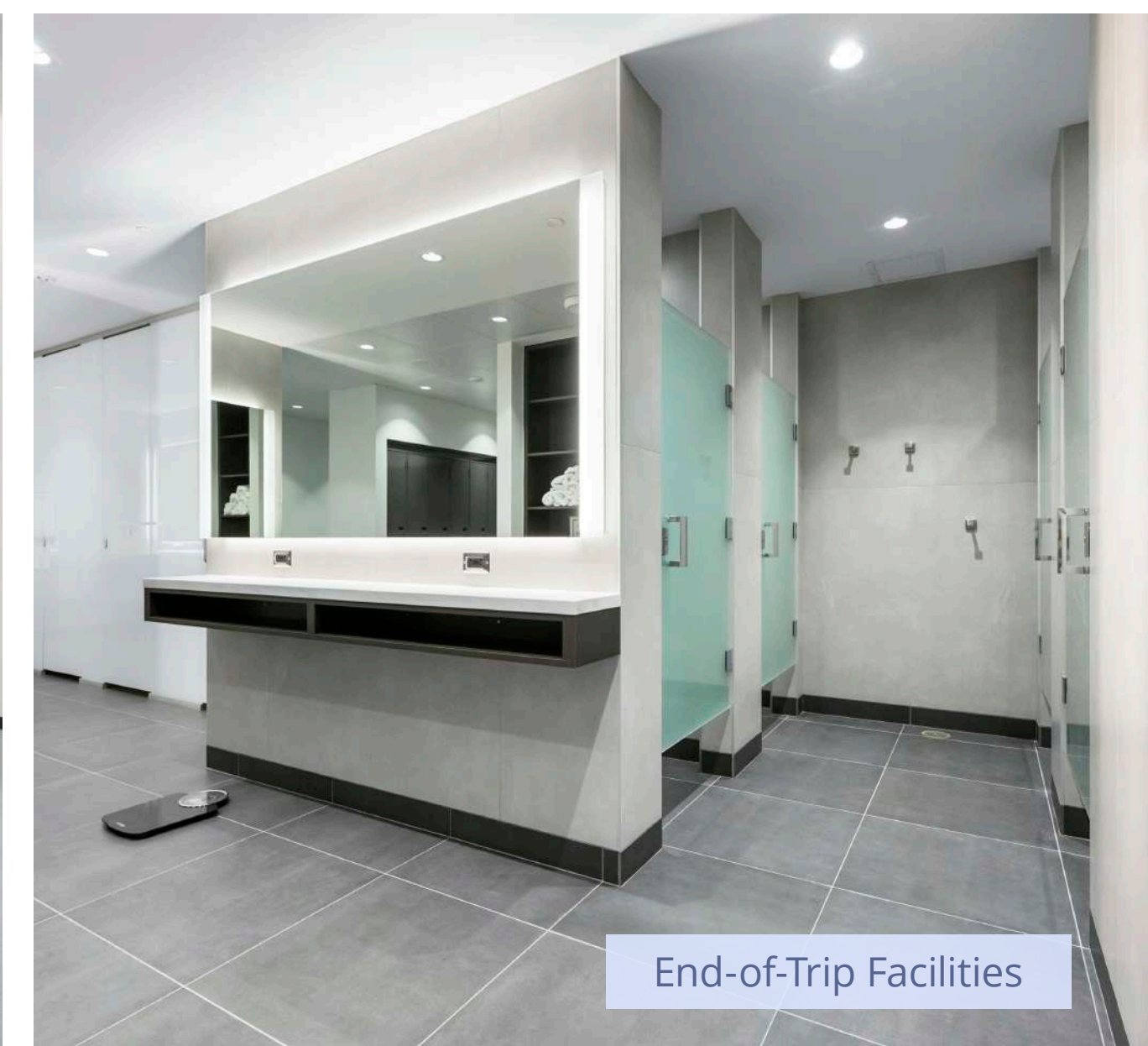
Conference Facility



Fitness Facility



Fitness Facility

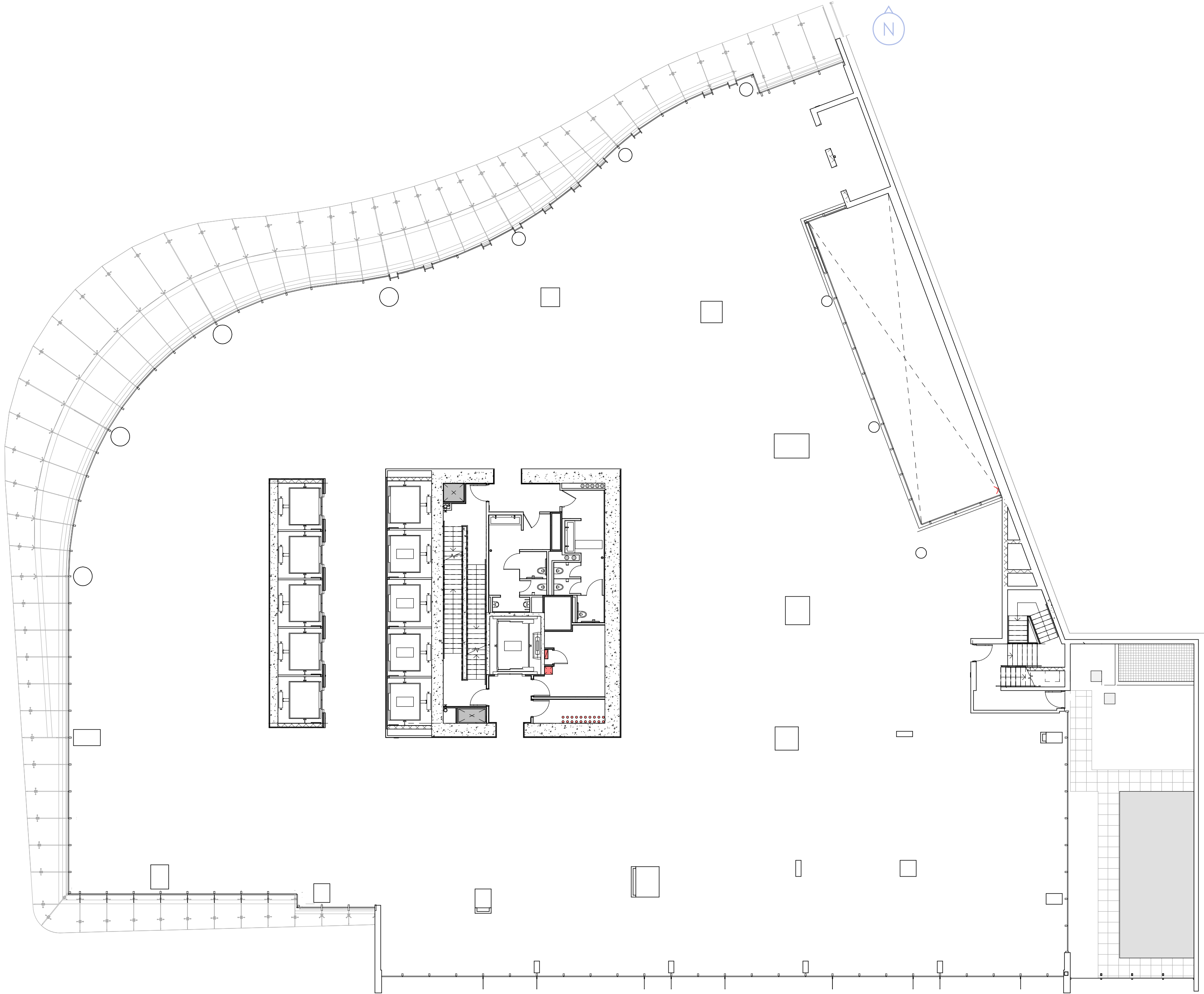


End-of-Trip Facilities

B6 | 3rd Floor Plan

22,923 SF

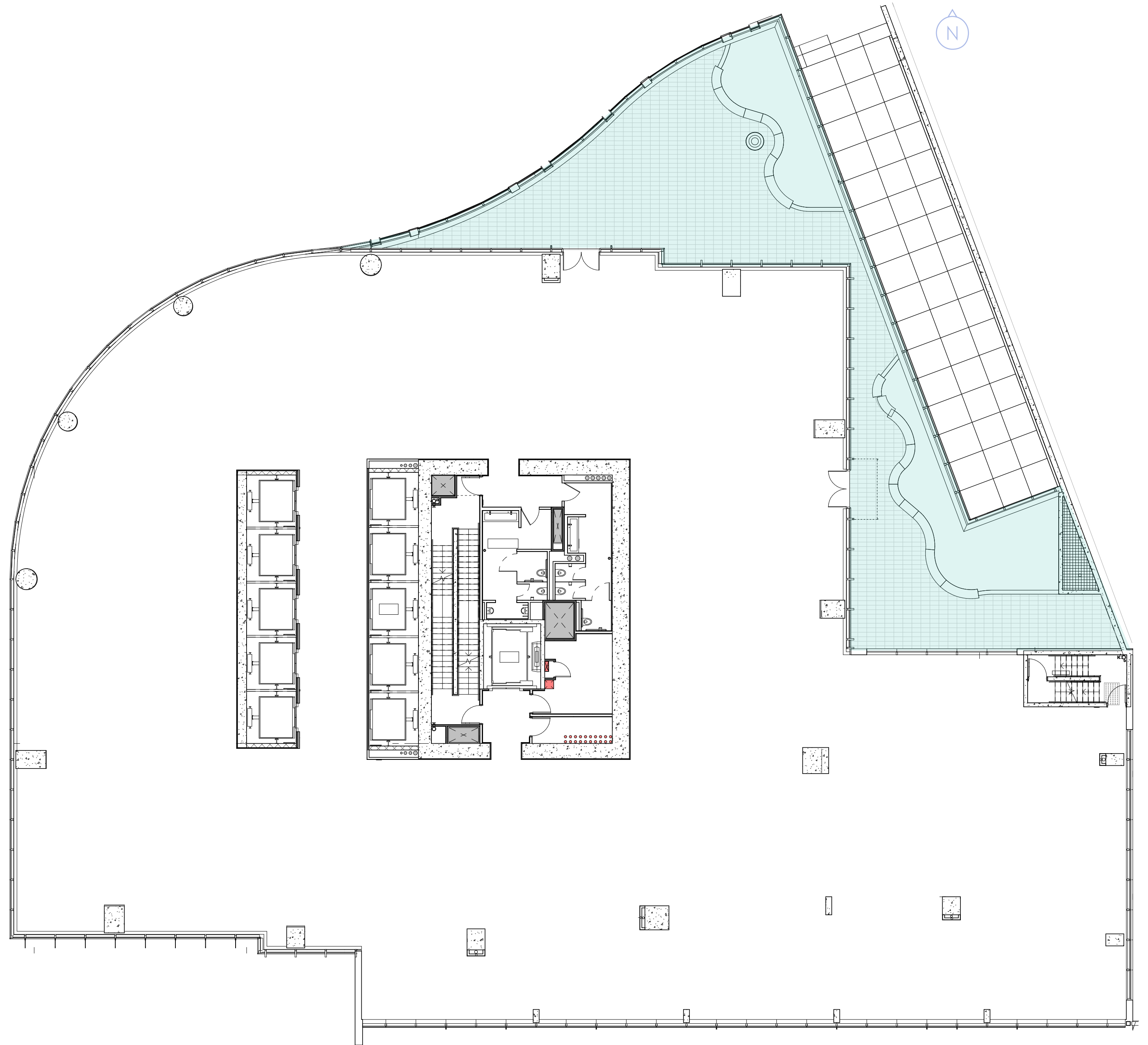
- Delivered in shell condition



B6 | 4th Floor Plan

19,608 SF

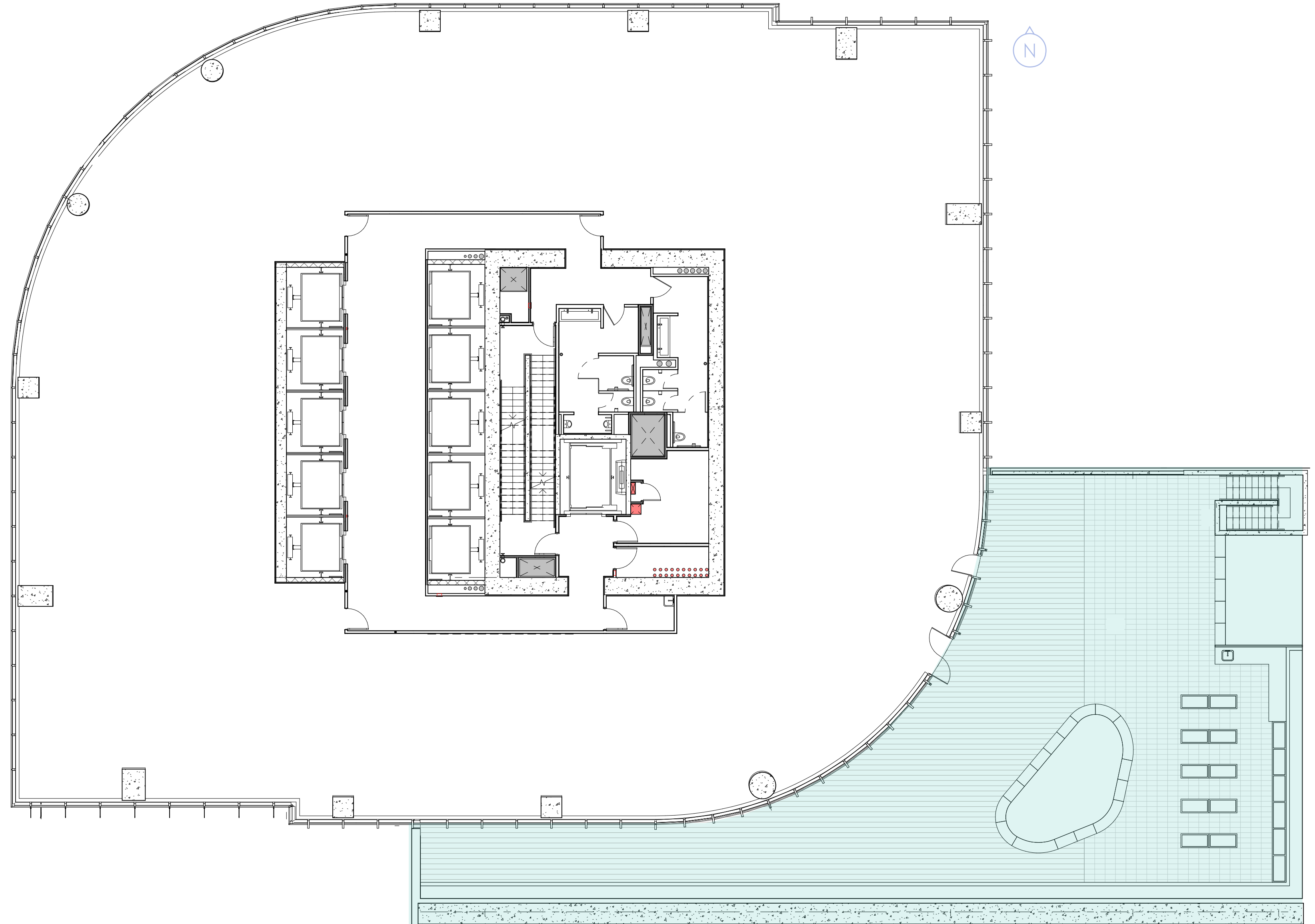
- Delivered in shell condition
- Private patio



B6 | 5th Floor Plan

15,184 SF

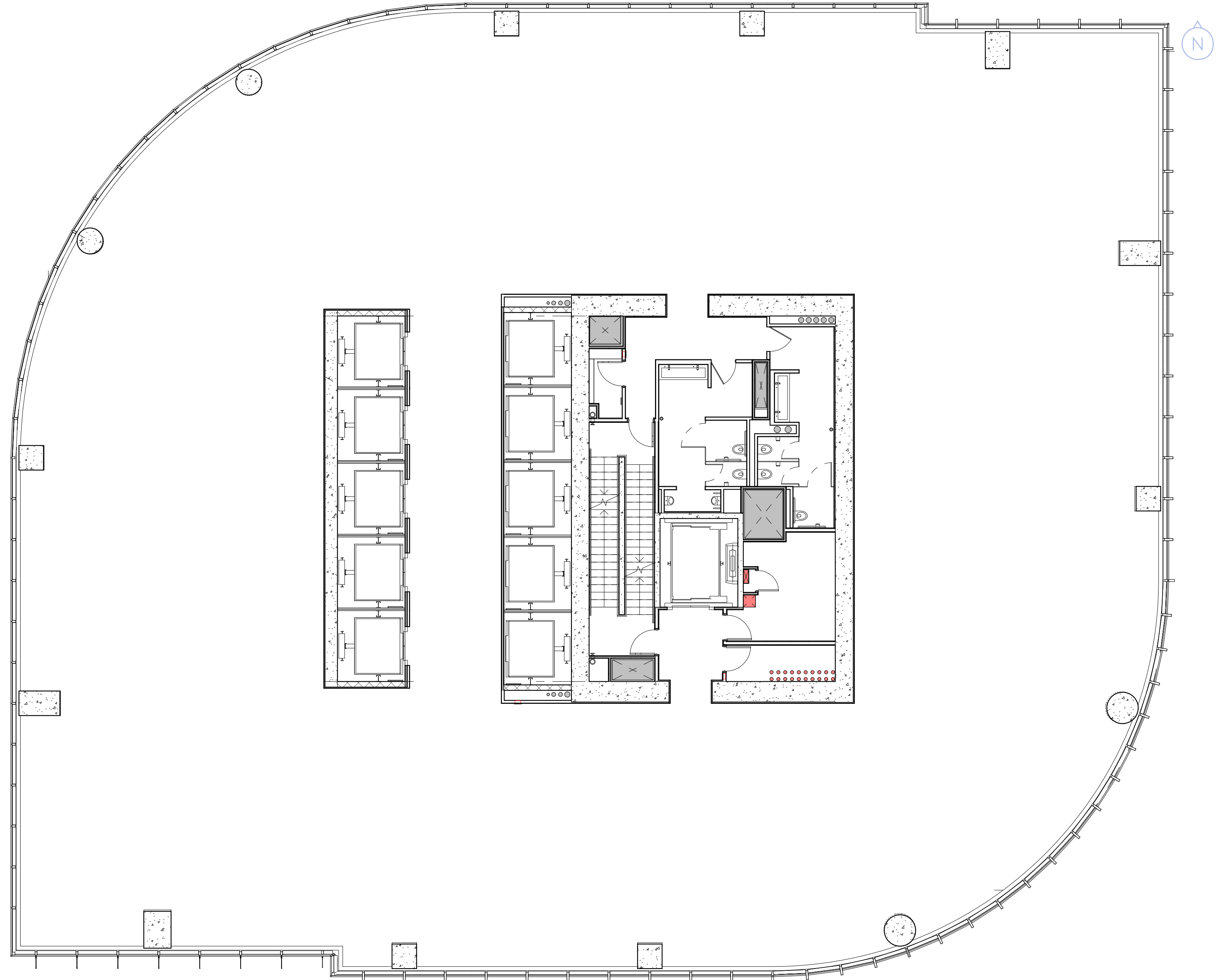
- Delivered in shell condition
- Private patio



B6 | 6th Floor Plan

15,440 SF

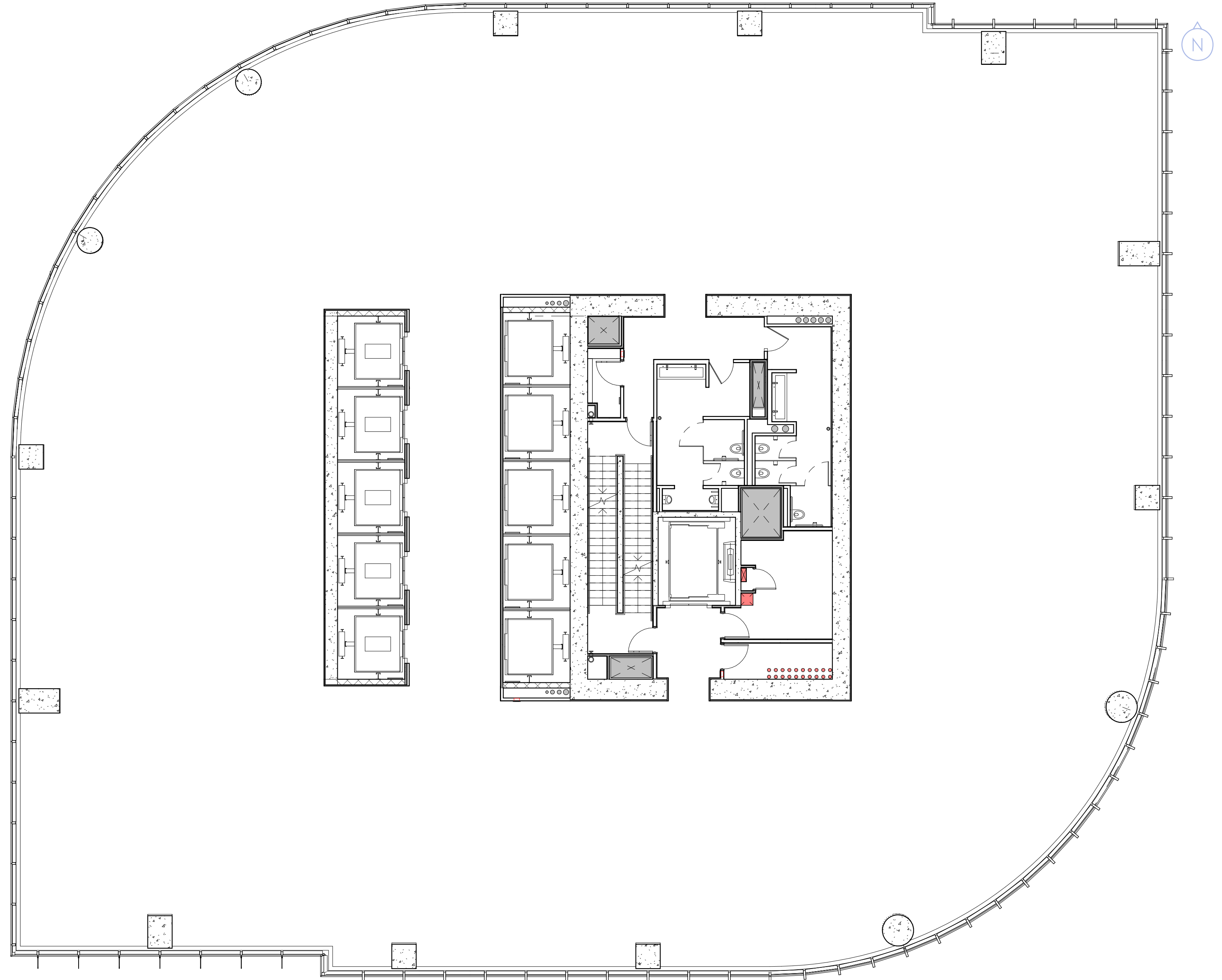
- Delivered in shell condition



B6 | 7th Floor Plan

15,644 SF

- Delivered in shell condition



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