



FOR LEASE

890 West Pender Street

THE OPPORTUNITY

890 WEST PENDER STREET

890 West Pender is located on the southeast corner of Pender and Hornby Streets in the heart of Downtown Vancouver's financial district. Situated in the bustling downtown area, tenants can easily access a variety of restaurants, shops, and transportation options, making it a convenient choice for businesses seeking a vibrant urban setting.

Area: Unit 750 - 5,047 SF
Unit 720/800 - 9,165 SF
Unit 600 - 9,297 SF
Unit 310 - 3,195 SF
Unit 220 - 4,708 SF

Basic Rent: Contact listing agents

Additional Rent: \$21.38 PSFPA (2024 est.)



Proximity
to Transit



Dog
Friendly



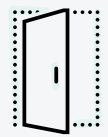
Bookable
Boardroom



Tenant
Inducement
Packages Offered



Professionally
Managed by West
Pender Property
Group



Storage
Lockers



Bike
Lockers



End of Trip
Facilities

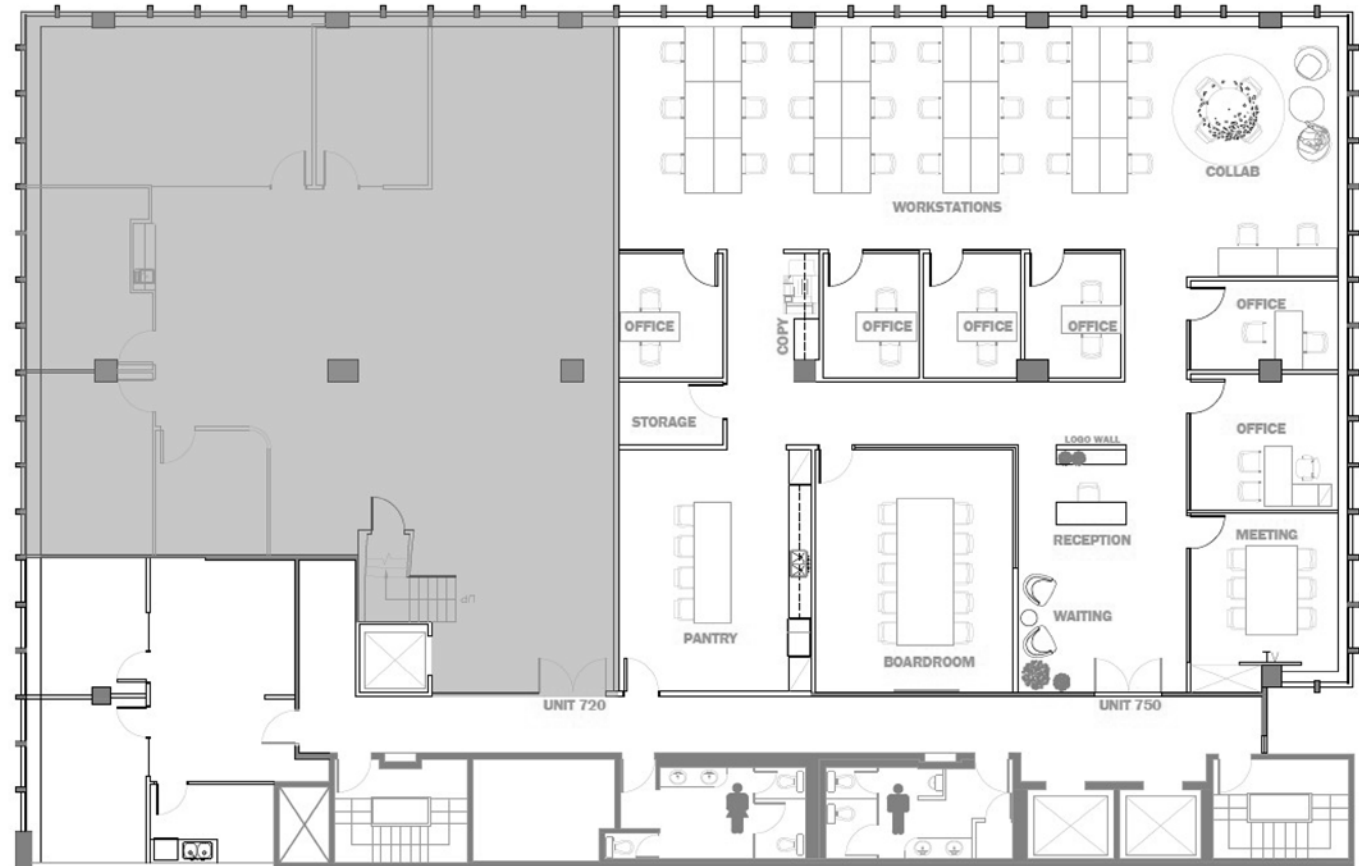


UNIT 750

5,047 SF (APPROX.)

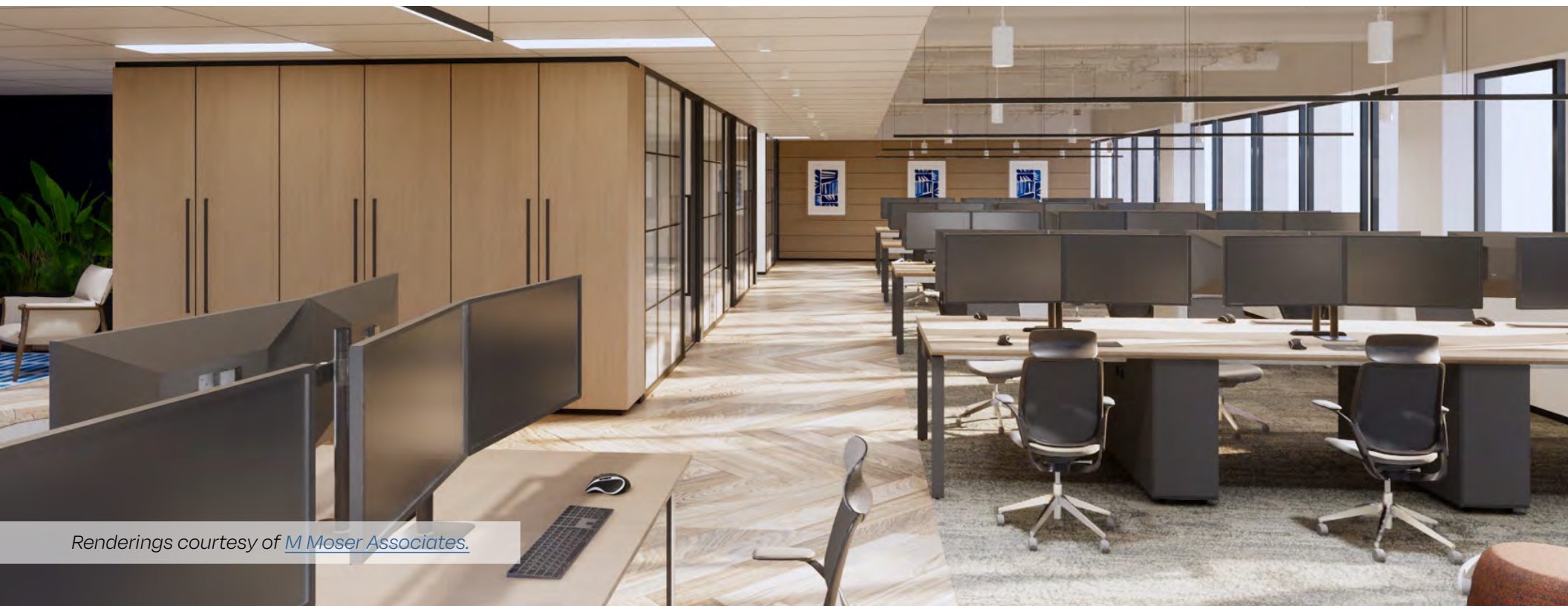
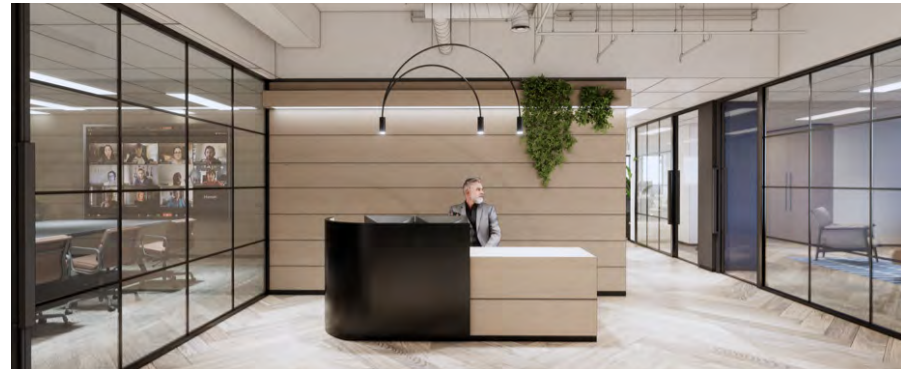
Top floor, brand new show suite built by M Moser. Will include a mix of bright open workspace, six offices, meeting room, boardroom, kitchen area with lounge, and reception area.

Available Q4 2024



Renderings courtesy of [M Moser Associates](#).

UNIT 750



Renderings courtesy of [M Moser Associates](#).

UNIT 720/800

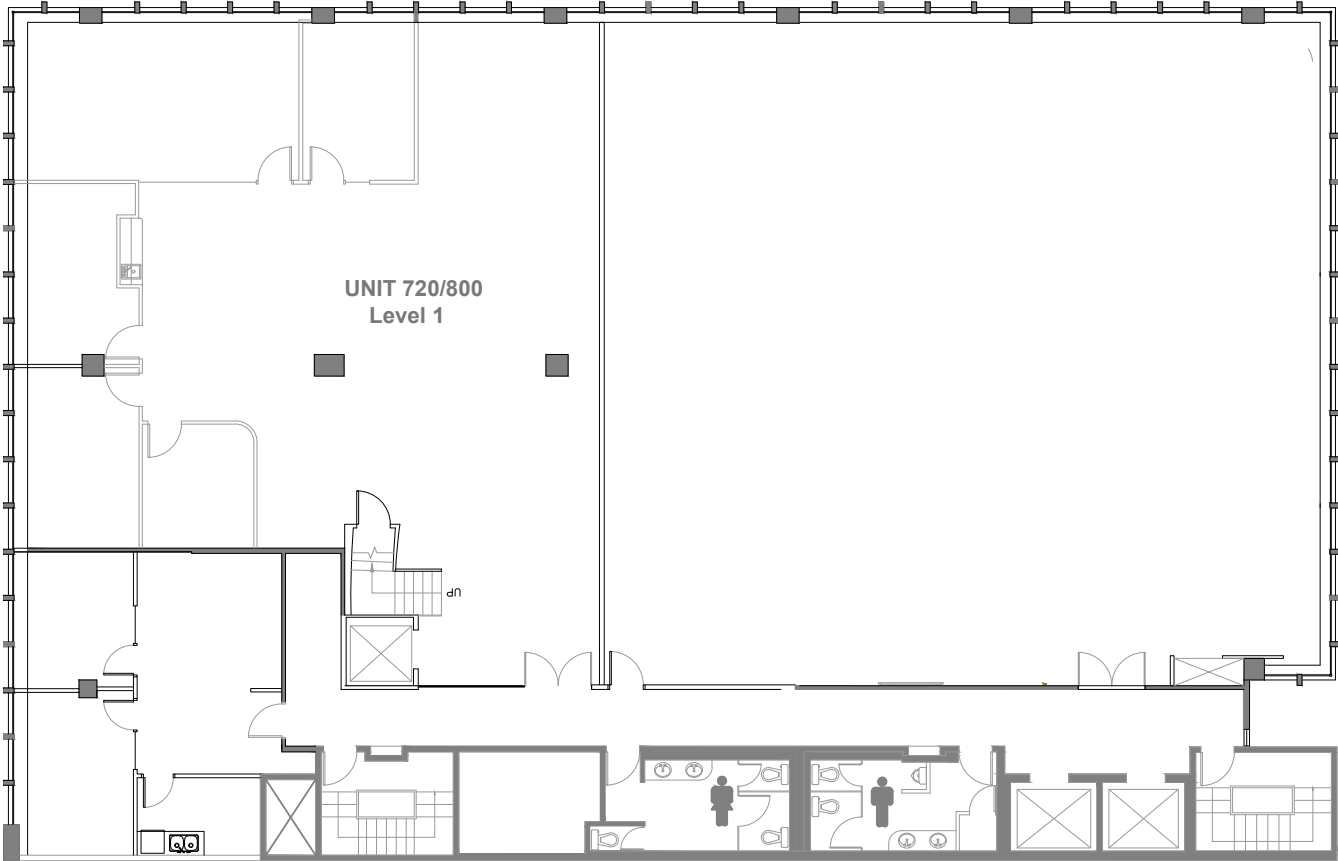
9,165 SF (APPROX.)

Creative two-level space with internal stairwell, private elevator between floors, and mezzanine with that is not included in the rentable area. Features 16 foot ceilings with a bright window line, private washrooms with showers and changes rooms, operable windows, and LED lighting throughout. Landlord turnkey available.

Available Q4 2024

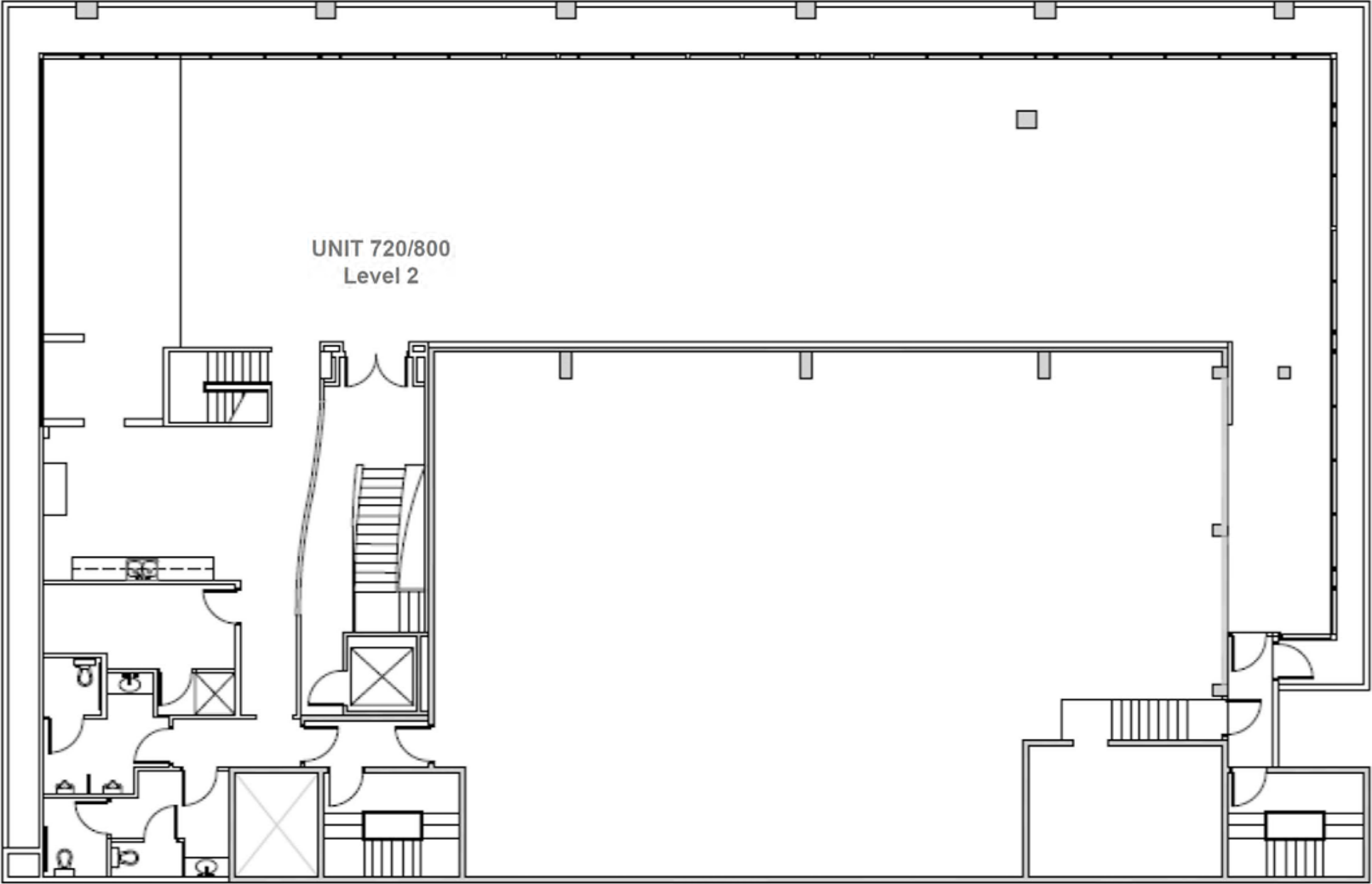


Level 1



UNIT 720/800

Level 2

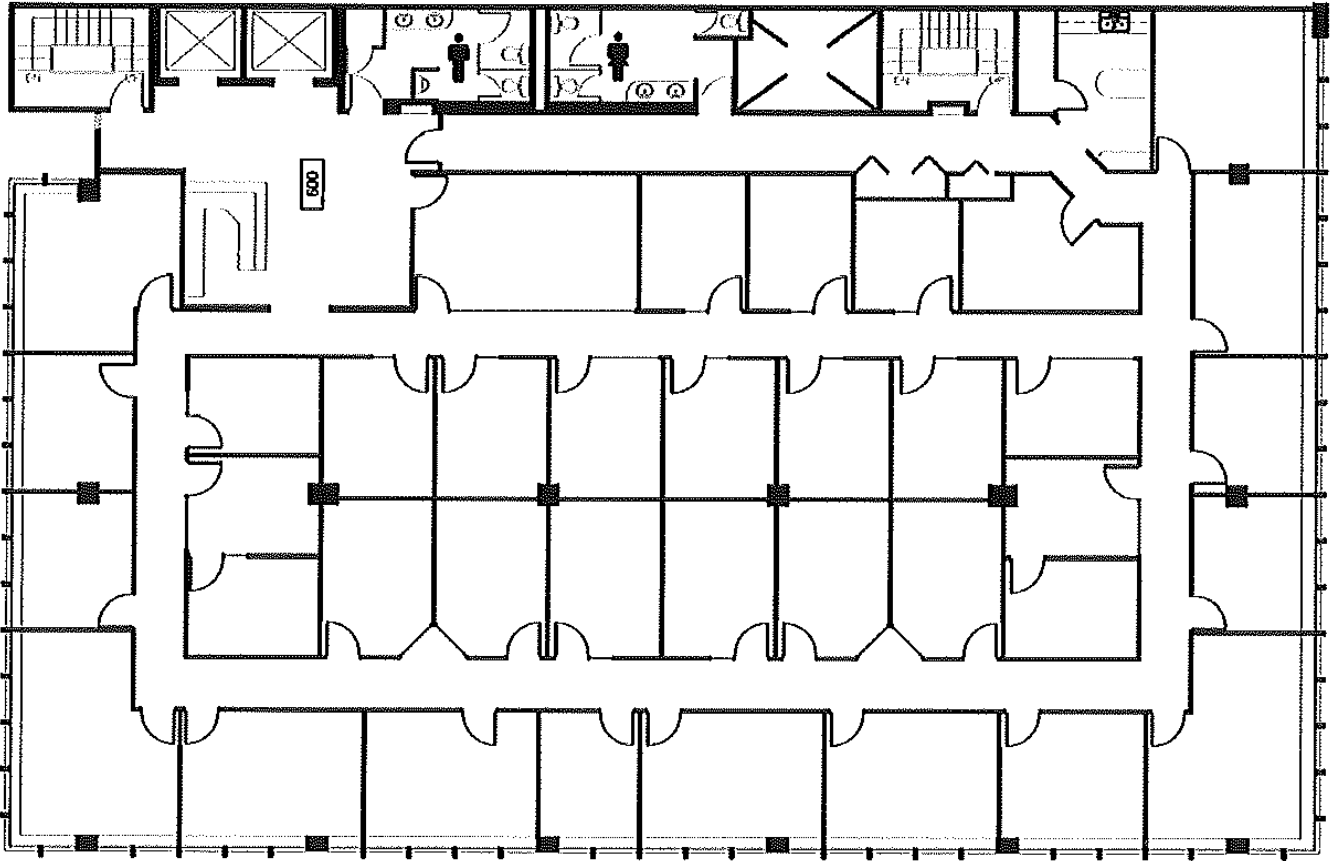


UNIT 600

9,297 SF (APPROX.)

Full floor opportunity featuring a heavy build-out with multiple private offices, kitchen, and direct elevator access. Landlord turnkey available.

Available on 30 days' notice.



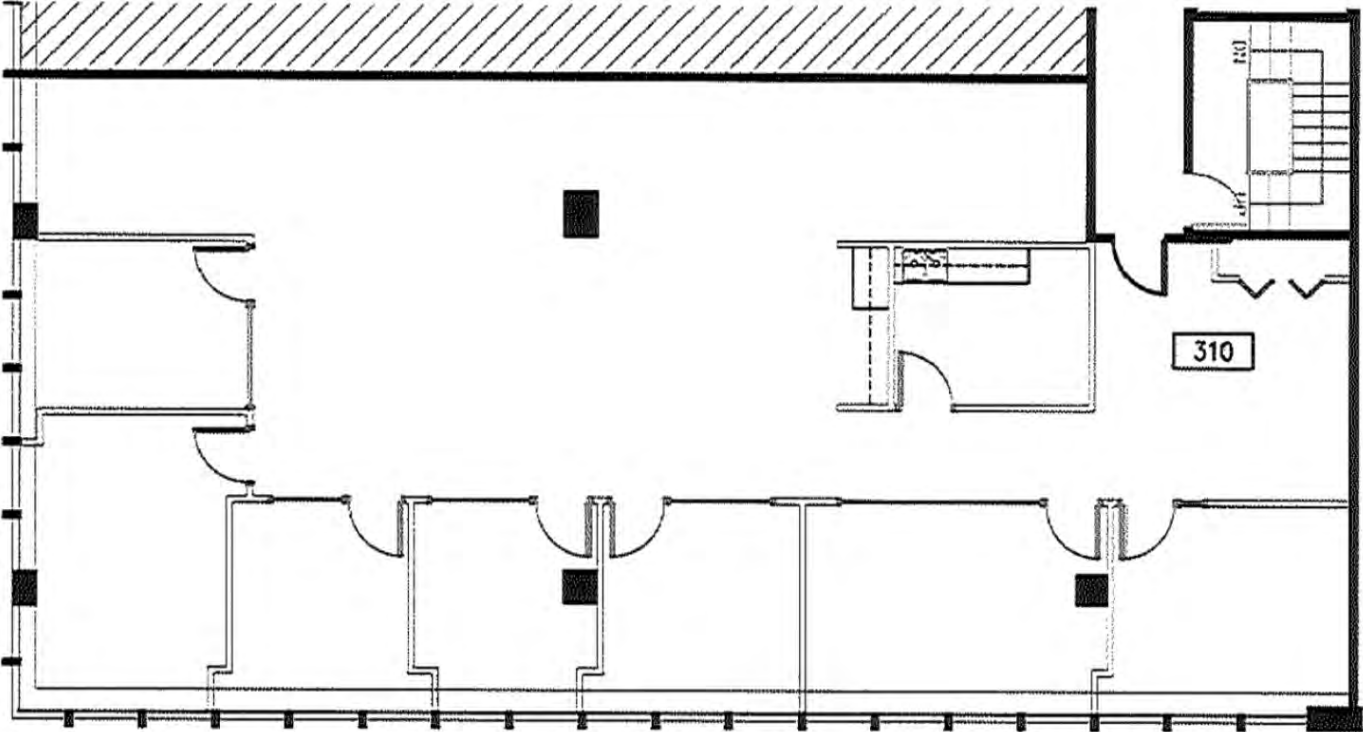
HORNBY STREET

UNIT 310

3,195 SF (APPROX.)

Recently updated office space featuring 6 private offices, meeting room, kitchen, reception area, file room, and large open area. Move-in ready.

Available Immediately

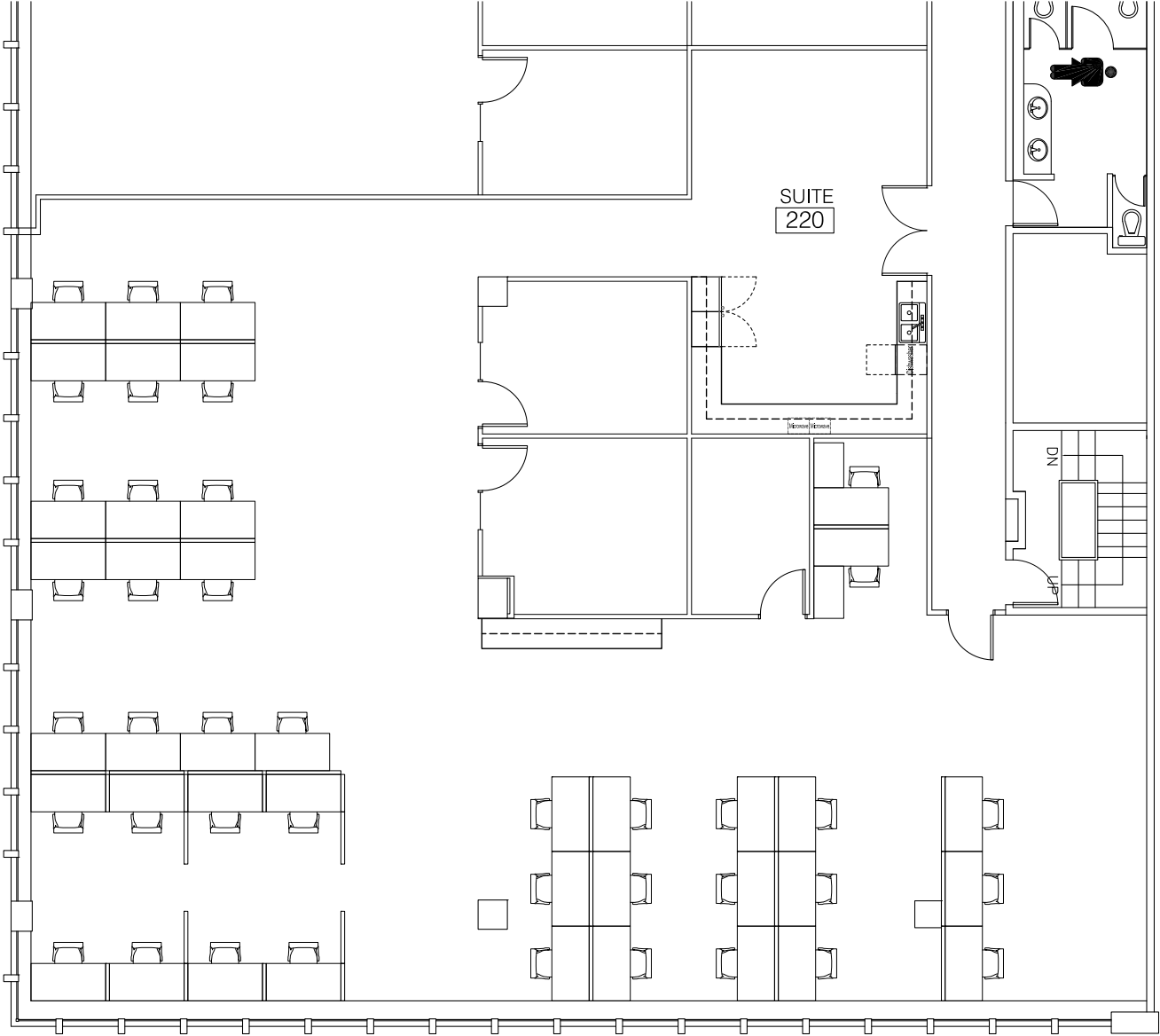


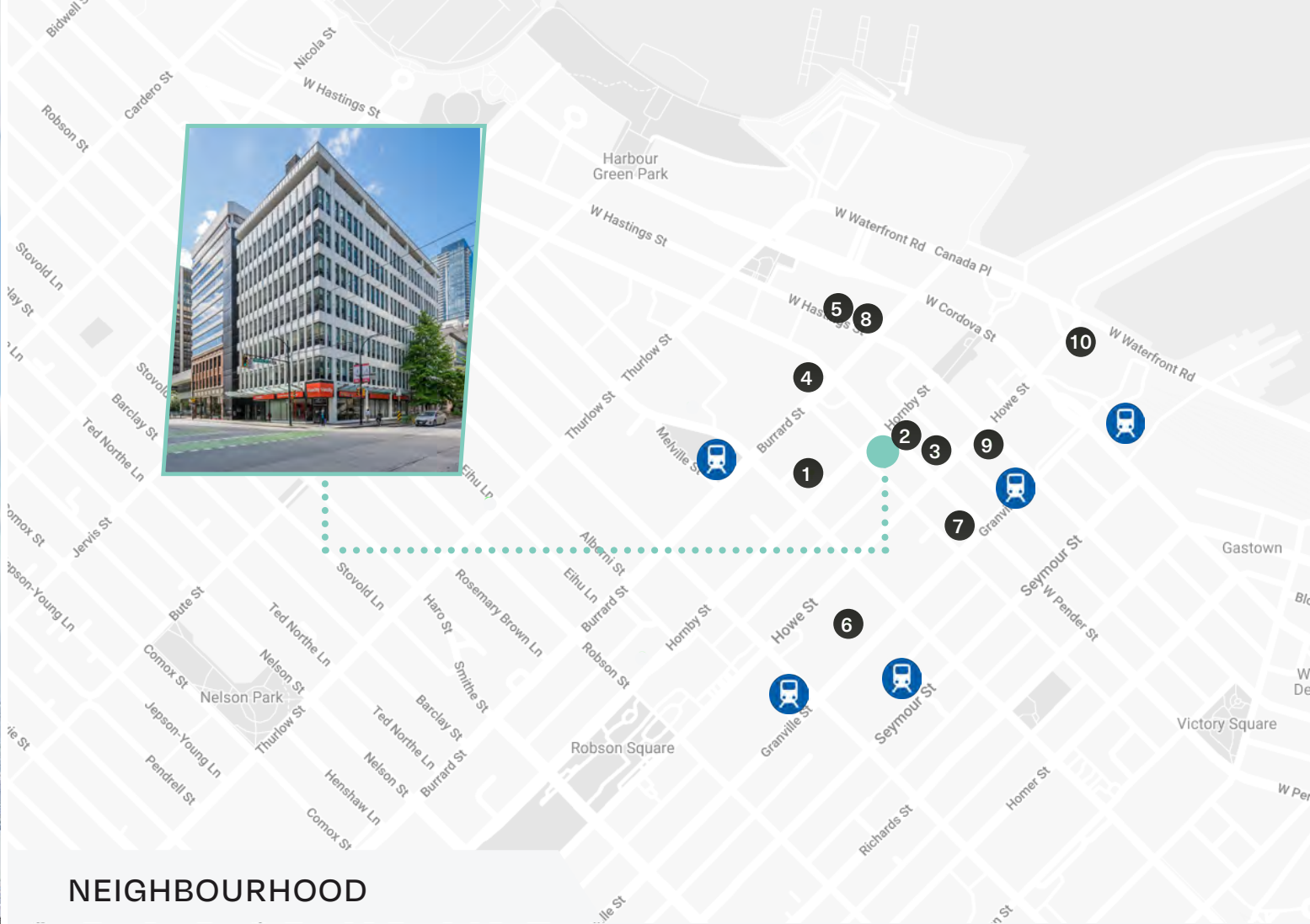
UNIT 220

4,708 SF (APPROX.)

Newly renovated suite featuring an efficient mix of offices/meeting rooms, open workspace, kitchen, and boardroom.

Available October 2024





NEIGHBOURHOOD

890 West Pender is located on the southeast corner of Pender and Hornby Streets in the heart of Downtown Vancouver's financial district. All major bus routes, Skytrain and the West Coast Express are located within a short walk. The shops and services of Pacific Centre and Bentall Centre are also conveniently close.

- | | | | |
|----|------------------|-----|---------------------|
| 1. | Alouette Bistro | 6. | CF Pacific Centre |
| 2. | Dahlia | 7. | Starbucks |
| 3. | Hydra Estiatorio | 8. | Brass Fish Tavern |
| 4. | JOEY Bentall One | 9. | Breka Bakery & Café |
| 5. | Nightingale | 10. | Miku |



TRANSIT SCORE

100



WALK SCORE

98



BIKE SCORE

80



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