



READY FOR **FIXTURING**



**1313**

EAST PENDER STREET  
VANCOUVER, BC

**FOR LEASE**

**Office + Life Science + Creative Industrial**



# 1313 EAST PENDER STREET

Designed by TKA+D Architecture and developed by CJAD Properties, 1313 East Pender Street is a new, state-of-the-art, five-story hub for office, life science and creative industrial users. Located minutes from downtown Vancouver in the dynamic Clark Drive corridor, 1313 EP offers an energetic and healthy work environment for innovators that are looking to attract top talent while staying close

to their roots in the City of Vancouver. 1313 EP is designed from the ground up with maximum compatibility in mind with high-efficiency glazing, heavy power, venting for fume hoods and direct truck loading from the lane. The office space offers full floor occupancy with 360-degree views and rooftop terraces.

## PROJECT HIGHLIGHTS



LEASE RATE  
STARTING FROM  
\$25.00 PSF NET



ADDITIONAL RENT  
\$10.00 PSF (2025 ESTIMATE)  
+ 5% MANAGEMENT FEE



TOTAL GLA  
33,942 SF



CLASS  
A



STOREYS  
5

## BUILDING FEATURES

- Corner property with high exposure
- Abundant natural light
- Roof terrace
- Gym and end of trip facilities
- Fan coil HVAC in all units
- Designed to accommodate fume hoods
- High ceilings
- 1250kVA at 600V, 3-phase electrical service
- Three (3) covered class B loading bays
- EV charging stations
- Secure underground parking
- Secure bike storage
- Flexible I-2 zoning

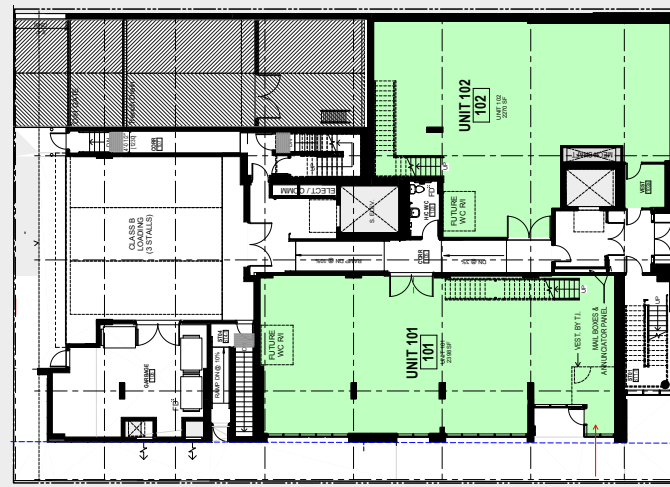




**22,779 SF**  
ON FLOORS  
1, 2 AND 3

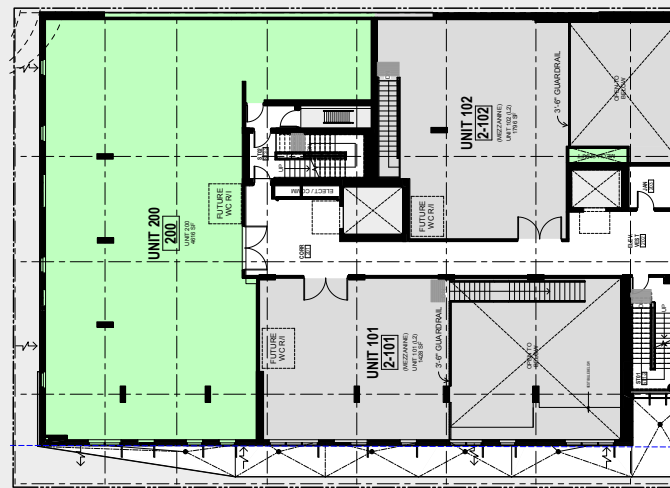
UNITS RANGE FROM  
**3,826 SF TO 10,271 SF**

- Exposed ceilings:
  - 1st floor: 26' (13' under the mezzanine)
  - 2nd floor: 12'
  - 3rd floor: 13'
- High-quality showroom space with street side exposure
- In place infrastructure for Life Science & Laboratory use
- Class B loading from the lane for convenient shipping



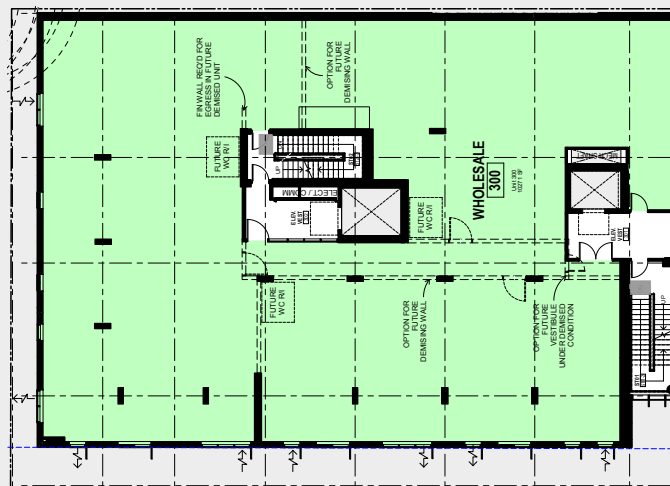
## LEVEL 1 PLAN

**UNIT 101: 2,398 SF MAIN FLOOR + 1,428 SF MEZZANINE**  
**UNIT 102: 2,270 SF MAIN FLOOR + 1,796 SF MEZZANINE**



## LEVEL 2 PLAN

**UNIT 200: 4,616 SF**



## LEVEL 3 PLAN

**UNIT 300: 10,271 SF**



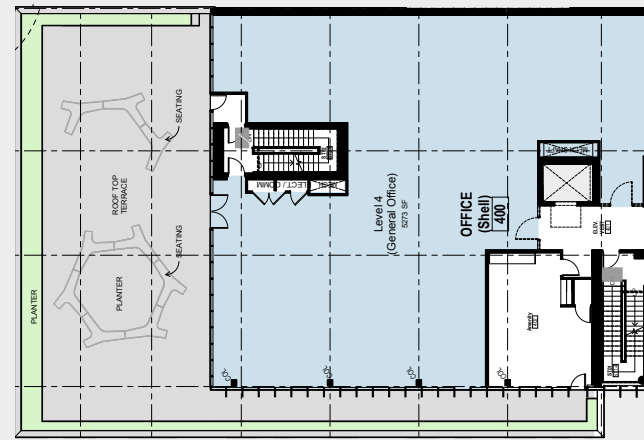


# EXCLUSIVE FULL FLOOR OFFICE SPACES

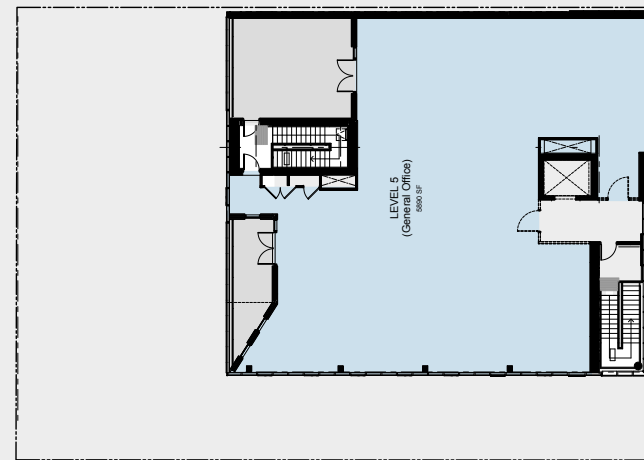
UP TO 11,163 SF  
ON FLOORS  
4 AND 5

UNITS RANGE FROM  
5,273 SF TO 5,890 SF

- Exposed ceilings:  
4th Floor: 10'9"  
5th floor: 11'4"
- Private rooftop terrace
- Full floor units
- Panoramic views of downtown  
and North Shore Mountains



LEVEL 4 PLAN  
UNIT 400: 5,273 SF



LEVEL 5 PLAN  
UNIT 500: 5,890 SF







# NEIGHBOURS

1313 East Pender Street is within close proximity to many notable companies and retail amenities

- CAFÉS
- RESTAURANTS
- BREWRIES
- BUSINESSES

93

VERY WALKABLE

84

VERY BIKEABLE

73

EXCELLENT TRANSIT





ARCHITECTURE | Taylor Kurtz Architecture & Design Inc.

TKA-D architects have over the last 40 years created a global portfolio of projects that have each been conceived to follow their distinctive design philosophy. With an overarching objective to make the world a better place for their clients and the users of their buildings and spaces, they strive to ensure that their actions have a positive impact on our environment. By striving for sustainability at every level, they understand that for a project to be truly successful, it must first be sustainable at a financial, social as well as an environmental level.

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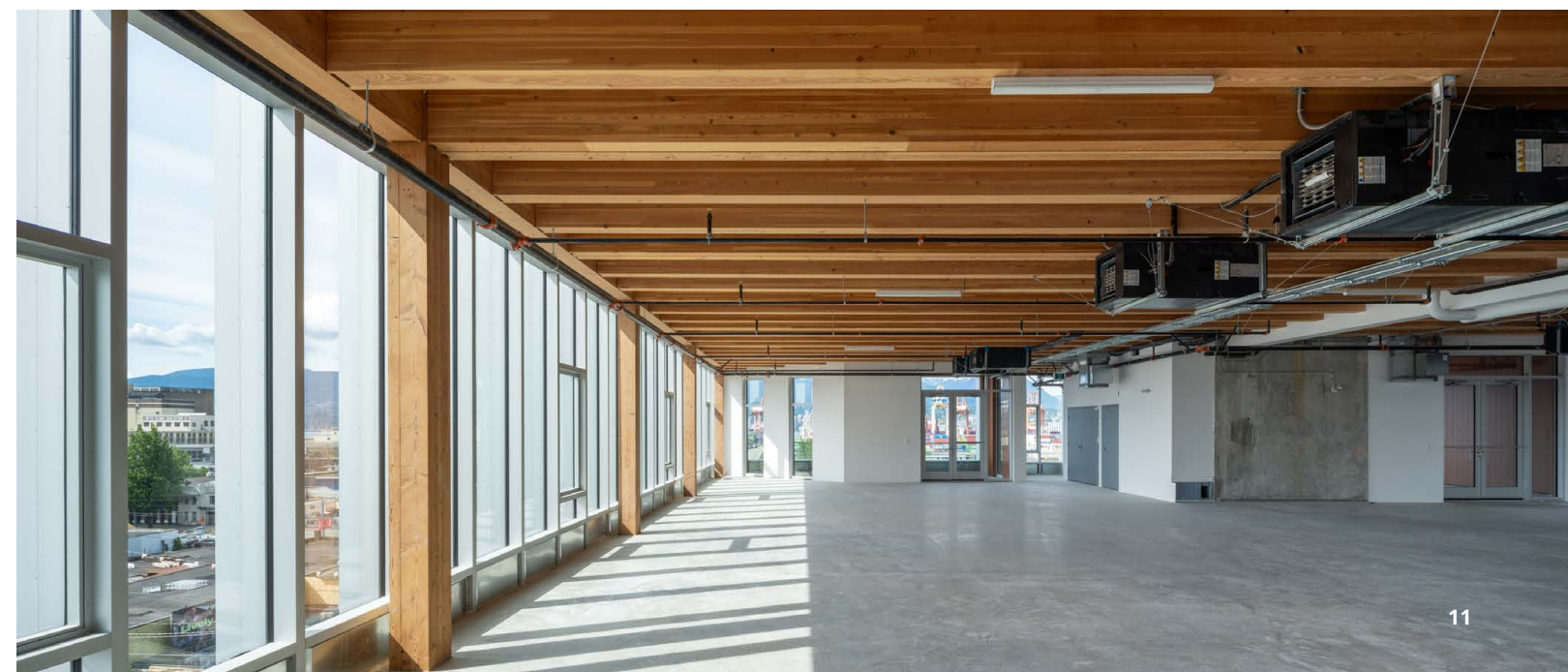
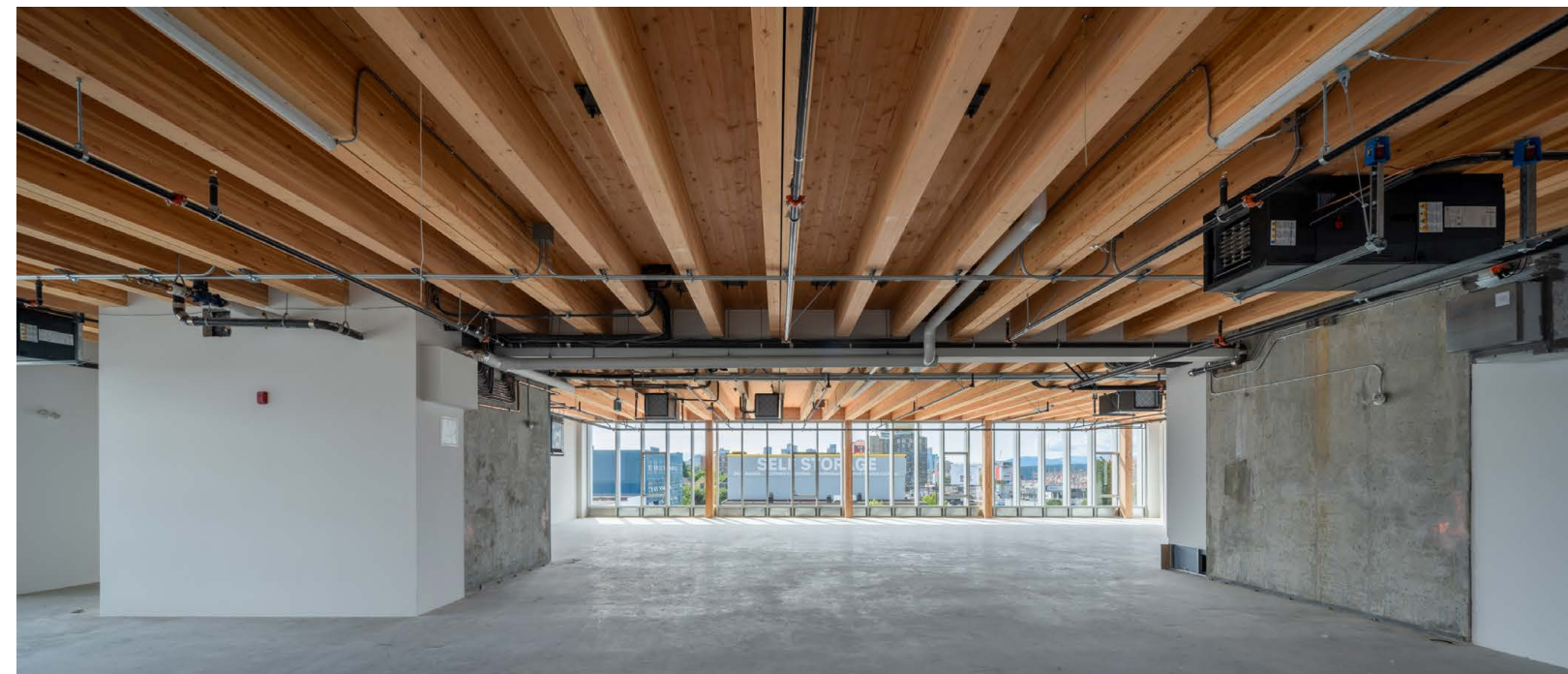
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CJAD is a local, family owned company that embraces new forms and sustainable design in their projects. 1313 East Pender is a leading example of stacked industrial, showcasing innovation in materials (CLT) and a clear commitment to building better.

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**Baktash Kasraei, SIOR**  
Executive Vice President  
+1 604 998 6016  
baktash.kasraei@jll.com

**Scott MacDonald\***  
Executive Vice President  
+1 604 998 6020  
scott.macdonald@jll.com  
\*Personal Real Estate Corporation

**Jack Graham**  
Associate  
+1 604 998 6057  
jack.graham@jll.com