

FOR LEASE



1112

West
Pender
Street

Amenities



Private Shower Facilities



24-7 Building Security



Secure Underground Parking



Ground Floor Food & Beverage Operators



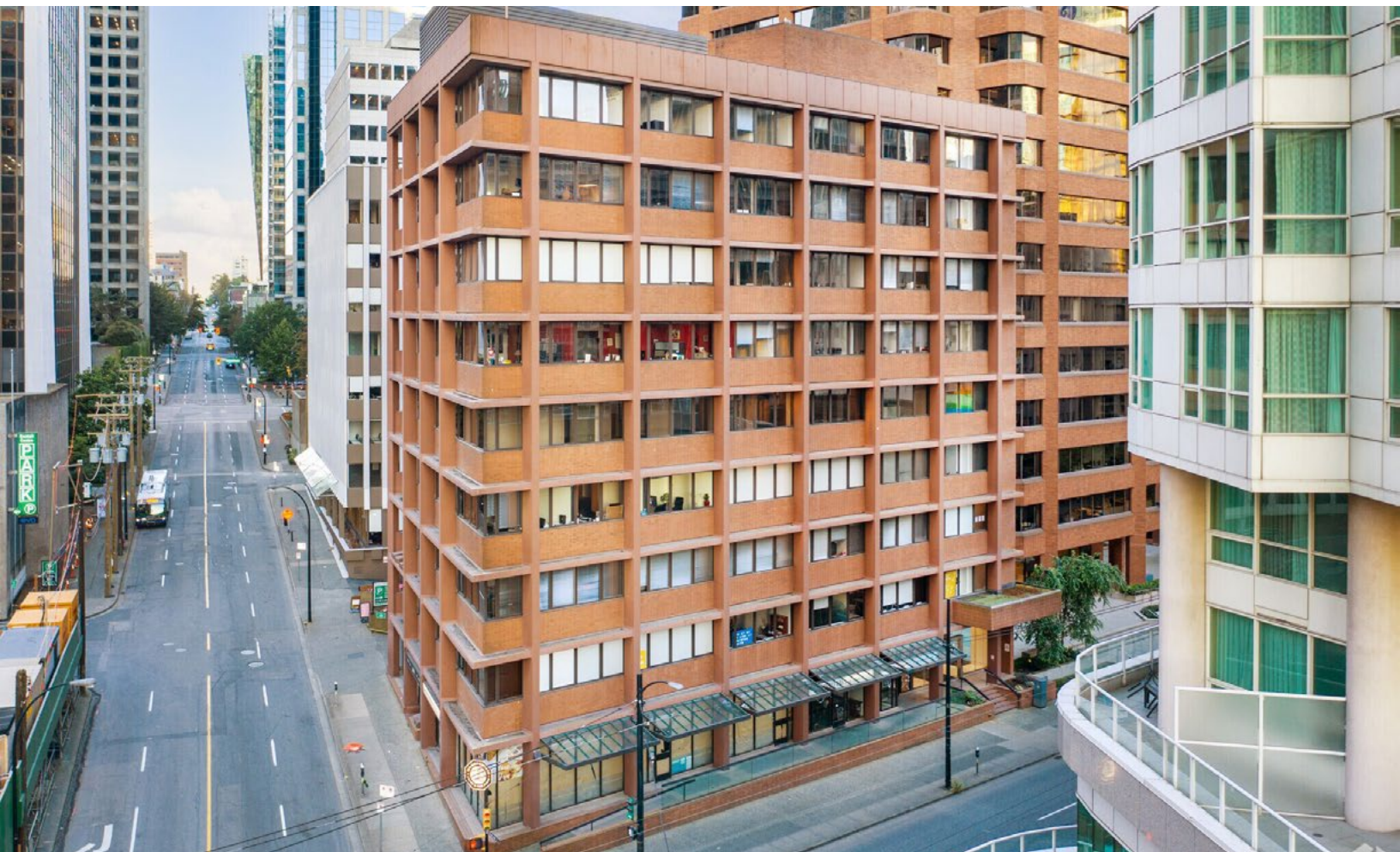
Salient Details

Suite 302:	2,755 s.f.
Suite 403:	1,616 s.f.
Suite 407:	1,470 s.f.
Suite 410:	866 s.f.
Suite 702:	1,591 s.f.
Suite 705:	3,465 s.f.
Suite 804:	4,412 s.f.
Suite 820:	791 s.f.
Suite 902:	812 s.f.
Suite 908:	1,587 s.f.
Availability:	Immediately
Asking Rate:	Contact listing brokers
Additional Rent:	\$21.93 psf/pa (2025)
Parking:	Underground parking



Building Features

-  Available: Immediately
-  Term: Flexible Short or Long-Term Lease Solutions
-  Move-in-Ready Options & Full Landlord Turnkey Available
-  Private Shower Facilities
-  Recently Renovated Lobby & Common Washrooms
-  Water Views



Building

1112 W Pender is a nine-storey contemporary office building in Vancouver’s Central Business District. Extensively renovated in 2014, the property features a modern lobby, updated common washrooms, and secure bike storage. Additional amenities include on-site security and secure underground parking. Flexible lease terms are available, and suites can be customized to meet tenant needs, including full turnkey packages.

Location

Located at the corner of Thurlow and West Pender Street, 1112 W Pender is situated in the heart of the Central Business District, surrounded by an abundance of amenities. The building is just a 4-minute walk from Burrard Station and steps from the city’s top restaurants, hotels, fitness centres, and retailers, providing outstanding convenience for both tenants and visitors.

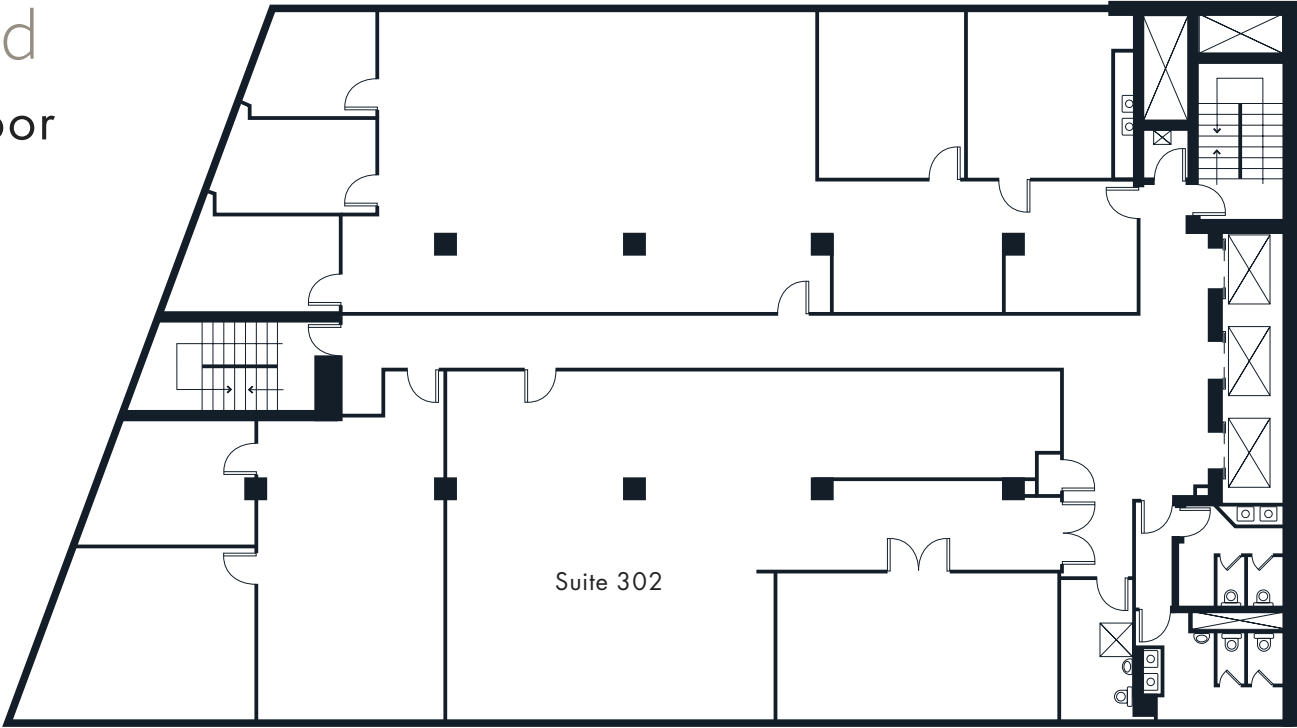


Current Availabilities

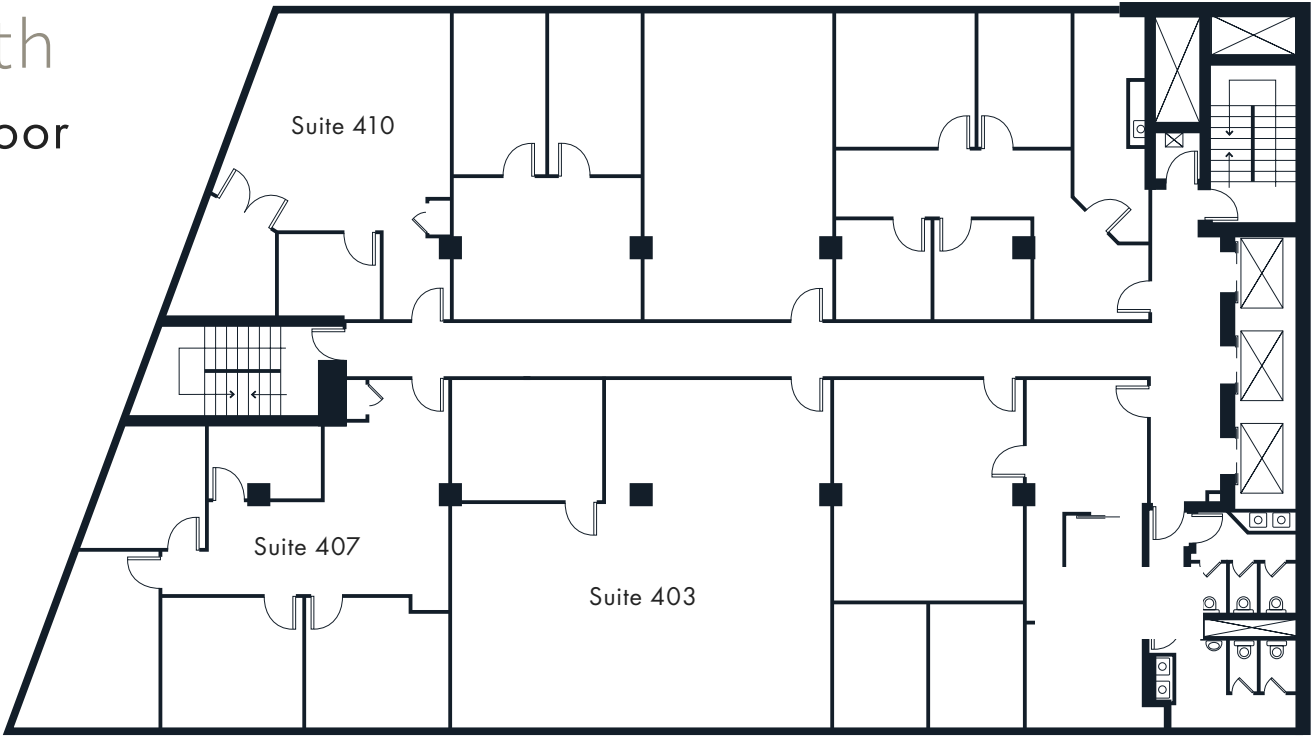
Suite 302: 2,755 s.f.	One (1) boardroom, and open plan work area.
Suite 403: 1,616 s.f.	Show suite with modern improvements. New carpet, roller blinds, glass boardroom, and open plan work area.
Suite 407: 1,470 s.f.	Four window offices with peekaboo ocean views.
Suite 410: 866 s.f.	Two (2) private offices/meeting rooms, and open plan work area.
Suite 702: 1,591 s.f.	Move-in-ready, featuring one (1) private office/meeting room, a server/storage room, and open plan work area.
Suite 705: 3,465 s.f.	Ten (10) private offices, one (1) large boardroom, a kitchenette, and open plan work area. Can be divided into two (2) ~1,700 s.f. suites.
Suite 804: 4,412 s.f.	Two (2) private offices/meeting rooms, one (1) boardroom, server room, two (2) kitchenettes, and reception/lounge area.
Suite 820: 791 s.f.	One (1) private office/meeting room, and open plan work area.
Suite 902: 812 s.f.	Two (2) private offices/meeting rooms, reception area, and open plan work area.
Suite 908: 1,587 s.f.	One (1) large boardroom, one (1) private office/meeting room, a kitchenette, and open plan work area.

Floor Plans

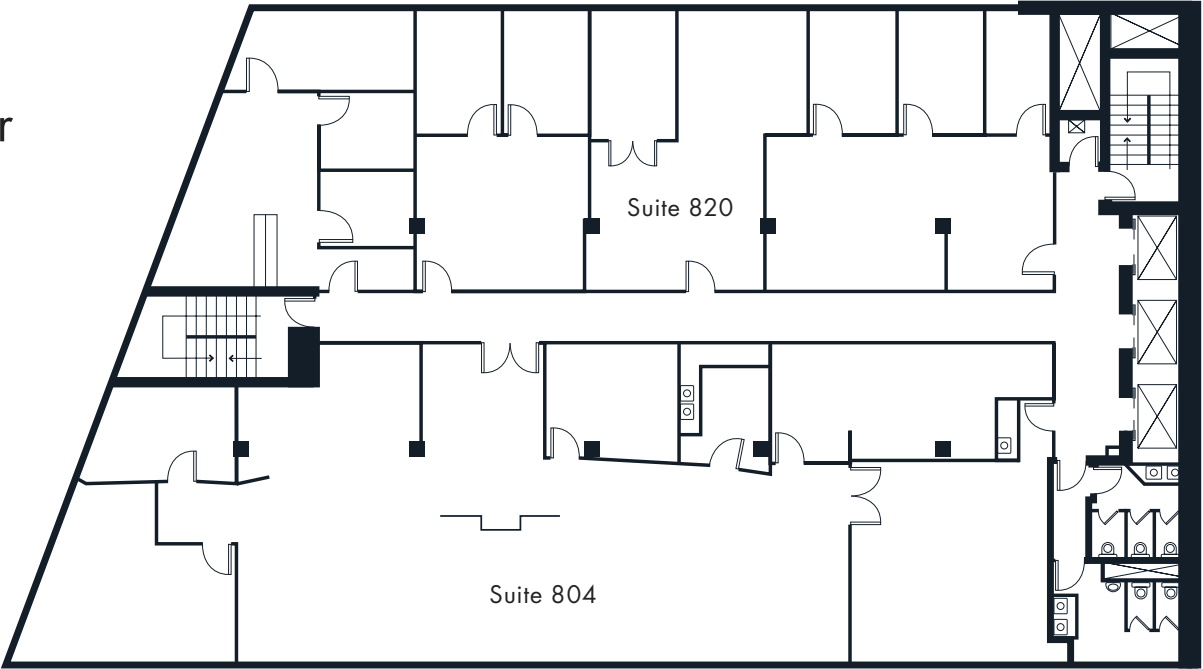
3rd Floor



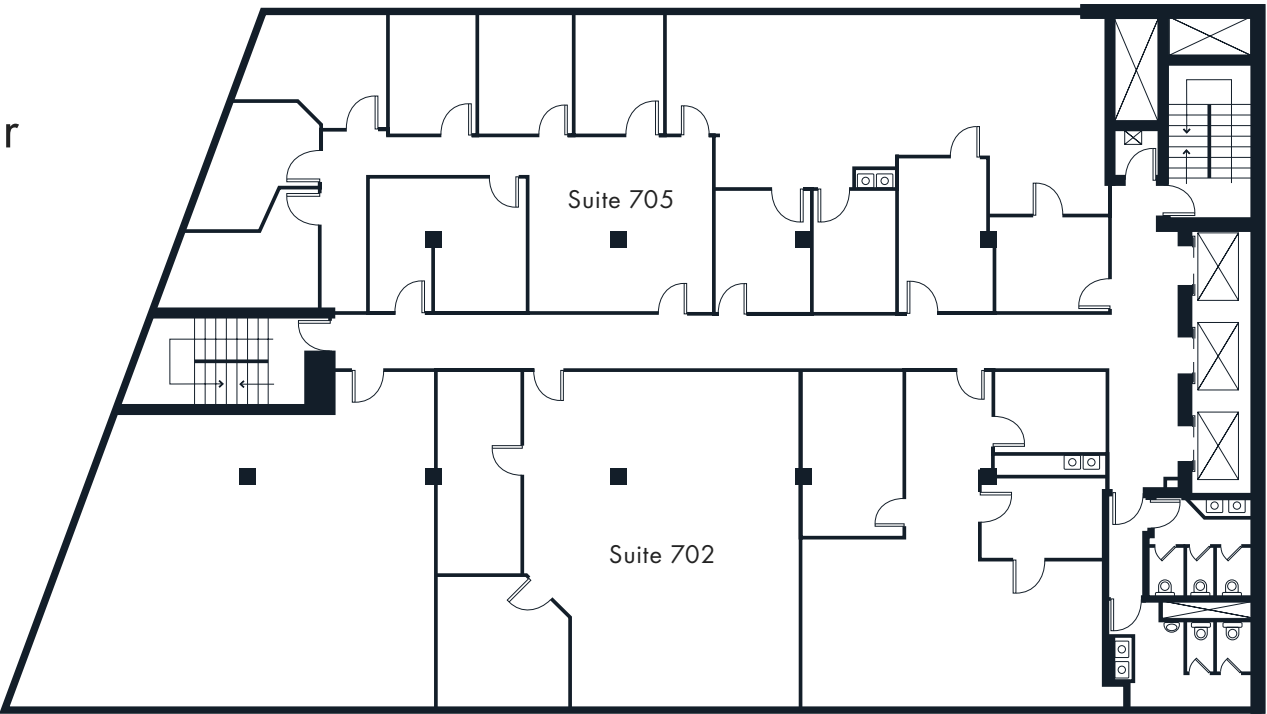
4th
Floor



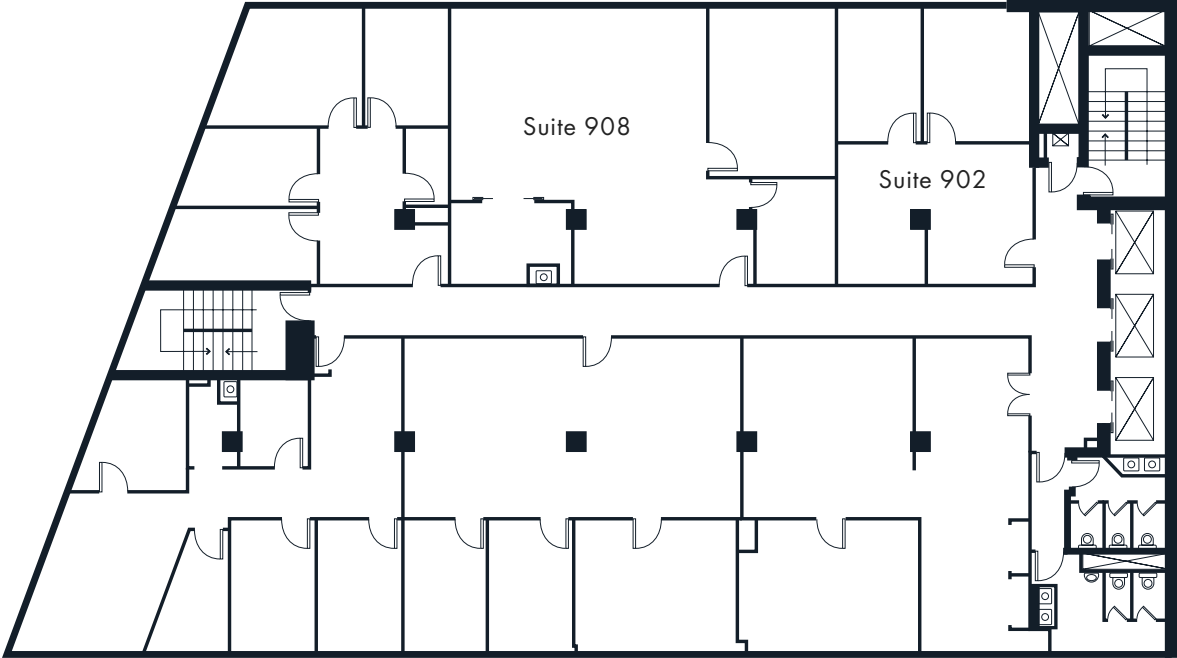
8th
Floor



7th
Floor



9th
Floor





1112

West Pender Street

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