FOR LEASE
NEWLY RENOVATED FREESTANDING BUILDING
1421 EAST PENDER STREET, VANCOUVER, BC

FOR FURTHER INFORMATION, CONTACT:

DARREN STAREK
604 662 5175
darren.starek@cbre.com

ED FERREIRA
PERSONAL REAL ESTATE CORPORATION
604 662 5122
ed.ferreira@cbre.com

JORDAN COULTER
604 662 5574
jordan.coulter@cbre.com

Walk Score 80
Bike Score 91
Transit Score 73
Source: walkscore.com
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LOCATION
1421 East Pender Street is situated in the Strathcona neighbourhood of Vancouver providing excellent access to downtown Vancouver, the Port of Vancouver and direct links to major traffic arteries connecting to Burnaby, Richmond and North Vancouver. The Strathcona neighbourhood provides numerous desirable employee amenities including public transit, restaurants, retail and financial services along Commercial Drive and Hastings Street which is one block north of the subject property.

BUILDING AREA
Upper Floor Office/Showroom: 1,484 SF
Ground Floor: 4,707 SF
Total Area: 6,191 SF

BUILDING FEATURES
> Newly renovated freestanding building
> Skylights in warehouse and office area
> Upper Floor office showroom is air conditioned and features three private offices, open plan and two washrooms and lots of natural light
> Ground Floor features clear span warehouse, two washrooms, staff lunch room and changing rooms
> Ceiling heights in 13’ 6” to 16’ 4”
> Grade level loading
> Four parking stalls
> Three phase power

ZONING
I-2

TAXES & OP COSTS
$4.00 PSF (estimated)

LEASE RATE
$19.00 PSF, triple net

AVAILABLE
Immediately

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UPPER FLOOR AND SHOWROOM

LOWER FLOOR PLAN

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