

FOR SALE OR LEASE | OFFICE
59-65 WEST PENDER STREET
VANCOUVER, BC



- ▶ **11,791 SF Two-Storey Commercial Office Building**
- ▶ **Owner/User Investment**
- ▶ **Crosstown Redevelopment Opportunity**
- ▶ **Recently Updated**

Ryan Saunders

Personal Real Estate Corporation

D 604.630.3384 C 604.760.8799

ryan.saunders@lee-associates.com

Legal Description

Lot 37 & 38, Block 29, District Lot 541, Plan 210

PID

015-500-314, 015-500-322

Zoning

DD (Downtown District)

Building Area

Second floor office	5,816 SF
Main floor office	5,975 SF
Total	11,791 SF

Lot Size

50' x 120' = 6,000 SF

Lease Rate

\$24.00 PSF

Taxes & Operating Costs

\$11.75 PSF (2026 estimate)

Lease Term

3 to 5 years or longer

Tenant

Vancouver Coastal Health



Property Taxes

\$82,641.00 (2025)

Asking Price

\$8,000,000

Availability

April 1, 2026

Opportunity

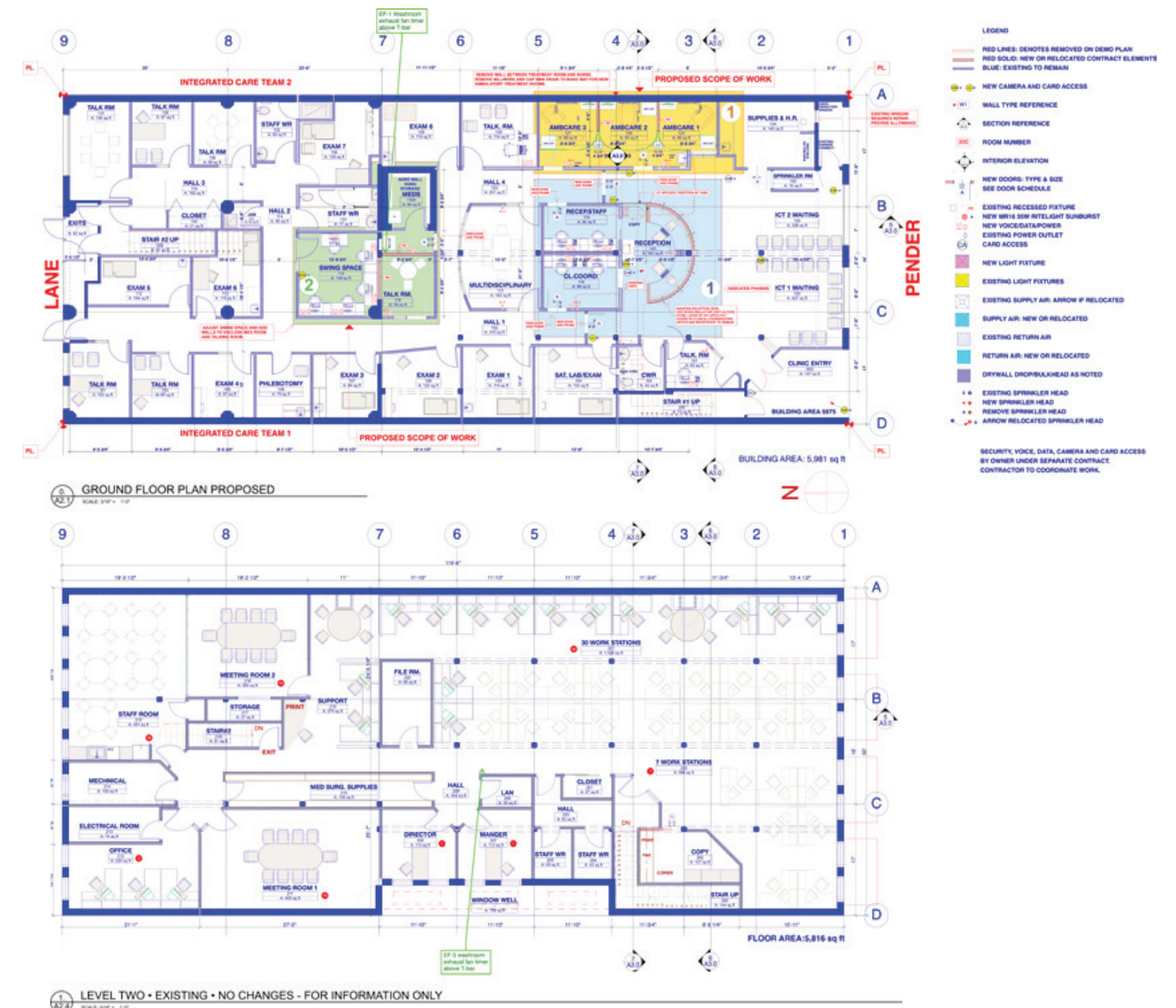
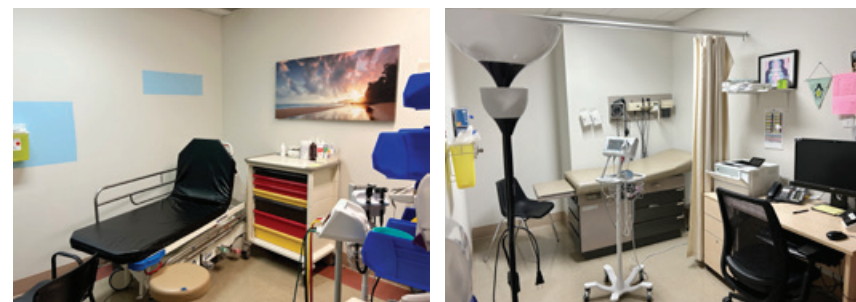
Welcome to 59-65 West Pender Street, a newly improved move-in ready office space in the heart of Vancouver's vibrant Crosstown neighbourhood. Featuring an open-concept layout on the second floor and a well-built-out office layout on the first floor in your own freestanding building. This bright and flexible workspace is designed to inspire creativity and productivity, with a thoughtful mix of private offices, meeting rooms, and a large open work area, the property offers versatility to suit a variety of business needs.

Location

59-65 West Pender Street is located in between Abbott and Carrall Streets in the coveted Crosstown district of Downtown Vancouver, strategically position in between the Central Business District, Gastown, Chinatown, and Yaletown. The neighbourhood is home to many award-winning restaurants including Chambar, Calabash Bistro, and PiDiGiN, along with many international retailers such as LightForm, COS by H&M, Inform Interiors, Roden Gray, Herschel Supply Co., and many others. In addition, high-tech companies, multiple emerging design firms, and sub-campuses for educational institutions like Simon Fraser University and Vancouver Film School have established in the area. The subject property is also conveniently situated near both the Stadium-Chinatown and Waterfront SkyTrain stations, the SeaBus Terminal, West Coast Express, and several public parkades.

Features

- ▶ Two-storey concrete/wood office building
- ▶ Torch-on roof with double membrane system
- ▶ New HVAC upgrade in 2022
- ▶ Well built-out, move-in ready office improvements
- ▶ Five (5) washrooms (2 accessible, 1 with shower)
- ▶ Fully furnished staff room with kitchen
- ▶ Two (2) boardrooms/meeting rooms
- ▶ Multiple workstations/private offices
- ▶ Branding opportunities



FOR SALE OR LEASE | OFFICE
59-65 WEST PENDER STREET
VANCOUVER, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



Ryan Saunders

Personal Real Estate Corporation

D 604.630.3384 C 604.760.8799

ryan.saunders@lee-associates.com

© 2026 Lee & Associates Commercial Real Estate (BC) Ltd. ("Lee & Associates Vancouver"). All Rights Reserved. 219. E. & O.E.: Although the information contained within is from sources believed to be reliable, no warranty or representation is made by Lee & Associates Vancouver as to its accuracy being subject to errors, omissions, conditions, prior lease, withdrawal or other changes without notice and same should not be relied upon without independent verification.

CELEBRATING OVER
50
YEARS IN VANCOUVER