# 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

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# **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**

 $50' \times 120' = 6,000 \text{ SF}$ 

# **Lease Rate**

\$28.00 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**

\$10,000,000

# **Availability**

April 1, 2026

# **Opportunity**

Welcome to 59-65 West Pender Street, a newly improved movein 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 awardwinning restaurants including Chambar, Calabash Bistro, and PiDGiN, 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

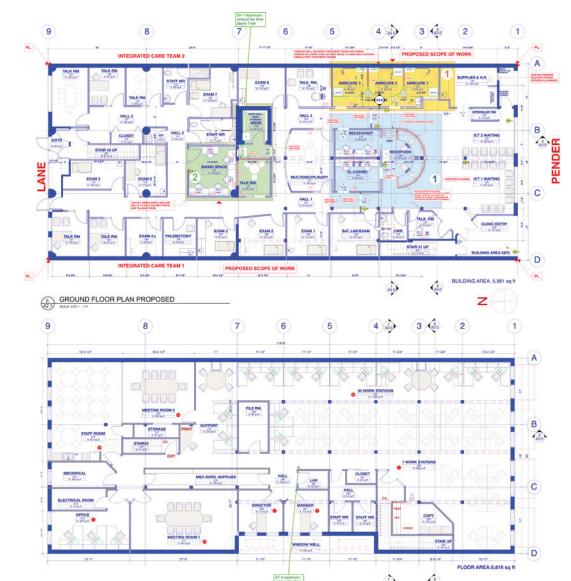






1 LEVEL TWO • EXISTING • NO CHANGES - FOR INFORMATION ONLY

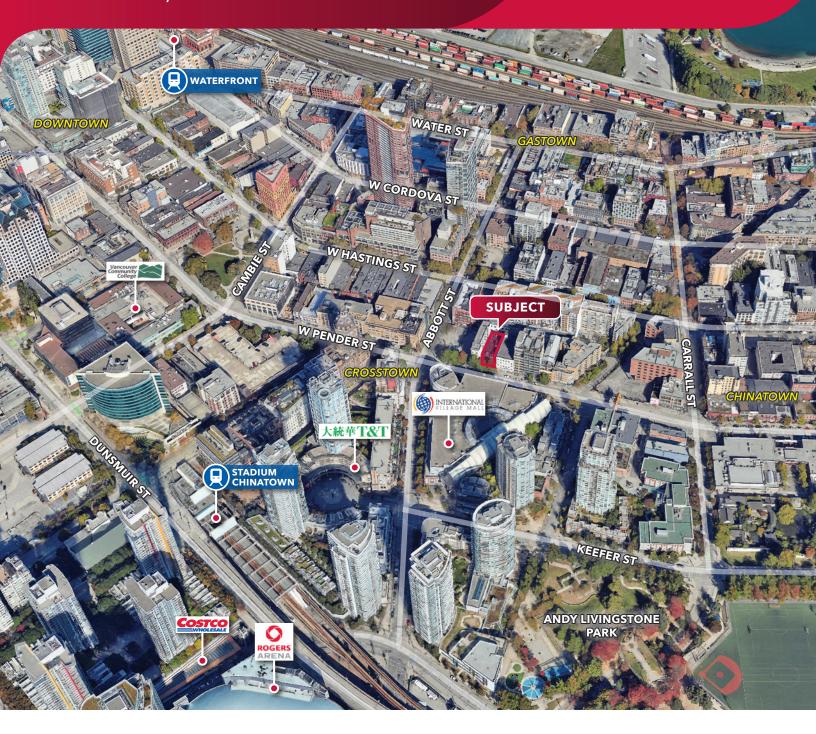




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