

# MAIN & PENDER OFFICE & RETAIL FOR LEASE

445 - 495 MAIN ST.  
VANCOUVER, B.C. V6A 2T7

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**Daniel Shih | Leasing Agent**  
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604-699-2376

# Main & Pender Features

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## Located in Historic Chinatown.

Located at the corner of Main and Pender Street in Chinatown which is just 1 kilometre East of Downtown Vancouver. The area is a well-established commercial centre for Vancouver's large Chinese community. Main & Pender has direct access to major bus routes and the Stadium skytrain station is within close walking distance.

The Chinatown area is undergoing major development with numerous mixed-used commercial and residential buildings being built or completed. In particular, East Pender is home to many new and established eateries, bars and boutique-style shops which has increased the foot traffic in the area.

### Parking:

Secured underground parkade for Tenants at additional cost.

### Retail – Gross Rent:

Starting at \$38.00/sf

### Offices – Gross Rent:

Starting at \$27.00/sf

### Tenants:

Office tenants include: Law office, accounting firm, doctors office, interior design and non-profit organization.

Retail tenants include: Pizza Coming Soon, Sam's Pharmacy, Cell Universe, and Vanmart Corner Store

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# Current Availability - 2/F

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Unit	Rentable Area	Monthly Dues (including GST)	Comments
201	1,975 sf	\$4,320.31	Windowline faces over Main St. Open ceiling & floor to be polished. Plumbing rough-in available.
208	883 sf	\$1,931.56	Window facing East Pender with hand sink.
212	858 sf	\$2,027.00	Open space with polished floor and open ceiling.
215	580 sf	\$1,268.75	Shell space - Open ceiling, polished floors. Window facing rear of building. Hand sink available.
232	1,303 sf	\$2,850.31	Shell space - Open ceiling, polished floors. Windowline facing Main Street. Hand snk available.

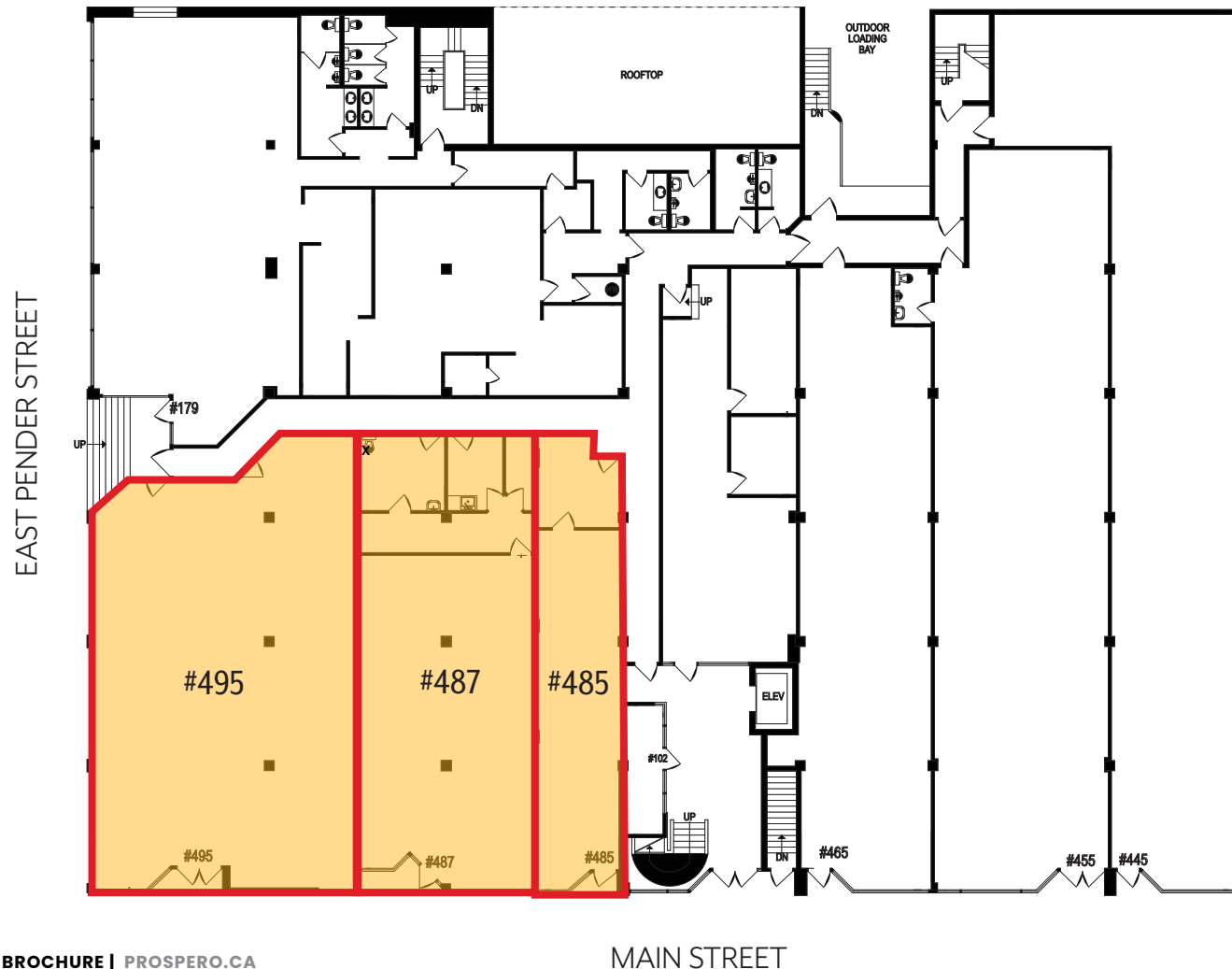




# Current Availability - G/F

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Address	Rentable Area	Gross Rent	Monthly Dues (including GST)	Availability
485 Main St.	802 sf	\$38.00/sf	\$2,666.65	Immediately
487 Main St.	1,666 sf	\$38.00/sf	\$5,539.45	Immediately
495 Main St.	2,347 sf	\$38.00/sf	\$7,804.00	Immediately



# Current Availability - BSMT

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Address	Rentable Area	Gross Rent	Monthly Dues (including GST)	Availability
173 E Pender St.	9,912 sf	\$18.16/sf	\$15,750.00	April 1, 2024

