

# BEIJING BUILDING



**87 - 89 EAST PENDER**

Office + Retail Opportunity | Vancouver, B.C.

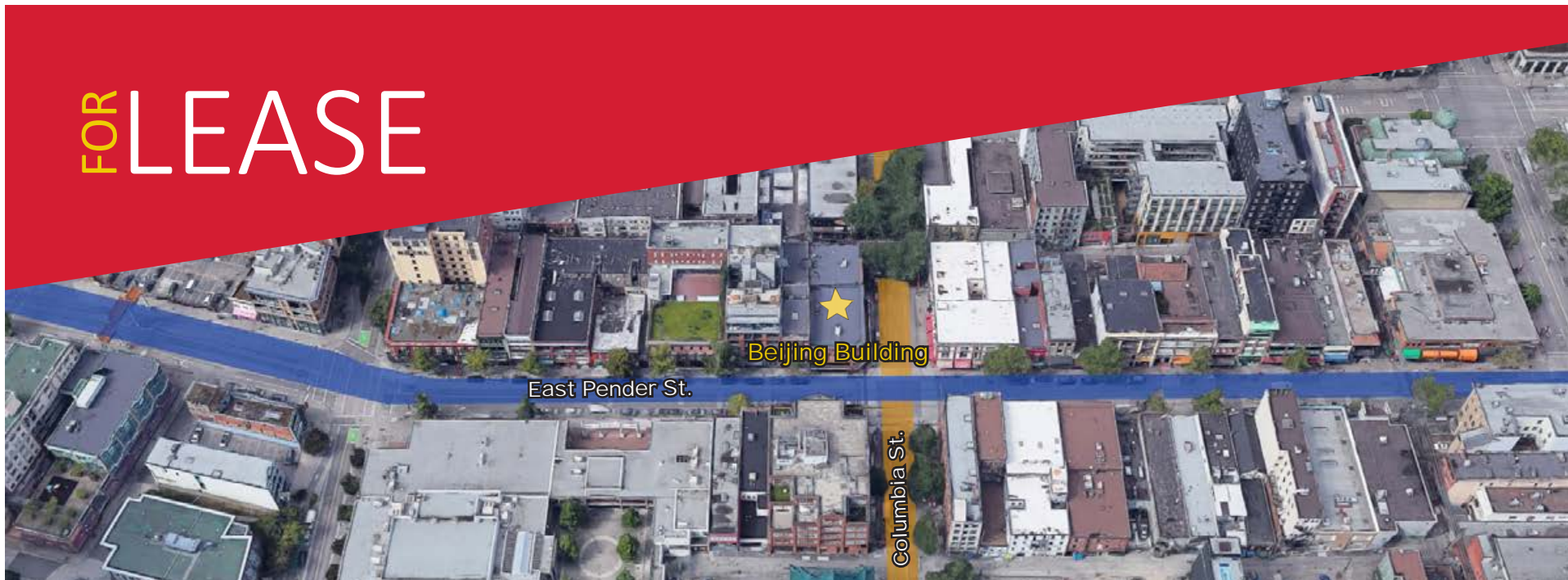
## FOR LEASE



**JUNE IP**  
(604) 669-7733  
jip@prospero.ca



# FOR LEASE



**LOCATION** Located in historic Chinatown, on the corner of East Pender and Columbia Street which is just 1 Km East of Downtown Vancouver. East Pender Street has direct access to major bus routes and the Stadium skytrain station is within close walking distance.

The Chinatown area has undergone 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.

 PROSPERO



# FOR LEASE



## ZONING

HA-1, which includes a variety of permitted uses including cultural & recreational, institutional, office, retail & service-related businesses

## TENANTS

Barber Shop, Clothing Store, and Interior Design.

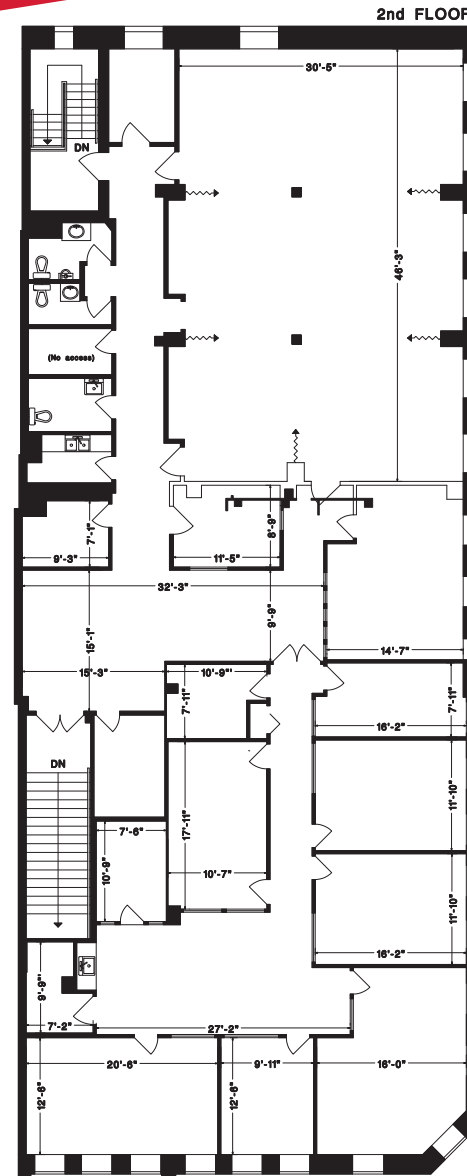
 PROSPERO

# FOR LEASE

## OFFICE 87 EAST PENDER

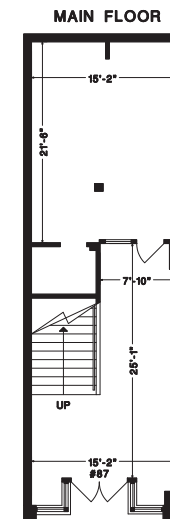
RENTABLE AREA	BASE RATE (PSF)	ADDITIONAL RENT (PSF)	MONTHLY RENT
Ground Floor 780	\$20.00	\$10.00 (estimated)	\$16,162.50 + GST
2nd Floor 5,685			
Total 6,465			

PROSPERO

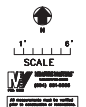


87 E. PENDER STREET,  
VANCOUVER, B.C.

2ND FLOOR U. 5685 SQ.FT.  
MAIN FLOOR U. 780 SQ.FT.  
\*TOTAL U. 6465 SQ.FT.



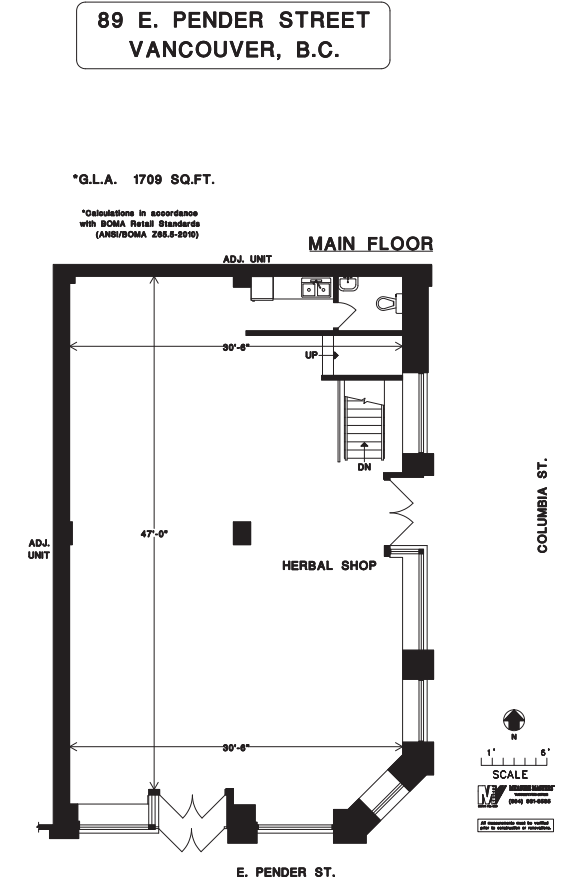
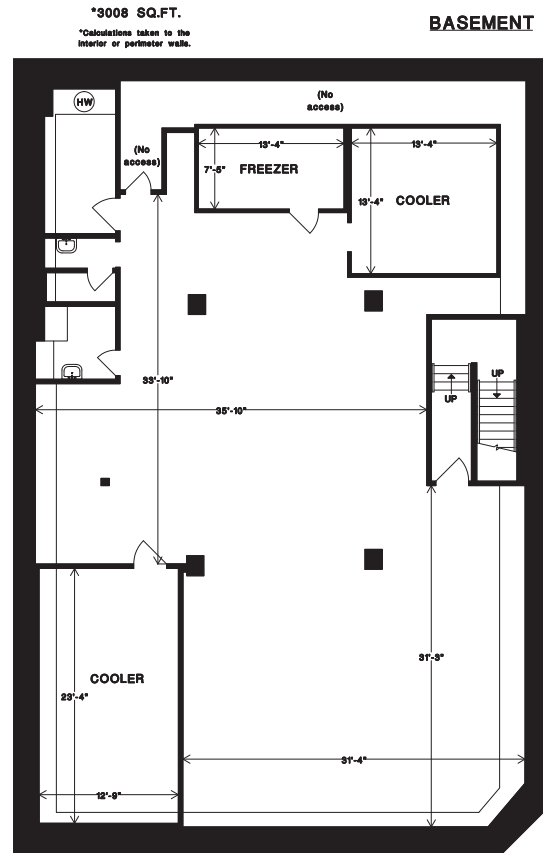
\*BOMA Usable  
Office area



# FOR LEASE

## RETAIL 89 EAST PENDER

RENTABLE AREA	BASE RENT (PSF)	ADDITIONAL RENT (PSF)
Ground Floor 1,709	Ground \$35.00	\$10.00
Basement 3,008	Basement \$8.00	(estimated)
Total 4,717		
Total Monthly Rent	\$10,920.75 + GST	



 PROSPERO

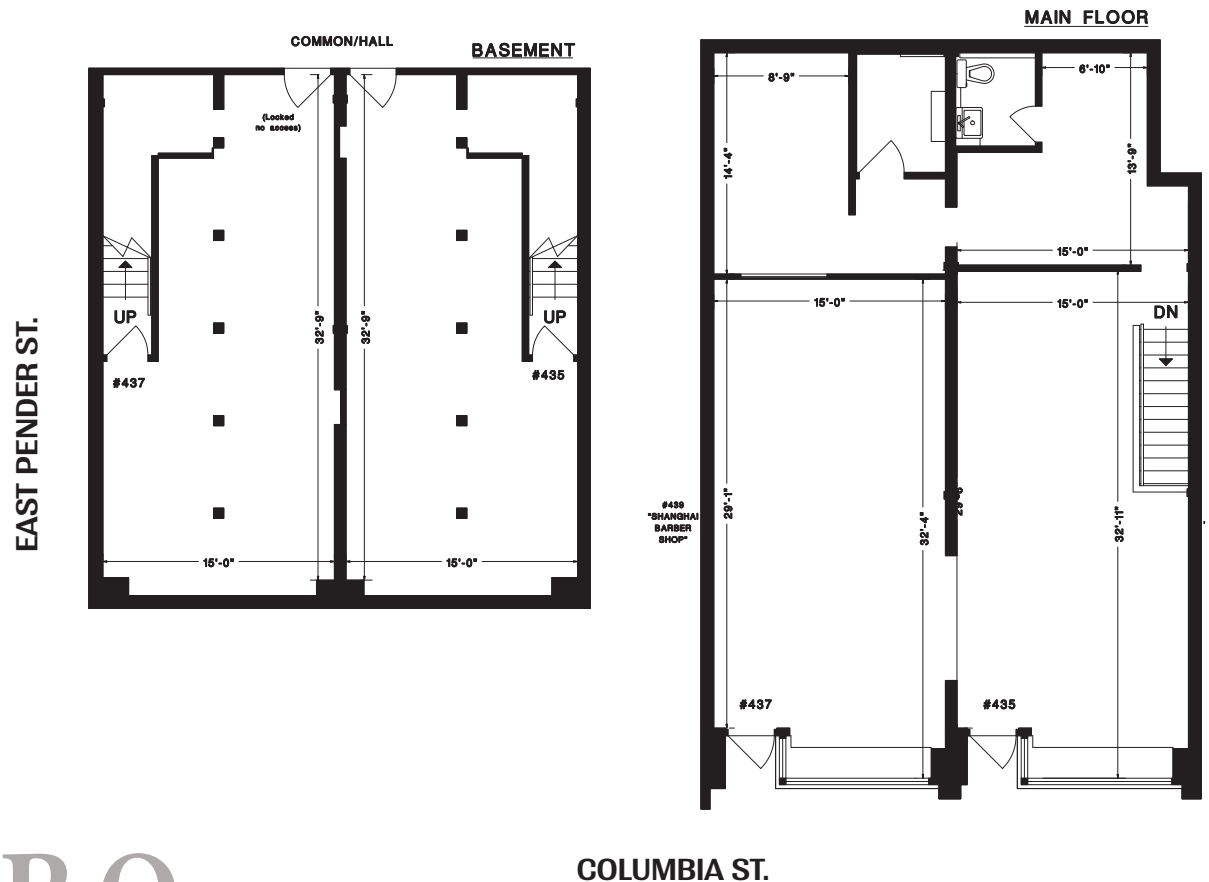
# FOR LEASE

**RETAIL:**

**435 - 437 COLUMBIA ST.**

435 - 437 COLUMBIA ST.		
Ground Floor	1,495	Total Monthly Rent \$5,500.00 + GST
Basement	1,106	
Total	2,601	
Tenant responsible for hydro and alarm monitoring.		

435 COLUMBIA ST.		437 COLUMBIA ST.	
Ground Floor	736	Ground Floor	759
Basement	553	Basement	553
Total	<u>1,289</u>	Total	<u>1,312</u>
Total Monthly Rent \$2,850.00 + GST		Total Monthly Rent \$2,850.00 + GST	
Possible to demise into two separate units.			



 **PROSPERO**