

# BEIJING BUILDING



**87 - 89 EAST PENDER**

Office + Retail Opportunity | Vancouver, B.C.

**FOR LEASE**



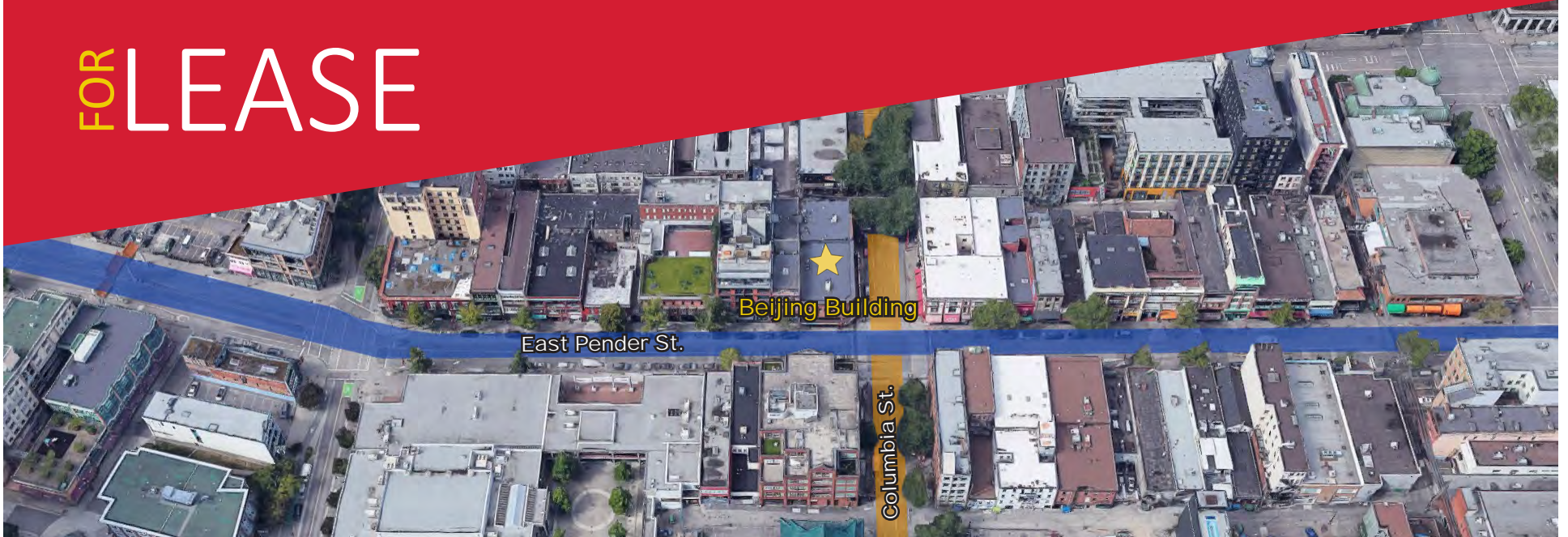
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# FOR LEASE



**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.

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ZONING

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

TENANTS

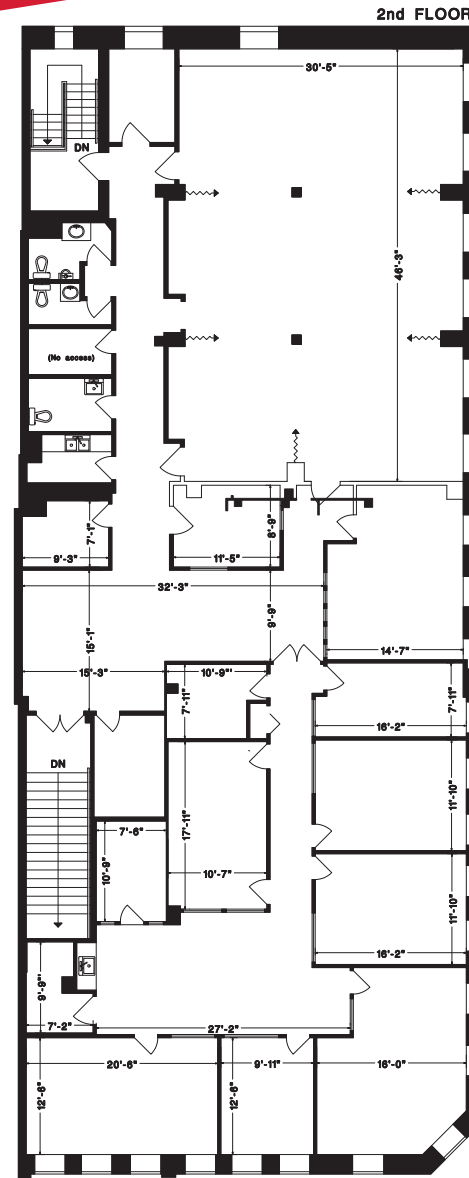
Barber Shop, Clothing Store, and Interior Design.

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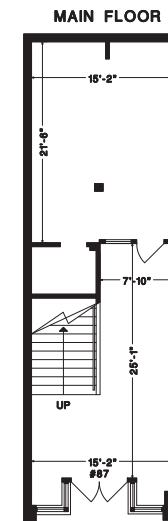
## OFFICE 87 EAST PENDER

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			

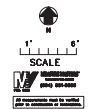


87 E. PENDER STREET,  
VANCOUVER, B.C.

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



\*BOMA Usable  
Office area

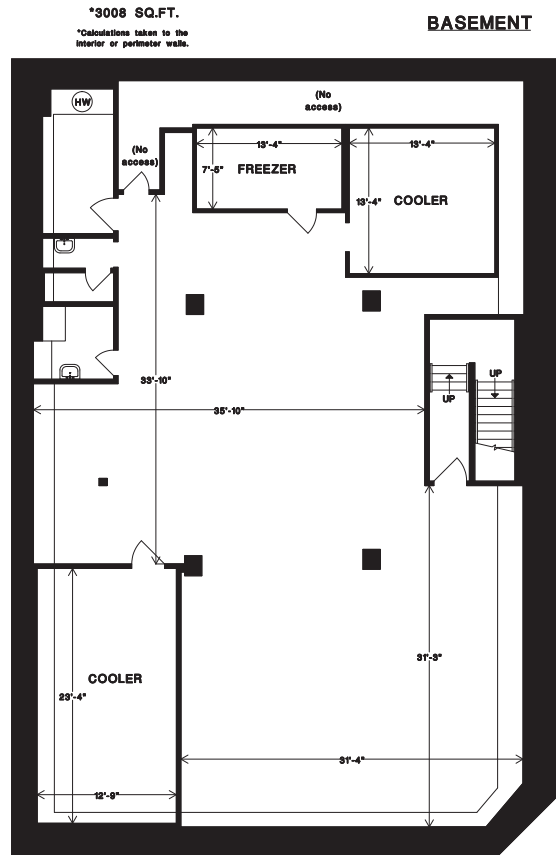


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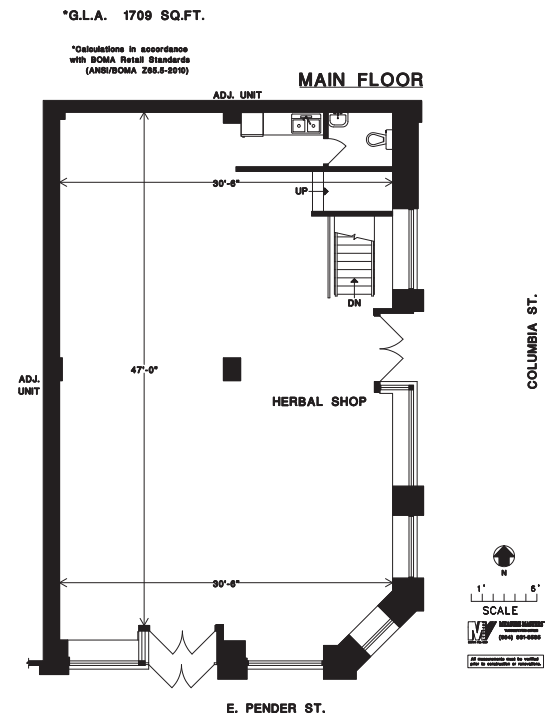
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## RETAIL 89 EAST PENDER

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



**89 E. PENDER STREET  
VANCOUVER, B.C.**



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**RETAIL:**  
**435 - 437 COLUMBIA ST.**

435 - 437 COLUMBIA ST.		
Ground Floor	1,495	Total Monthly Rent \$3,500.00 (inclusive of GST)
Basement	553	
<b>Total</b>	<b>2,048</b>	

*Tenant responsible for hydro and alarm monitoring.*

