

FOR SUBLEASE

# 1199

West Pender Street  
VANCOUVER | BC

## Improved Office Space in Vancouver's Coal Harbour

At the corner of West Pender and  
Bute, steps from Harbour Green  
Park and the Seawall Water Walk.

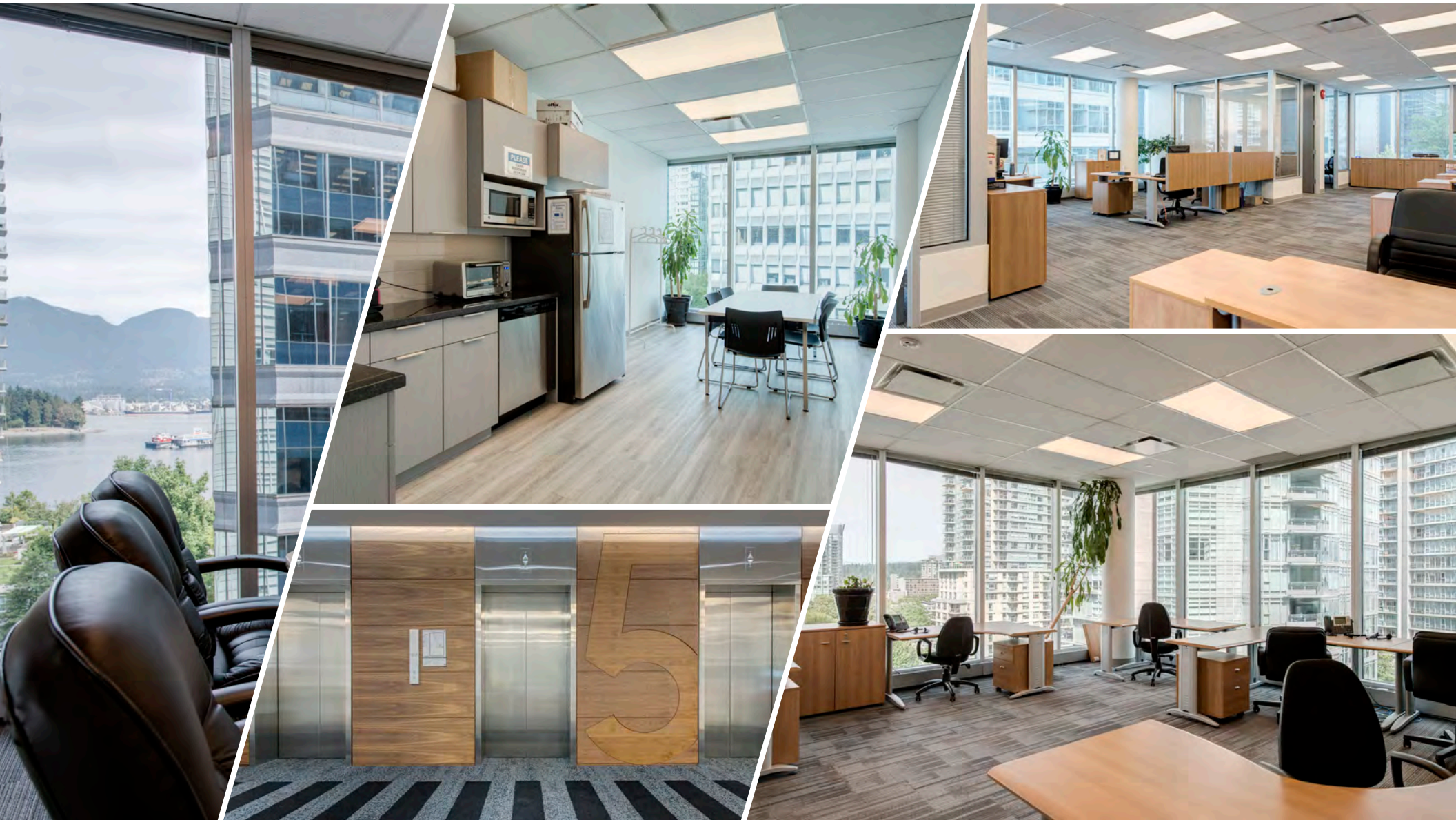


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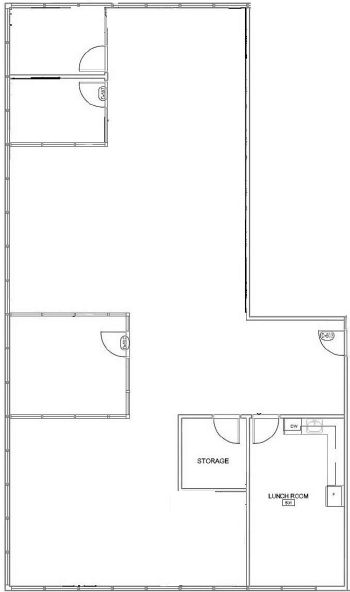




CLOCKWISE FROM TOP LEFT: Glass-walled boardroom with views of Vancouver Harbour, Stanley Park and the North Shore mountains. Full kitchen and staff area. Open plan space with room for multiple workstations. Floor-to-ceiling windows allow for plenty of natural light. Recently improved elevator lobbies and common areas.



## FLOOR PLAN



## SPECIFICATIONS

Suite	540
Area	2,699 SF
Available	Immediately
Term Expiry	July 30, 2024
Net Rent	Contact listing agents
Additional Rent	\$15.92 per SF per annum
Comments	Mostly open plan with 2 offices, a boardroom, reception area, full kitchen/lunch room and a storage room.



## LOCATION

Located on the corner of West Pender and Bute Streets in Downtown Vancouver's Coal Harbour. Jack Poole Plaza and the Burrard Inlet Seawall are just two blocks north and the Burrard SkyTrain station is a short walk away.



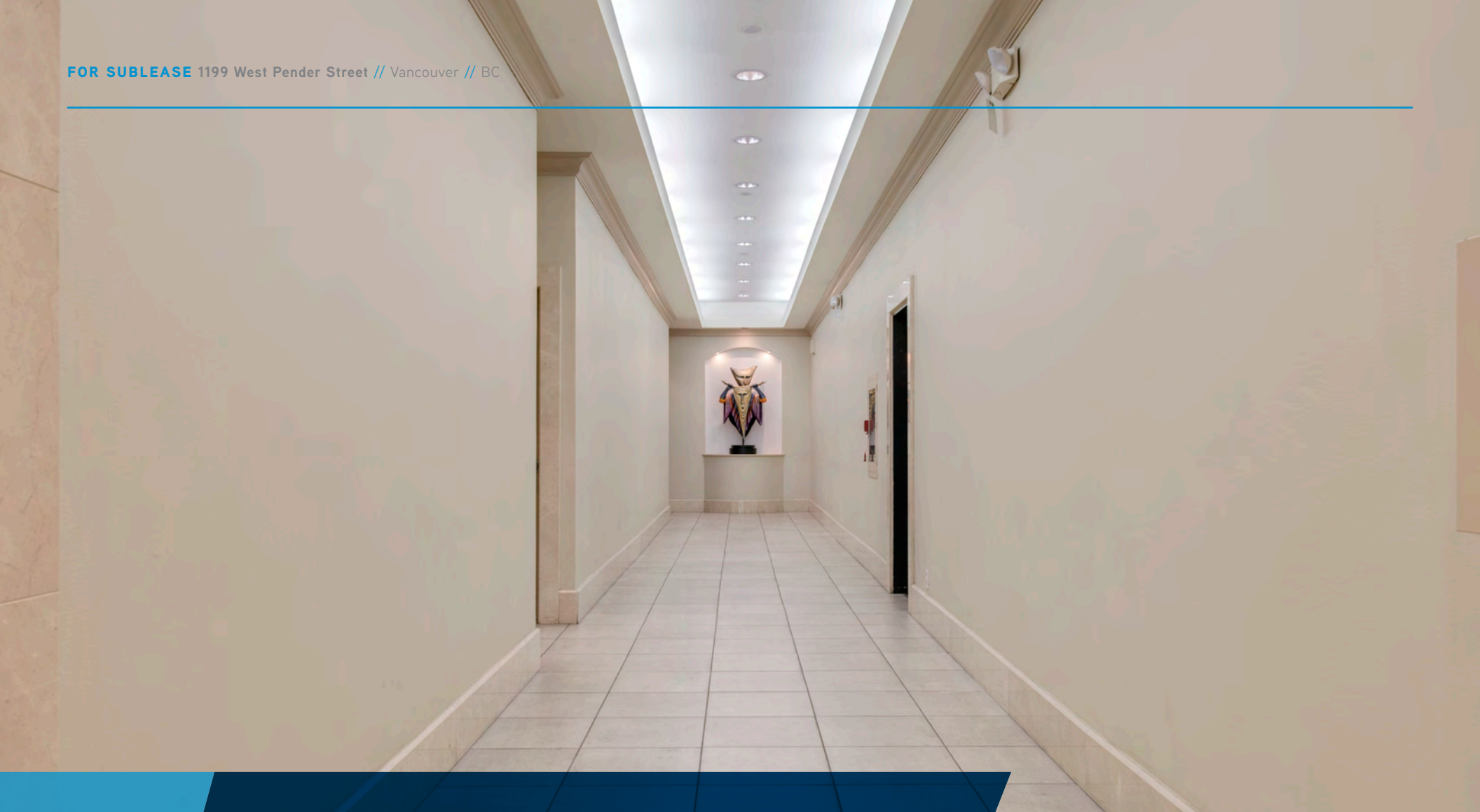
Walk Score™  
97



Transit Score™  
100



High-Speed  
Fibre-Optic  
Enabled



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