

FOR SUBLEASE



800 West Pender Street

MOVE-IN READY OFFICE SPACE IN DOWNTOWN

800 West Pender Street

THE OPPORTUNITY

Fully furnished and ready for business. This 3,358 SF suite at 800 West Pender features eight offices, a boardroom, kitchen, and lounge area. Surrounded by downtown amenities, dining, and transit, the space offers a seamless solution for teams seeking a turnkey office with functionality, flexibility, and a quick move-in.

Unit	520
Area	3,358 SF
Availability	Immediate
Sublease Expiry	July 2027
Basic Rent	Contact listing agents
Additional Rent	\$20.65 PSFPA (2025 est.)

KEY FEATURES AND AMENITIES



CITY
VIEWS



NATURAL
LIGHT



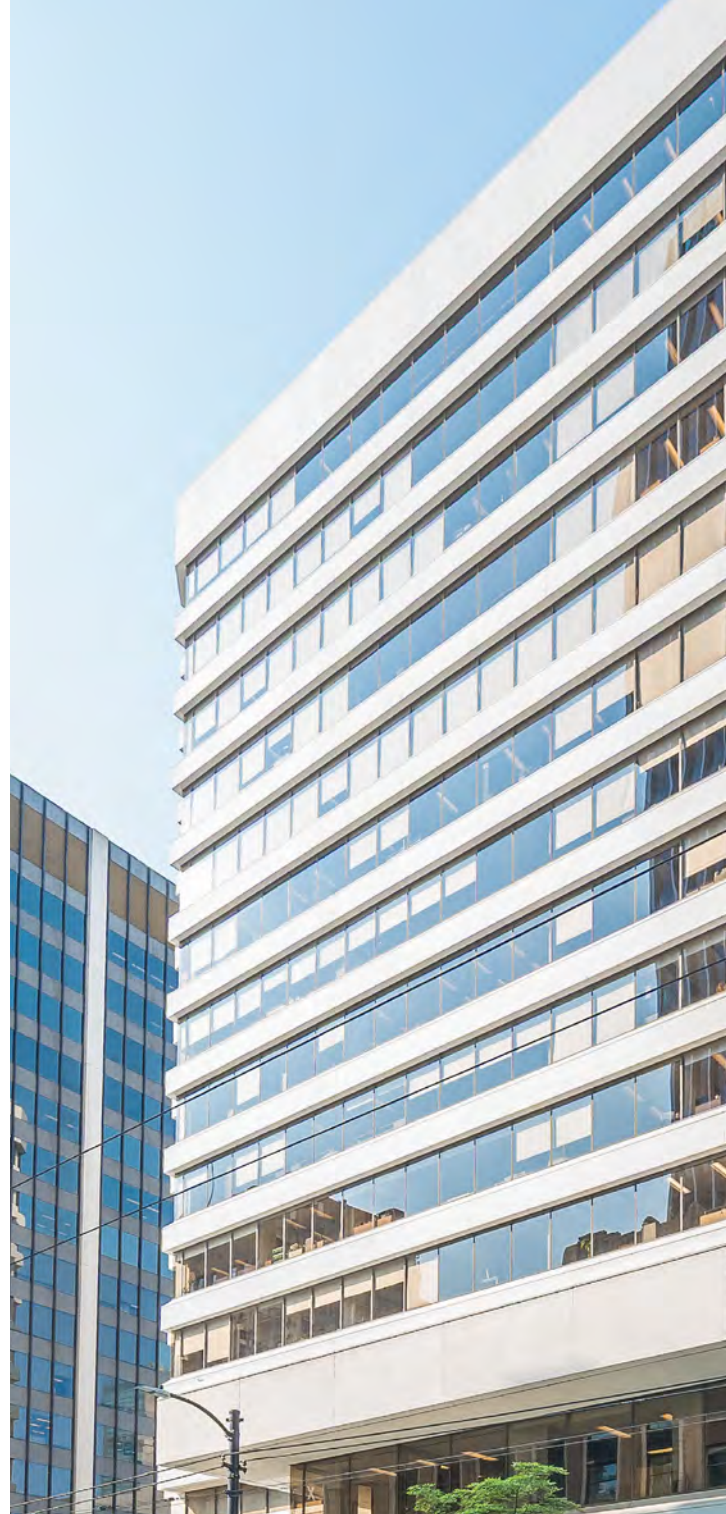
PRIME
LOCATION



FURNITURE
AVAILABLE

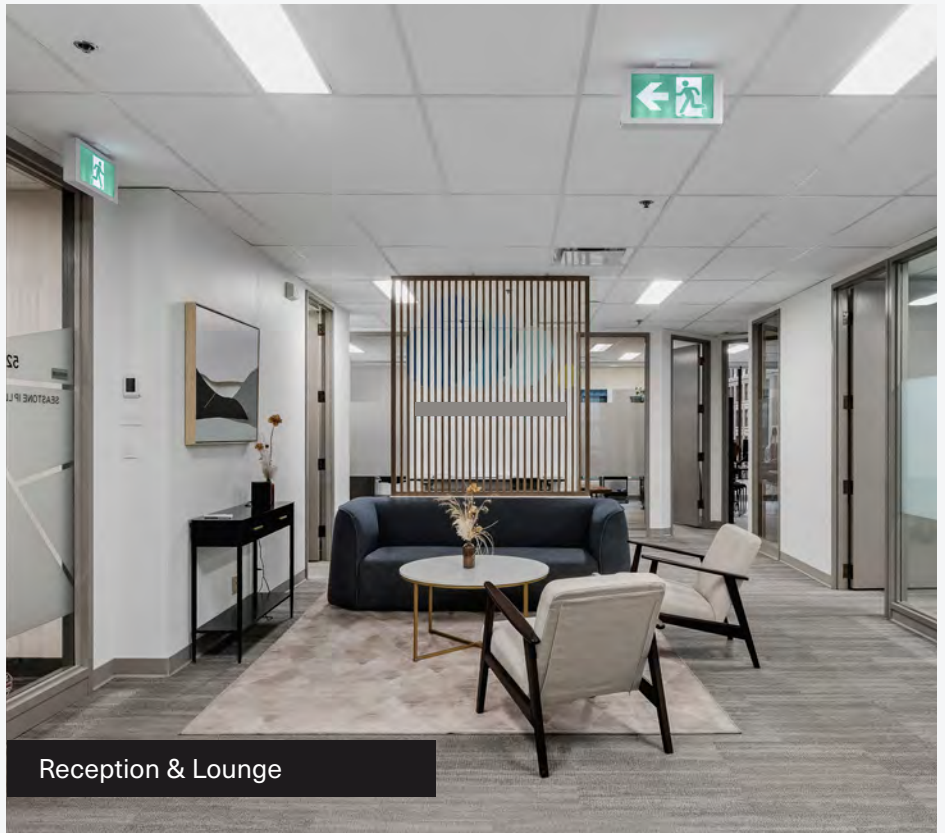


UNDERGROUND
PARKING





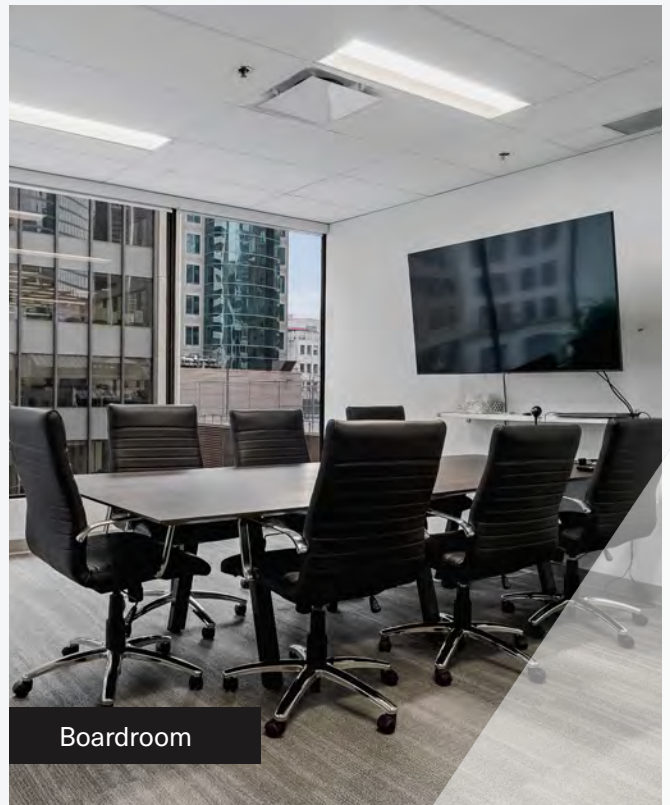
Bright & Open Work Area



Reception & Lounge



Kitchen Area with Seating



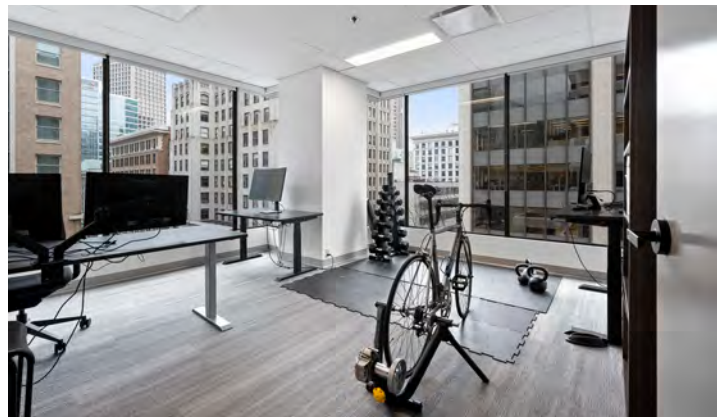
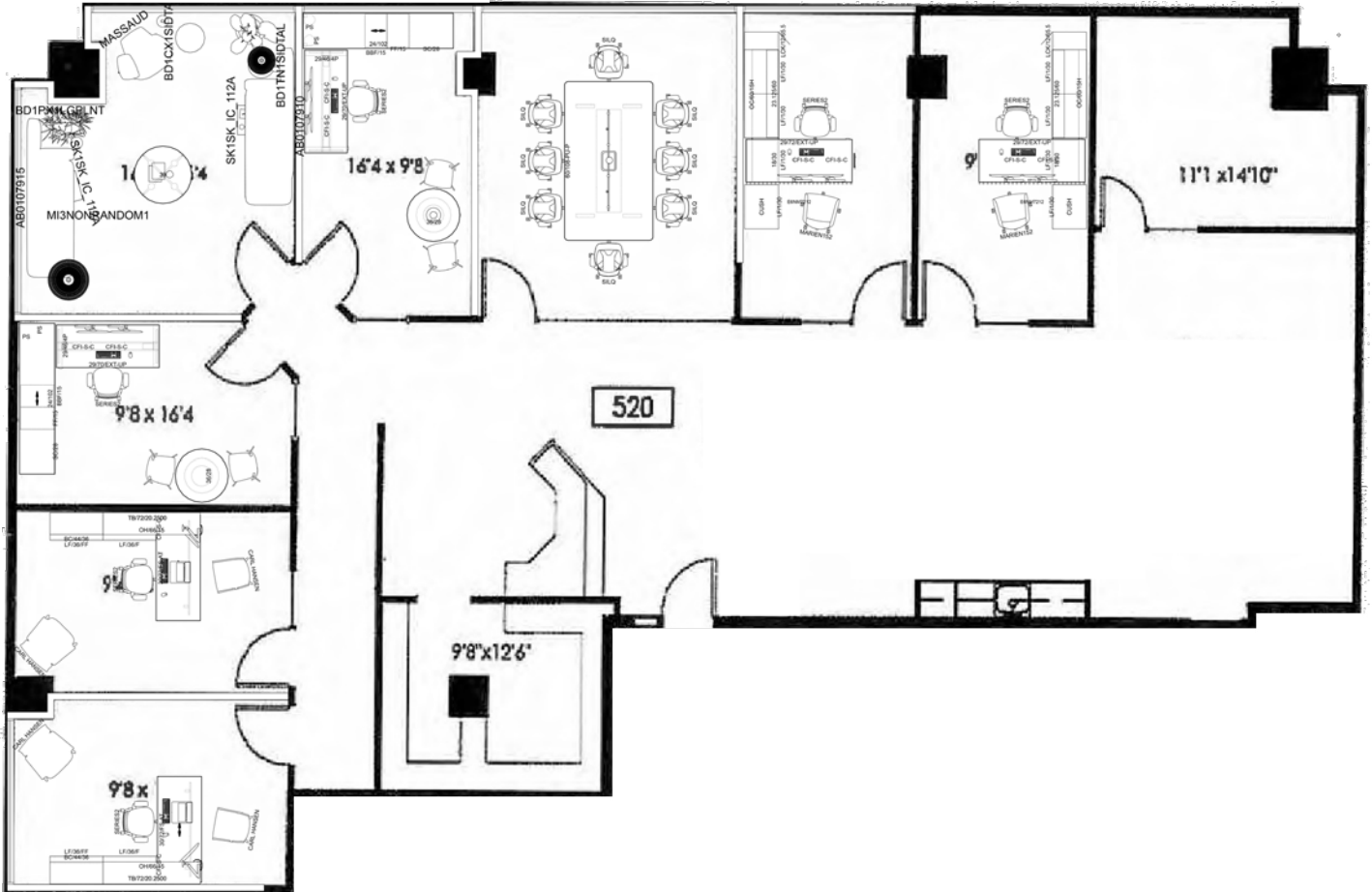
Boardroom

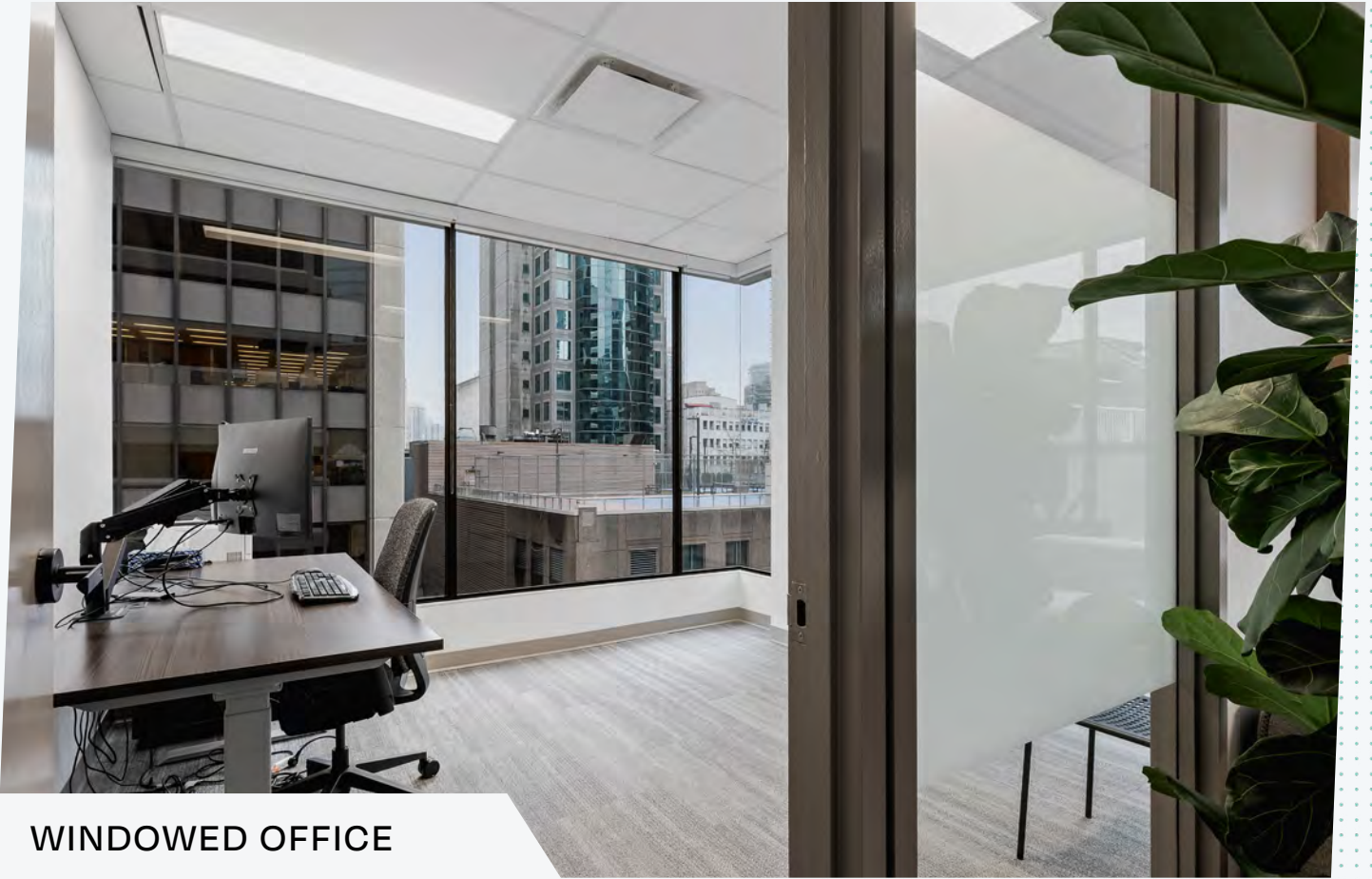
→ From reception to boardroom, every detail is designed with purpose.



UNIT 520

3,358 SF (APPROX.)





WINDOWED OFFICE

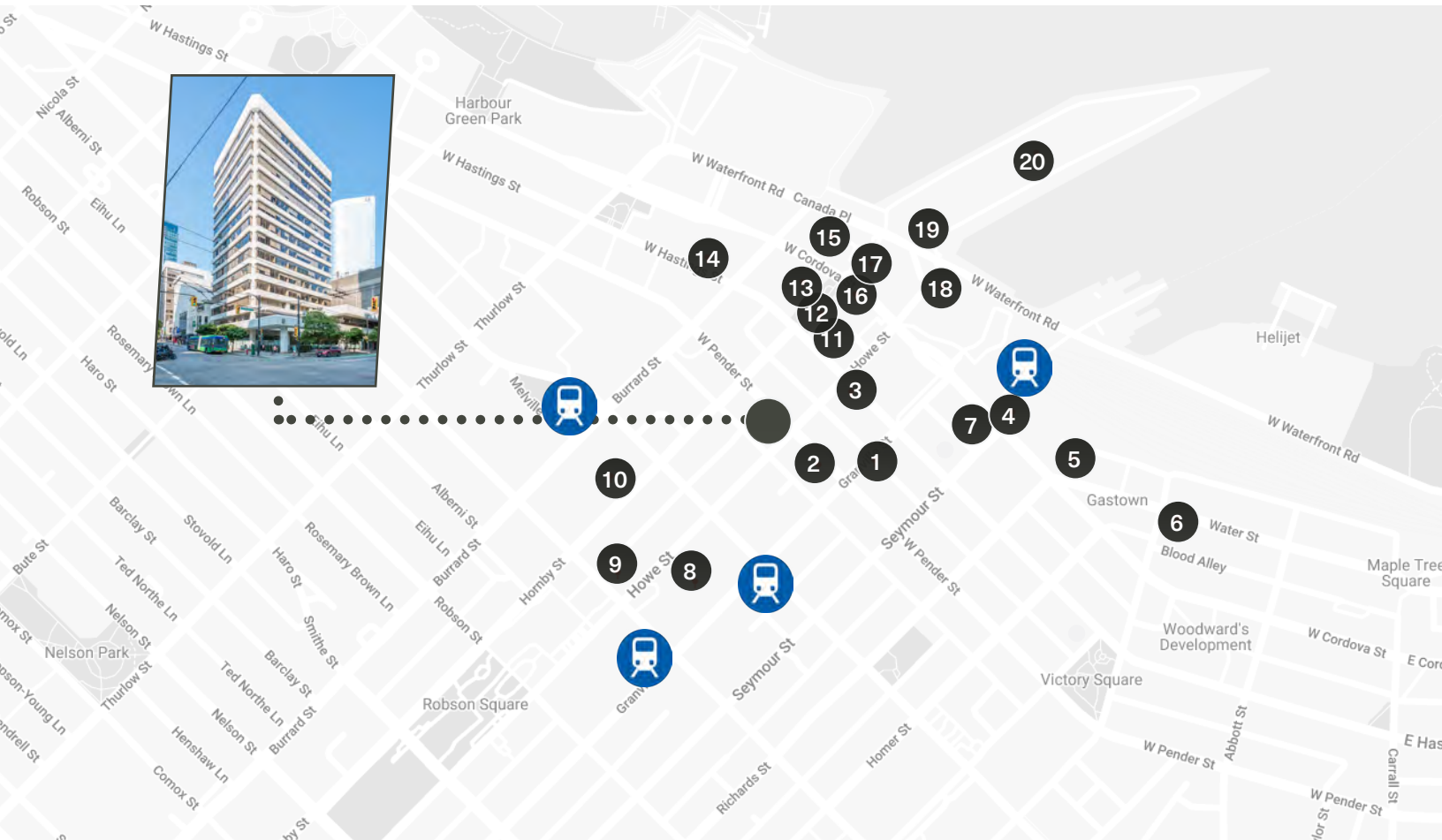


BRIGHT LOUNGE AREA

NEIGHBOURHOOD

Located in the heart of downtown Vancouver, 800 West Pender offers convenient access to top dining, shopping, and everyday amenities. With excellent public transit connections and major routes nearby, commuting is simple. Enjoy the energy of the city along with scenic mountain views—an ideal setting for both work and lifestyle.

- | | |
|---------------------------|---------------------------|
| 1. Trees Organic Coffee | 11. Terminal City Club |
| 2. Starbucks | 12. Mink Chocolates Cafe |
| 3. Breka Bakery & Café | 13. The Vancouver Club |
| 4. Rogue Kitchen & Wetbar | 14. Nightingale |
| 5. Steamworks Brewpub | 15. Waterfront Food Court |
| 6. Pourhouse Restaurant | 16. Lions Pub |
| 7. Deville Coffee | 17. ARC Restaurant |
| 8. CF Pacific Centre | 18. Miku Vancouver |
| 9. Hawksworth Restaurant | 19. Canada Place |
| 10. Hy's Steakhouse | 20. Convention Centre |





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