

# 188 E PENDER STREET

## RARE CHINATOWN OFFICE OPPORTUNITY

### FOR LEASE



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E. & O. E.: All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. All measurements quoted herein are approximate.



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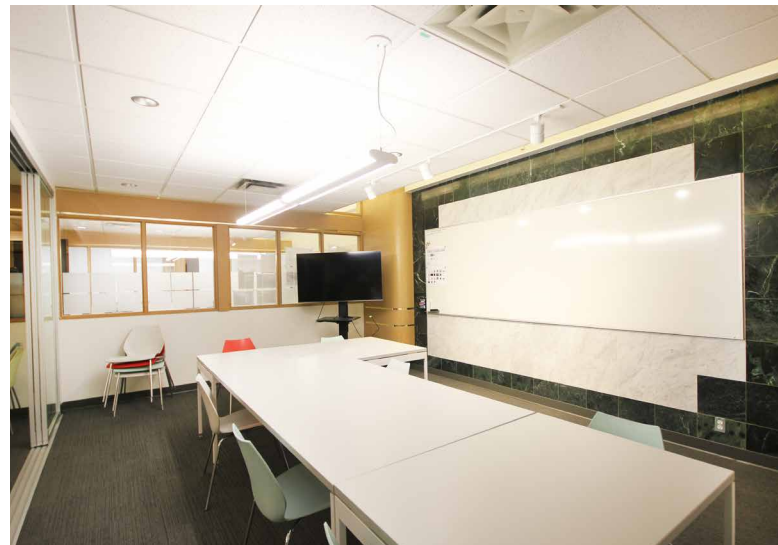
#### LOCATION

The subject property is situated on the south side of East Pender Street in one of Vancouver's most vibrant and exciting neighbourhoods. The Chinatown district is rich in history and filled with new and trendy places to live, work, and shop. It is home to a wide variety of boutique retailers, award-winning restaurants, and popular coffee shops such as Kissa Tanto, Phnom Penh, Matchstick Coffee, The Ramen Butcher, and many others. The area is growing rapidly, with approximately 100,000 SF of mixed-use development having been recently completed. Strategically located in close proximity to the future home of the new \$1.9 billion St. Paul's Hospital and Health Campus, the neighbourhood is set to see a huge influx of activity in the coming years.

#### FEATURES

- Rare main level office space with street front access in the heart of Chinatown
- Excellent signage potential on busy East Pender Street
- Bright and spacious floor plan with a mix of open space, private offices, and meeting rooms
- In-suite kitchenette and private washrooms
- In close proximity to many popular restaurants, cafés, boutiques, and amenities
- Abundant street and lot parking in the immediate area

<b>SIZE:*</b>	4,550 SF (approx.)
<b>ZONING:</b>	HA-1 (Chinatown Historic Area)
<b>BASIC RENT:</b>	\$13.00 PSFPA
<b>ADDITIONAL RENT:</b>	\$10.10 (2020 est.)
<b>GROSS RENT:</b>	\$8,759/month + GST
<b>AVAILABILITY:</b>	Immediately



\*All sizes are approximate and subject to verification.

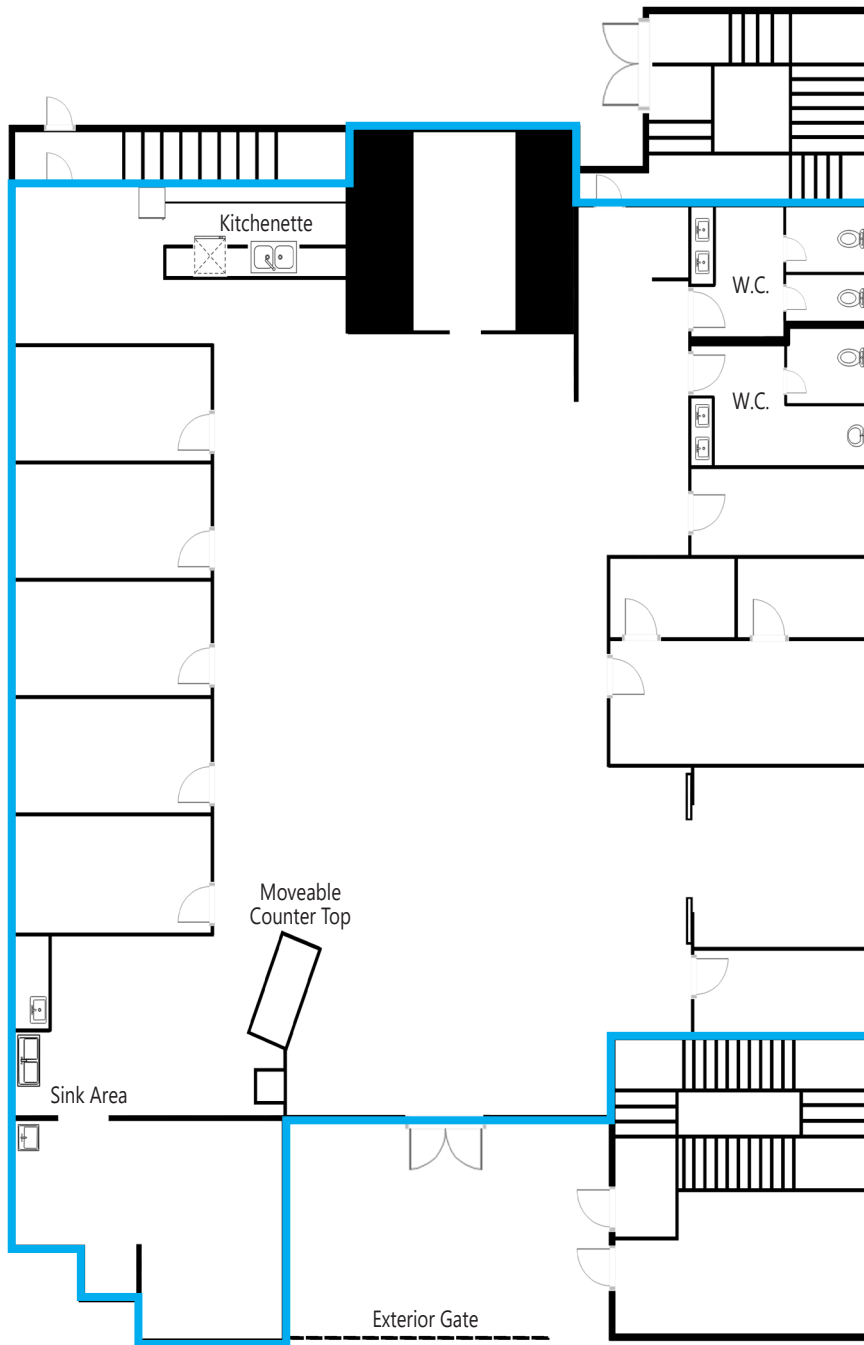
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#### FLOOR PLAN\*



\*Floor plan may not be 100% accurate and is subject to verification.

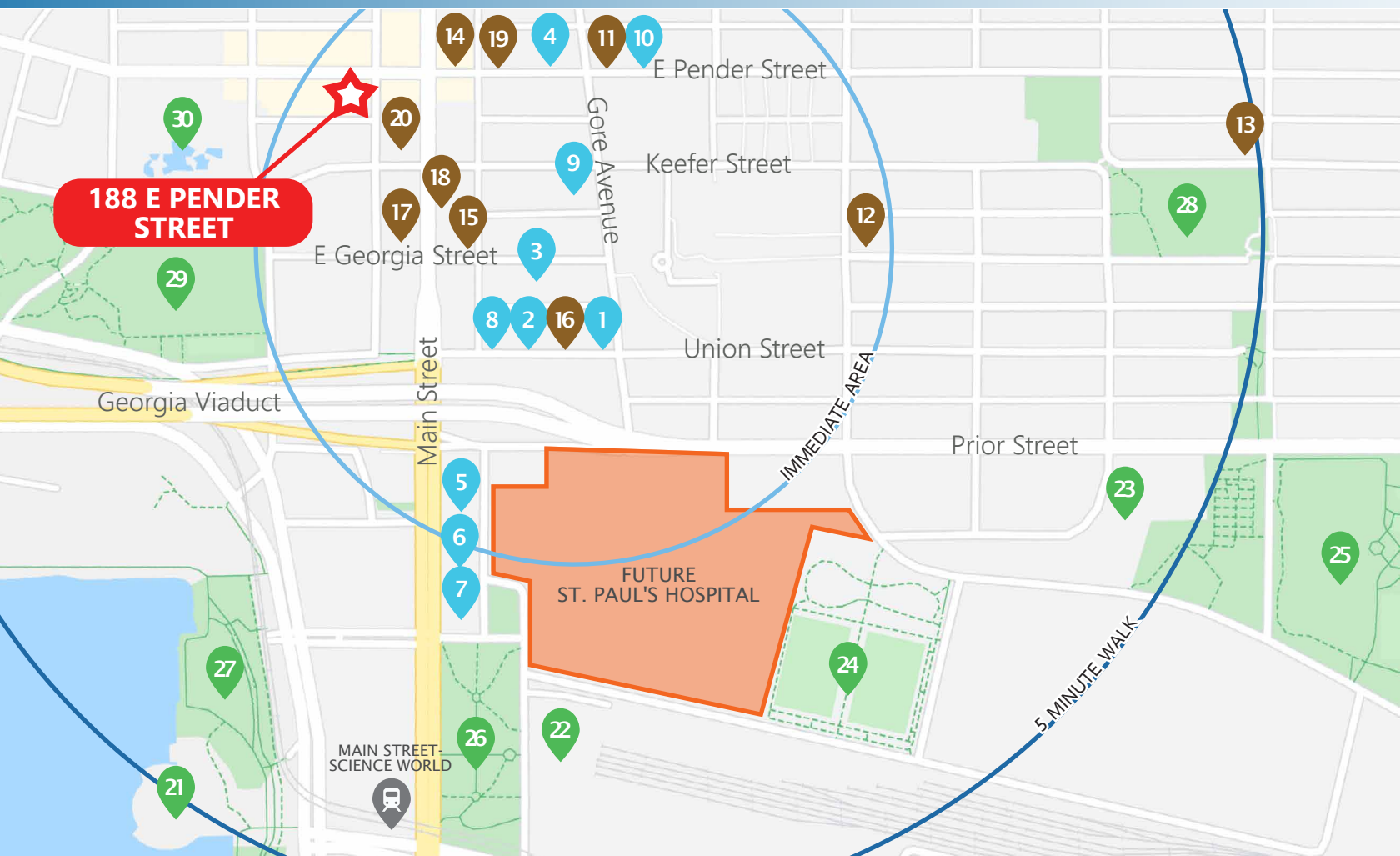


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#### WALKER'S PARADISE



Daily errands do not require a car

98

#### RIDER'S PARADISE



World-class public transportation

100

#### RESTAURANTS/BARS

1. Hunnybee Bruncheonette
2. Harvest
3. Phnom Penh
4. Kissa Tanto
5. The American
6. Torafuku
7. Bodega on Main
8. The Union
9. Kokomo
10. Barbara Restaurant

#### CAFÉS/CASUAL FARE

11. Kevin & Kevin
12. Finch's Market
13. Wilder Snail
14. Propaganda Coffee
15. Matchstick Coffee
16. Crackle Creme Café
17. DALINA
18. Buttermere Patisserie Café
19. Mello
20. Virtuous Pie

#### LANDMARKS/CULTURE

21. Science World
22. Pacific Central Station
23. Vancouver Fire Hall
24. Trillium Park
25. Strathcona Park
26. Thornton Park
27. Creekside Park
28. MacLean Park
29. Andy Livingstone Field
30. Dr. Sun Yat-Sen Classical Chinese Garden

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