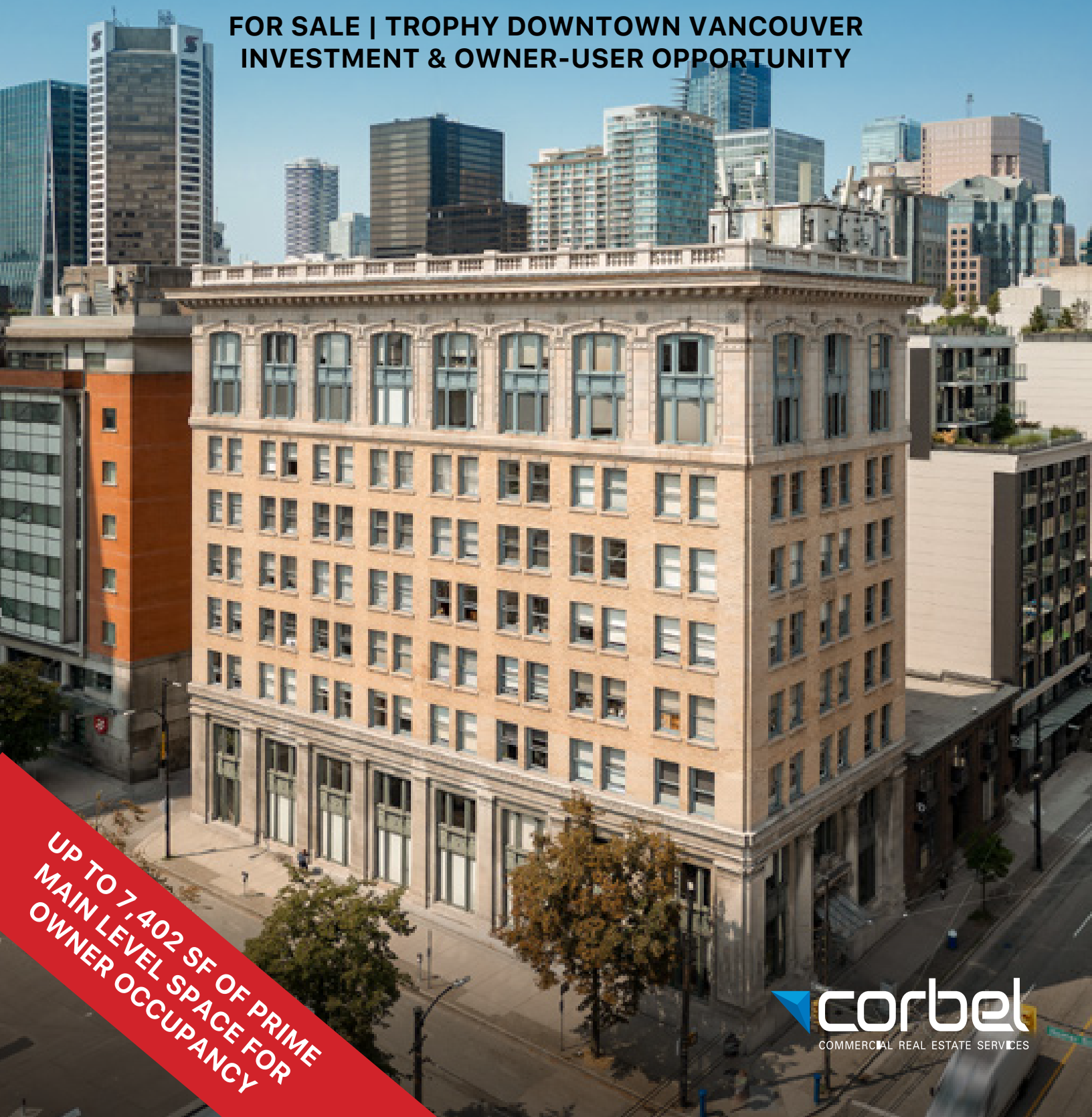


402 W PENDER STREET

THE BRITISH COLUMBIA SECURITIES BUILDING

**FOR SALE | TROPHY DOWNTOWN VANCOUVER
INVESTMENT & OWNER-USER OPPORTUNITY**



UP TO 7,402 SF OF PRIME
MAIN LEVEL SPACE FOR
OWNER OCCUPANCY



the opportunity.

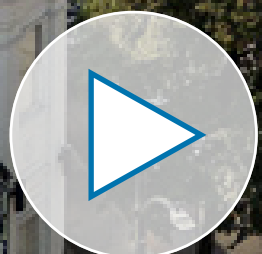
HISTORIC CHARM. TIMELESS SOPHISTICATION.

Nestled in the heart of downtown Vancouver at the prominent intersection of West Pender and Homer Street, **402 West Pender Street** reflects the area's rich history and architectural heritage. The building was originally known as The British Columbia Securities Building and within the context of other commercial buildings of similar age and scale, this building dominates its surroundings and is a landmark in the area. This award-winning 9-storey, plus lower level, heritage building is comprised of approximately 46,558 SF and is celebrated for its striking brick, stone, and glazed terra cotta façade, complemented by beautiful interior and exterior detailing.

402 West Pender Street features 9 levels above grade, including a mezzanine level. The lower level/basement houses the mechanical rooms and features secure private storage lockers and a large common bike room.

Nearly \$4 million has been invested in capital improvements to enhance the building's character and meet the demands of today's dynamic work environment.

402 West Pender Street represents a rare opportunity to acquire a trophy asset in Downtown Vancouver, making it an exceptional investment prospect for investors, developers, and owner-users alike.



CLICK HERE TO
WATCH INSTAGRAM REEL

salient facts.

Civic Address

402 W Pender Street, Vancouver BC

Lot Size¹

6,240 SF (Approx.)

PID

012-169-561, 012-169-595

Zoning

DD (Downtown District), Subsection C2, which permits a range of potential uses, including hotel, residential, and microresidential developments.

Asking Price

Please contact agent

Legal Description

LT 9, BLK 35, PL VAP210, DL 541, NWLD

Building Size¹

Basic Rentable Area: 46,558 SF
Rentable Area: 49,224 SF
Gross Area: 56,162 SF

Number of Stories

Nine (9) plus Lower Level

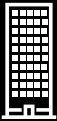
Property Tax

\$161,100.00 (2026)

Net Income/Projected Net Income

Please contact agent

property highlights.



Significant Capital Upgrades

Nearly \$4 million has been invested in capital improvements to enhance the building's character and meet the demands of today's dynamic work environment.



Income-Supported Landmark Corporate Headquarters Opportunity

Potential opportunity for an owner-user to establish a prominent corporate headquarters within a landmark heritage building while benefiting from rental income generated by the balance of the property.



Award-Winning Renovation

The lobby and hallways have undergone a meticulous restoration, earning accolades for their exceptional design and inviting ambiance



Breathtaking Views

Enjoy stunning vistas of the city skyline, North Shore Mountains, and Burrard Inlet from various vantage points within the building.



Versatile Uses

Currently accommodates a wide range of uses. As per the City of Vancouver*, the existing approved uses within the building include general office, beauty and wellness centers, healthcare offices, and retail.



Amenities

Features high-speed fiber optic internet access, bike storage, steam heating, operable windows and much more, ensuring a comfortable and productive work environment.



Redevelopment Potential

Future redevelopment potential to support a variety of uses including hotel, residential, and micro-residential. Subject to approval from the City of Vancouver.



Passenger Elevators

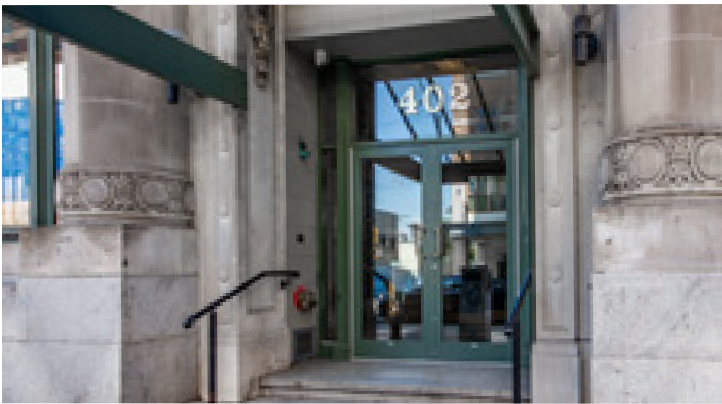
Equipped with two charming heritage style passenger elevators.

¹All sizes are approximate and subject to verification

*Approved occupancy with the City of Vancouver for Group D Occupancy: Office, Beauty & Wellness (Beauty Salon, Nail Salon, Tattoo Parlour), & Healthcare Office. For Group E Occupancy: Retail. Purchaser is responsible for obtaining all necessary municipal approvals and licenses for their occupancy.



ICONIC *HERITAGE* BUILDING — SEAMLESSLY BLENDING HISTORIC CHARM WITH MODERN FINISHES.



main floor.

LANDMARK OWNER-USER OPPORTUNITY

An exceptional opportunity to establish a distinctive corporate headquarters within one of Downtown Vancouver’s most recognizable heritage buildings.

The main floor and interconnected mezzanine, currently leased but available for owner occupancy, comprise up to approximately 7,402 SF. Formerly home to the offices of renowned Vancouver architectural studio Henriquez Partners Architects, the premises offer an inspiring professional environment characterized by soaring ceilings, dramatic heritage detailing and a highly visible presence at the corner of West Pender and Homer Streets.

An owner-user can occupy a signature portion of the property while benefiting from the stable income generated by the balance of the nearly fully leased building. A compelling combination of corporate identity, long-term control and income-supported ownership.

OPPORTUNITY HIGHLIGHTS



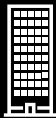
Up to 7,402 SF

Interconnected main-floor and mezzanine premises offering a substantial and flexible owner-occupancy opportunity.



Distinguished Former Occupant

Formerly the offices of Henriquez Partners Architects, one of Vancouver’s most recognized architectural practices.



Landmark Corporate Identity

A prominent corner location within an award-winning heritage building offering character and presence rarely available in conventional office premises.



Income-Supported Ownership

Occupy a signature component of the building while retaining rental income from the balance of the property.



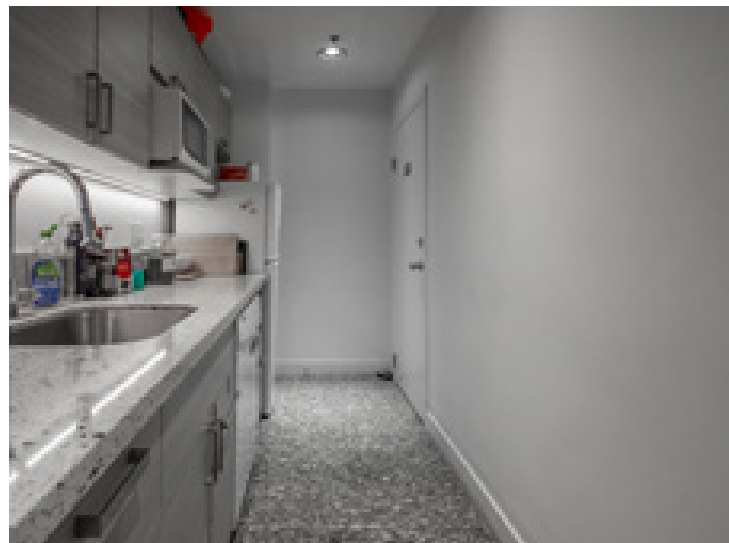
Flexible Professional Uses

Well suited to architectural, design, professional, creative, institutional, healthcare, beauty and wellness users, subject to purchaser requirements and applicable approvals.

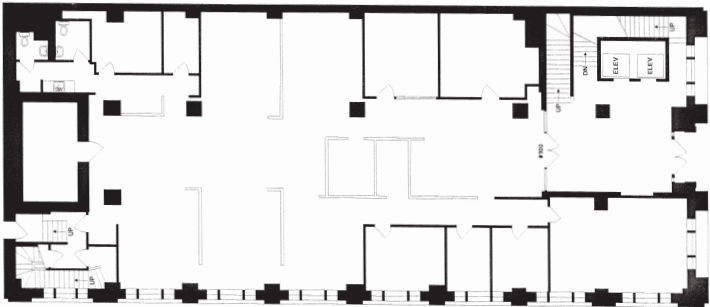


Exceptional Downtown Connectivity

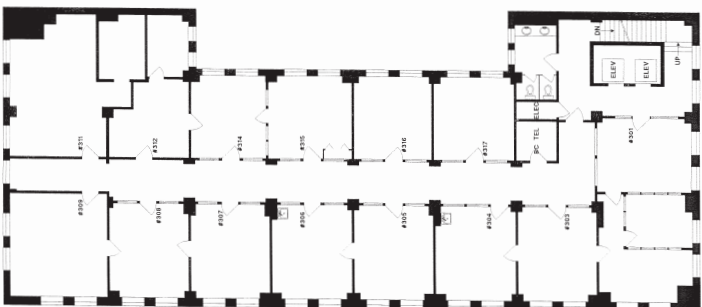
Within walking distance of Waterfront and Granville stations, the Financial District, Gastown and Downtown Vancouver’s leading business amenities.



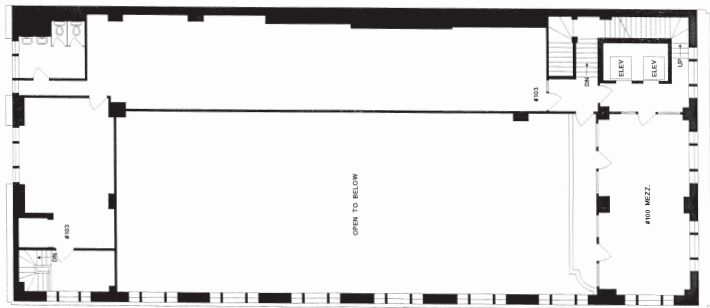
UP TO 7,402 SF ACROSS THE MAIN FLOOR & MEZZANINE



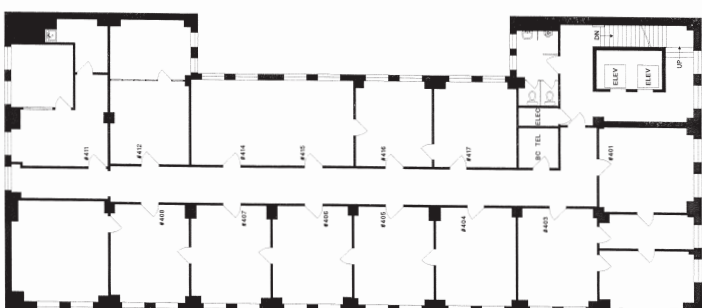
Main Floor



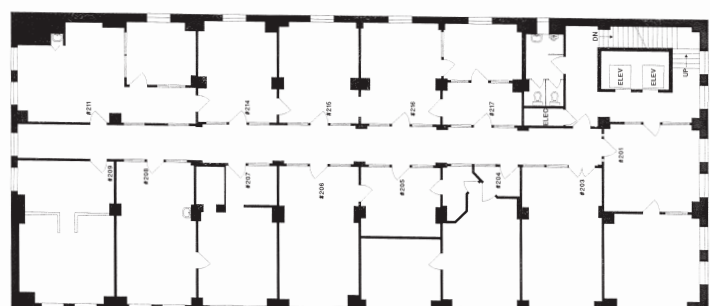
3rd Floor



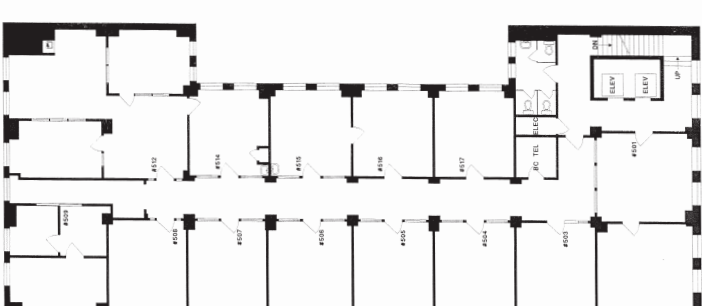
Mezzanine



4th Floor



2nd Floor



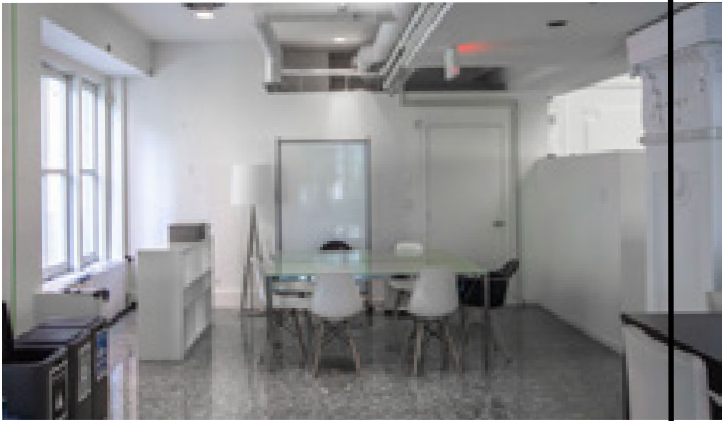
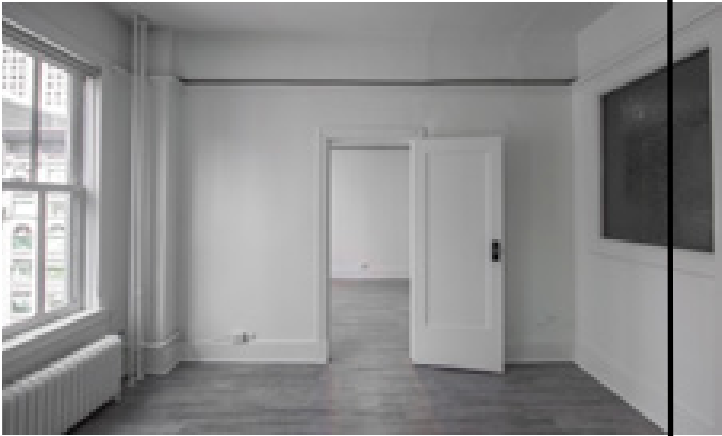
5th Floor



SOARING
CEILINGS

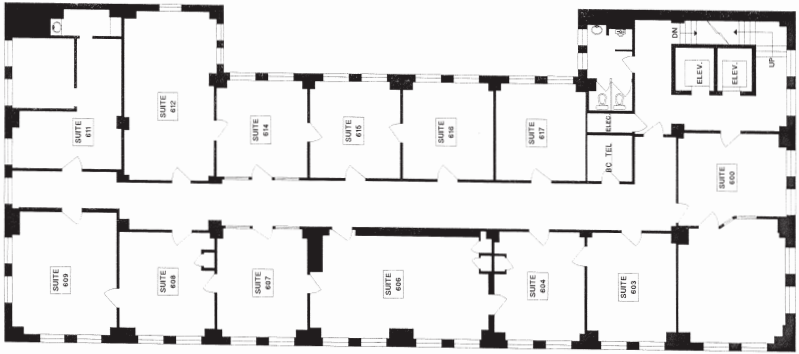


THE VAULT

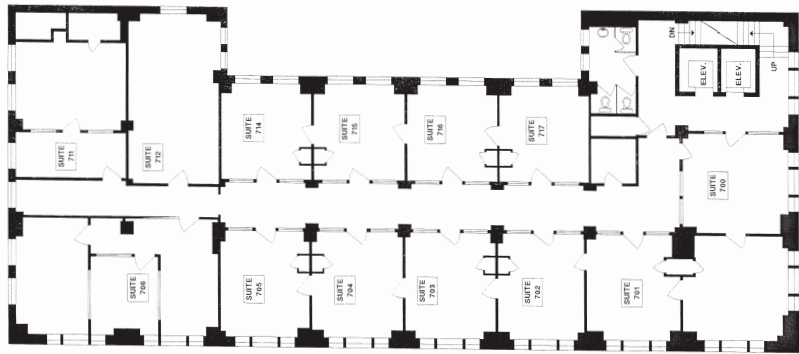


*Floor plans are not 100% accurate and are subject to verification.

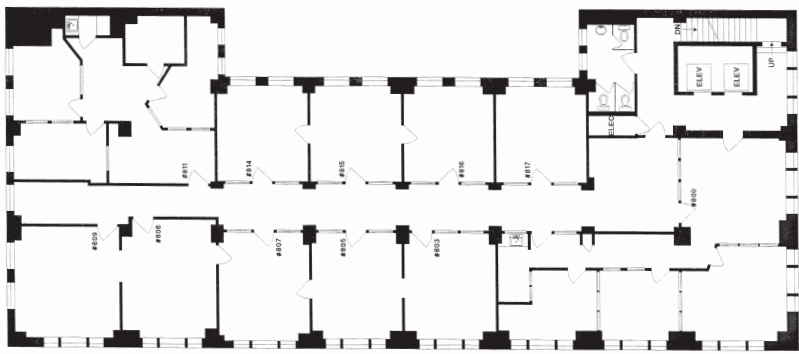
floor plans.



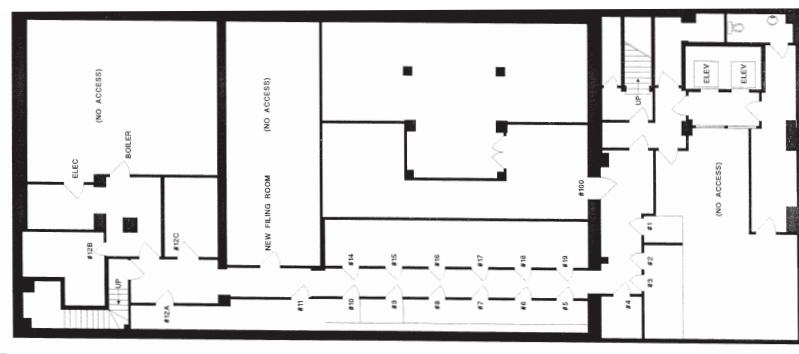
6th Floor



7th Floor



8th Floor



Basement



HISTORIC CHARM



STUNNING VIEWS

*Floor plans are not 100% accurate and are subject to verification.

completed developments & proposed projects.

LOCATED WITHIN THE SAME BLOCK



Artistic rendering via Fastmark Development.

414 W Pender Street

- Proposed 12-storey mixed-use property
- Rental Units: 87

Click the Links Below to Learn More About this Development:

[Instagram](#)

[City of Vancouver](#)



Artistic rendering via Onni Group of Companies.

424 W Pender Street

- Completed 11-storey mixed-use property
- Rental Units: 72
- Commercial Retail: 1,576 SF (Approx.)

430 - 440 W Pender Street

- Proposed 12-storey mixed-use development
- Rental Units: 80
- Commercial Retail: 2,000 SF (Approx.)

510 Richards Street

- Completed 11-storey mixed-use property
- Rental Units: 68
- Commercial Retail: 2,280 SF (Approx.)



Rendering of proposed development at 430 - 440 W Pender Street via Architectural Collective.

location.

402 West Pender Street is ideally located at the southwest corner of West Pender and Homer Street in Downtown Vancouver. This prime location offers easy access to modern amenities and luxury shopping, including CF Pacific Centre—one of North America's largest malls—alongside renowned retailers like Holt Renfrew, Harry Rosen, and Apple. The vibrant neighborhood also features trendy cafes and bakeries such as Revolver Coffee and Pure Bread, upscale dining options like Locanda dell’Orso and Chambar, as well as high-end stores like Avenue Road and Major Interiors, creating a perfect blend for business and leisure.

Moreover, the subject property is conveniently located near the vibrant neighborhoods of Gastown, Crosstown, and Chinatown, with two major SkyTrain stations—Waterfront and Granville Expo Line—just a short walk away. More than a business address, 402 West Pender Street stands as a community landmark, making it an ideal choice for companies seeking to thrive in one of Vancouver's most sought-after districts.



Holt Renfrew at CF Pacific Centre



The Post



| 402 W Pender Street



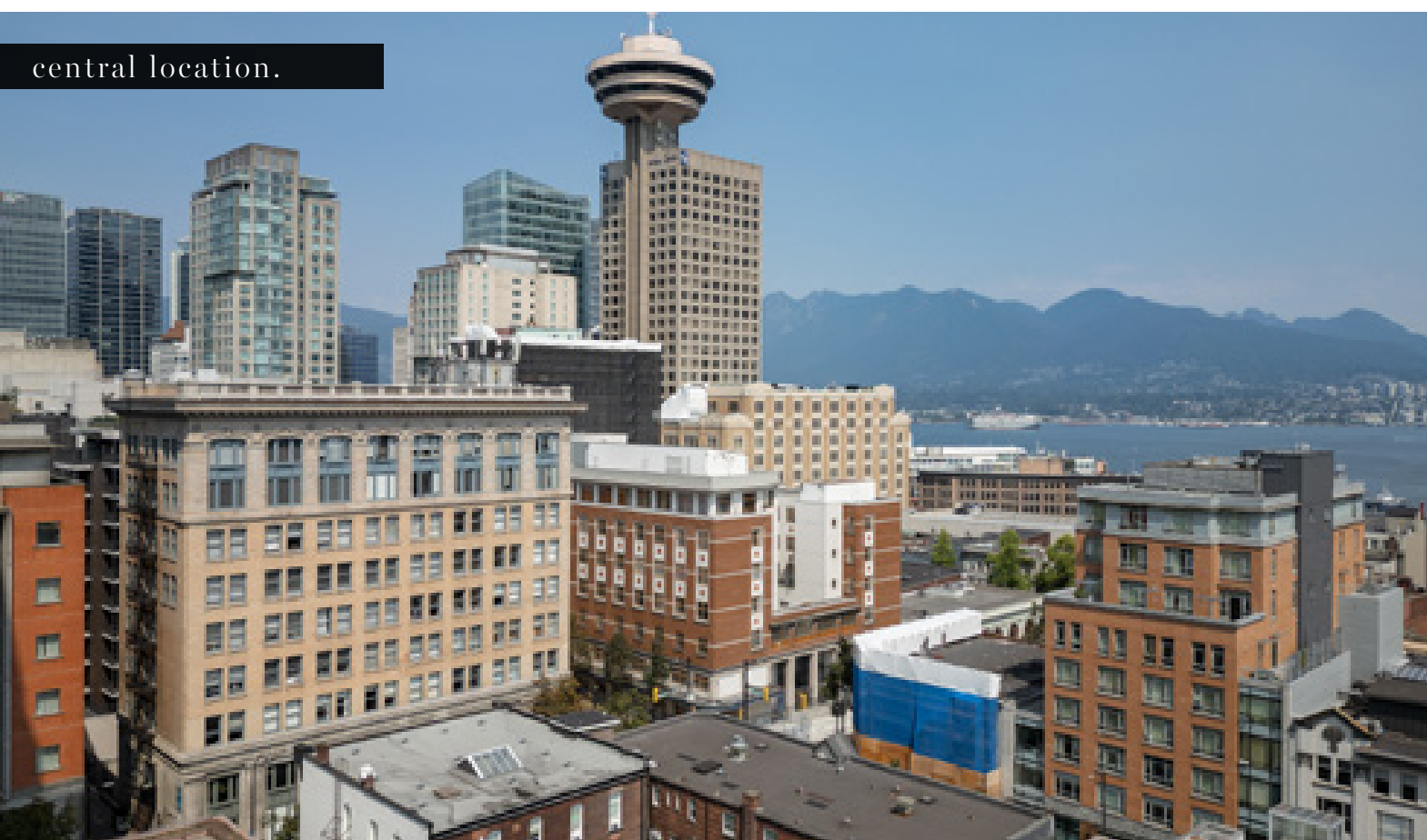
99

Walker's Paradise
Daily errands do not require a car



100

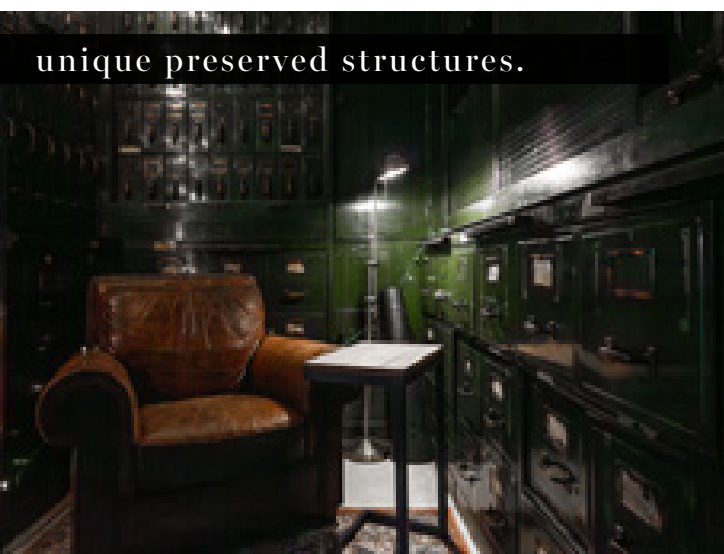
Rider's Paradise
World-class public transportation



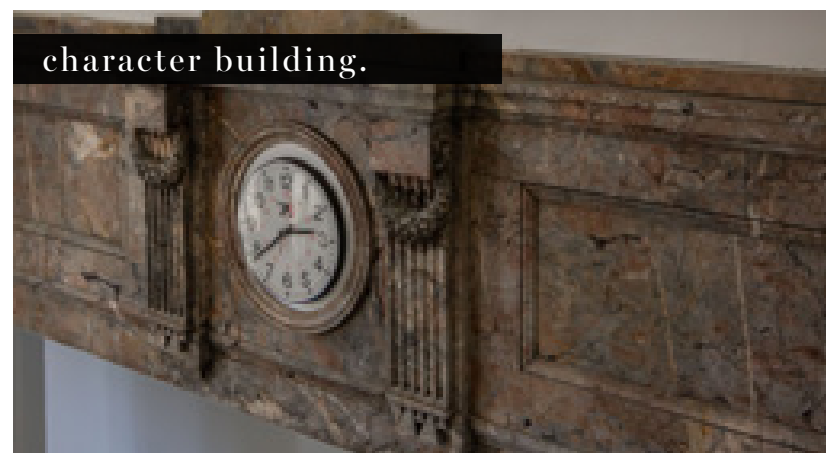
central location.



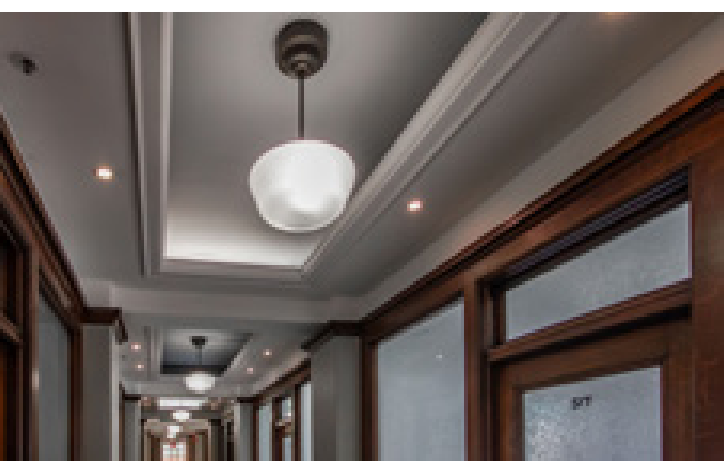
award winning heritage building.



unique preserved structures.



character building.



renovated washrooms.

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