



1201 E PENDER STREET

Vancouver, BC

FOR LEASE
SUITE 201 | 4,767 SF
IMPROVED SECOND FLOOR
LAB/PRODUCTION OFFICE SPACE



SALIENT DETAILS

SUITE
201

SIZE
4,767 SF

AVAILABLE
Immediately

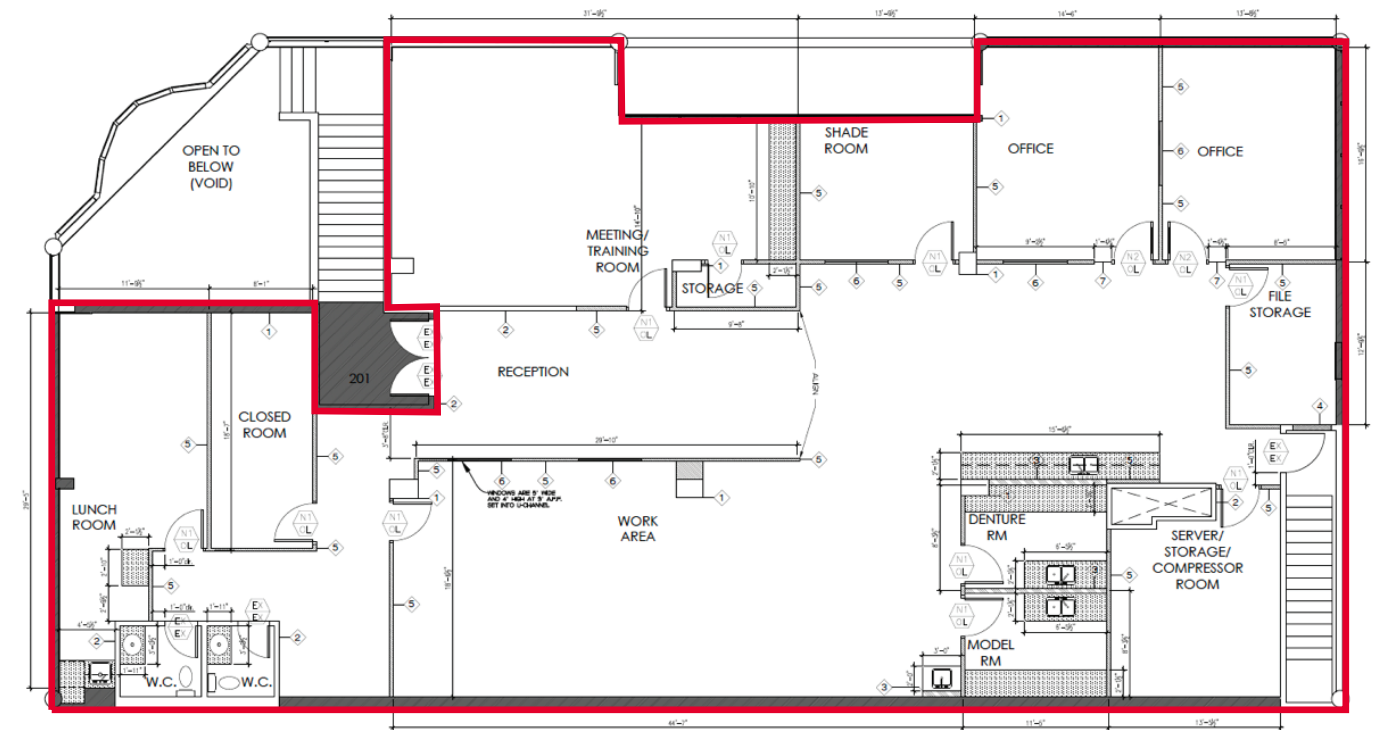
NET RENT
Contact Listing Agents

ADDITIONAL RENT
\$12.19 PSF (2026 estimate)

PARKING
10 Secured underground parking stalls at market rates with 1 surface parking stall

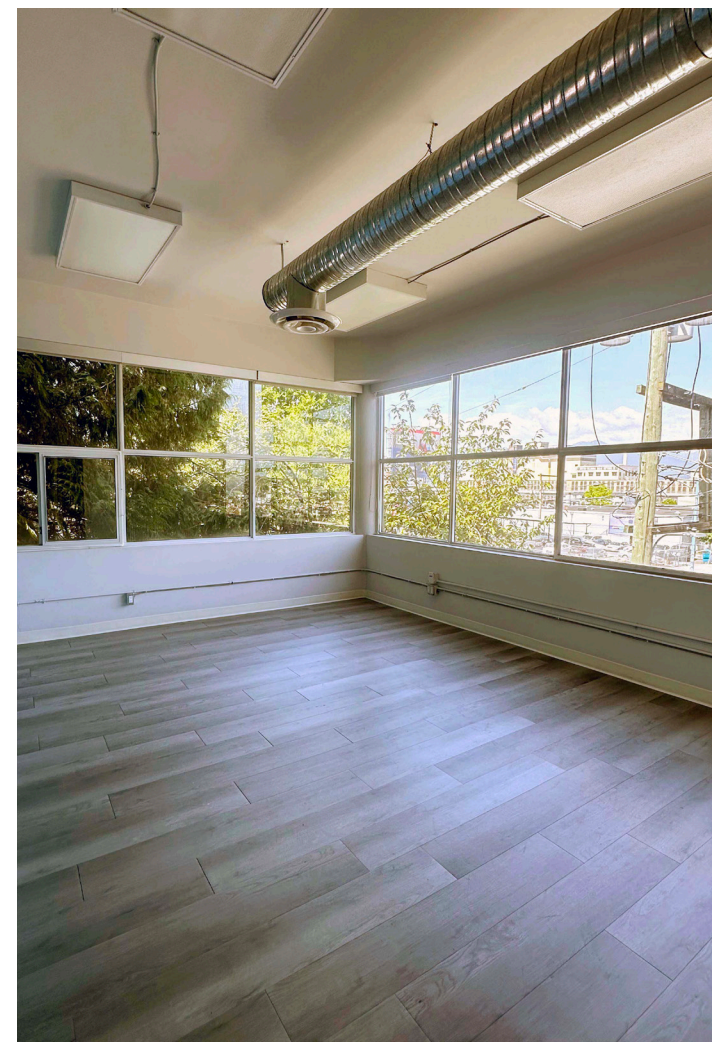


FLOOR PLAN



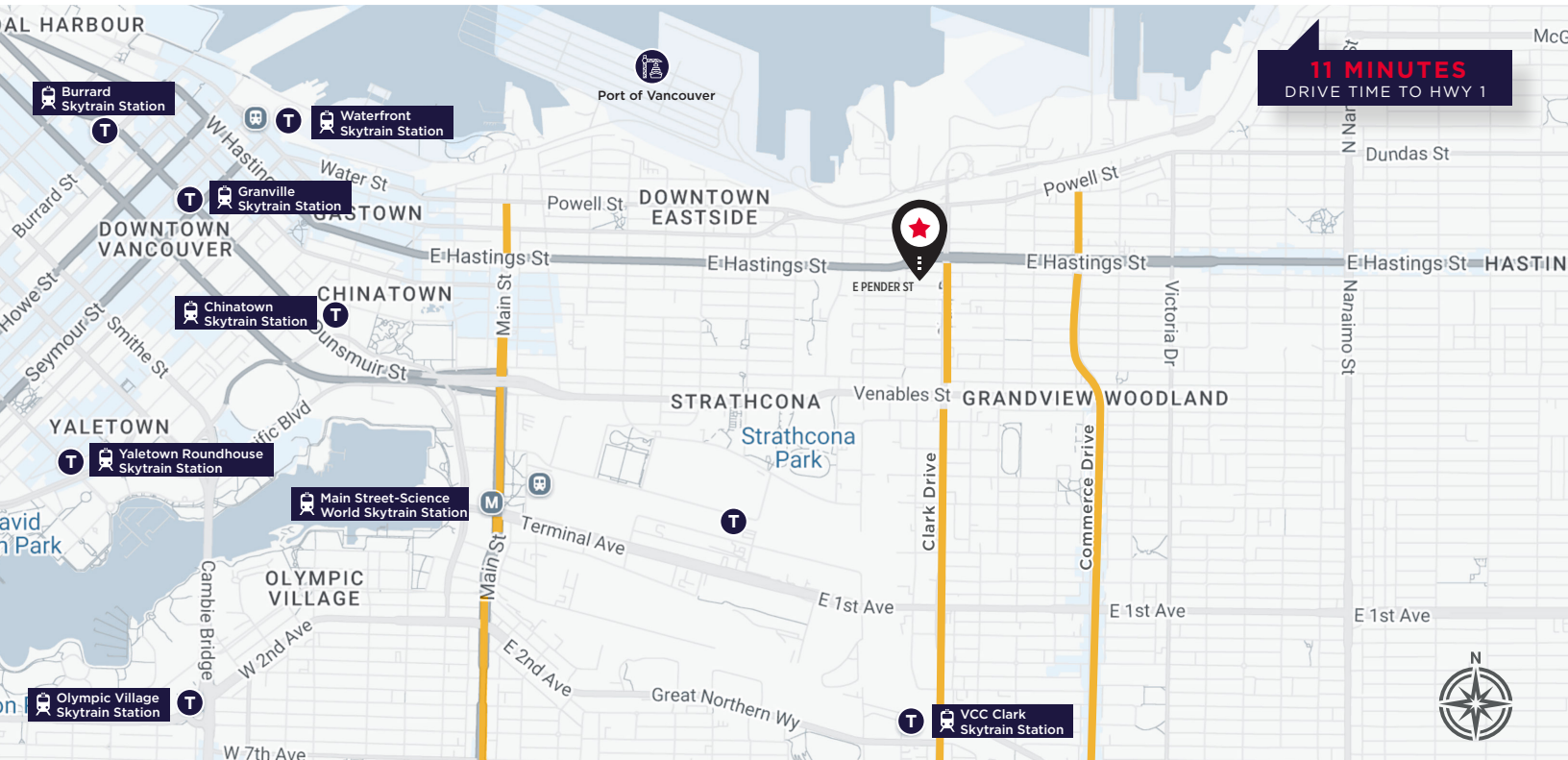
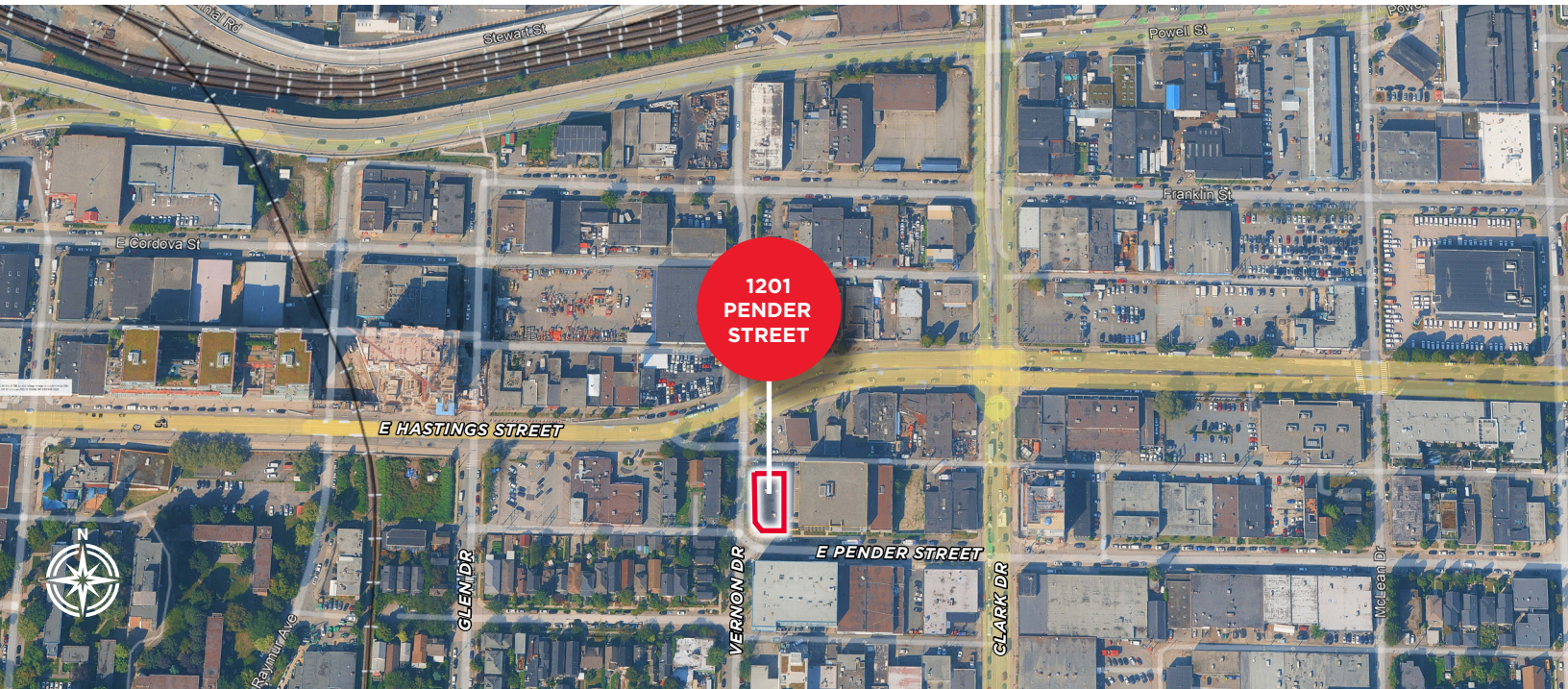
OPPORTUNITY HIGHLIGHTS

- Improved full floor lab and office space with existing laboratory equipment and infrastructure in place
- Built out with four large perimeter offices/meeting rooms, interior meeting rooms, open workspace and separate lab area
- Kitchenette, two private washrooms
- Two small private patios exclusive to the unit
- Abundant natural light throughout space
- Updated HVAC and heavy power
- Significant secured underground parking available



THE LOCATION

1201 East Pender Street is a two-storey office and industrial building, located at East Pender Street and Vernon Drive, in the heart of the vibrant Strathcona area. The neighbourhood is thriving with eight major residential, industrial and commercial developments in progress or planned within a seven-block radius and abundant award-winning food and beverage amenities steps away. With its close proximity to the downtown core, the Port of Vancouver and access to Hwy #1, 1201 East Pender offers excellent accessibility to major transit routes and connection to nearby metro areas.



For more information, please contact:

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