

OFFICE BUILDING

FOR LEASE

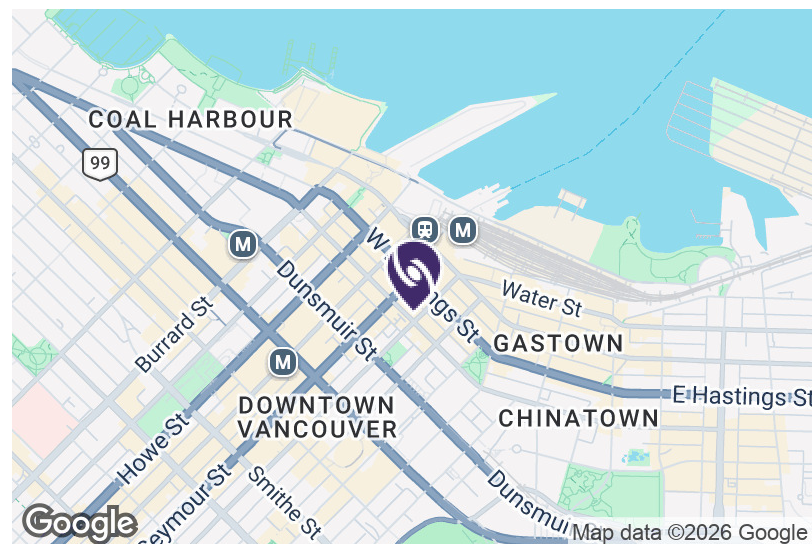


Conference Plaza | 515 W Pender St, Vancouver, BC, V6B 1S9



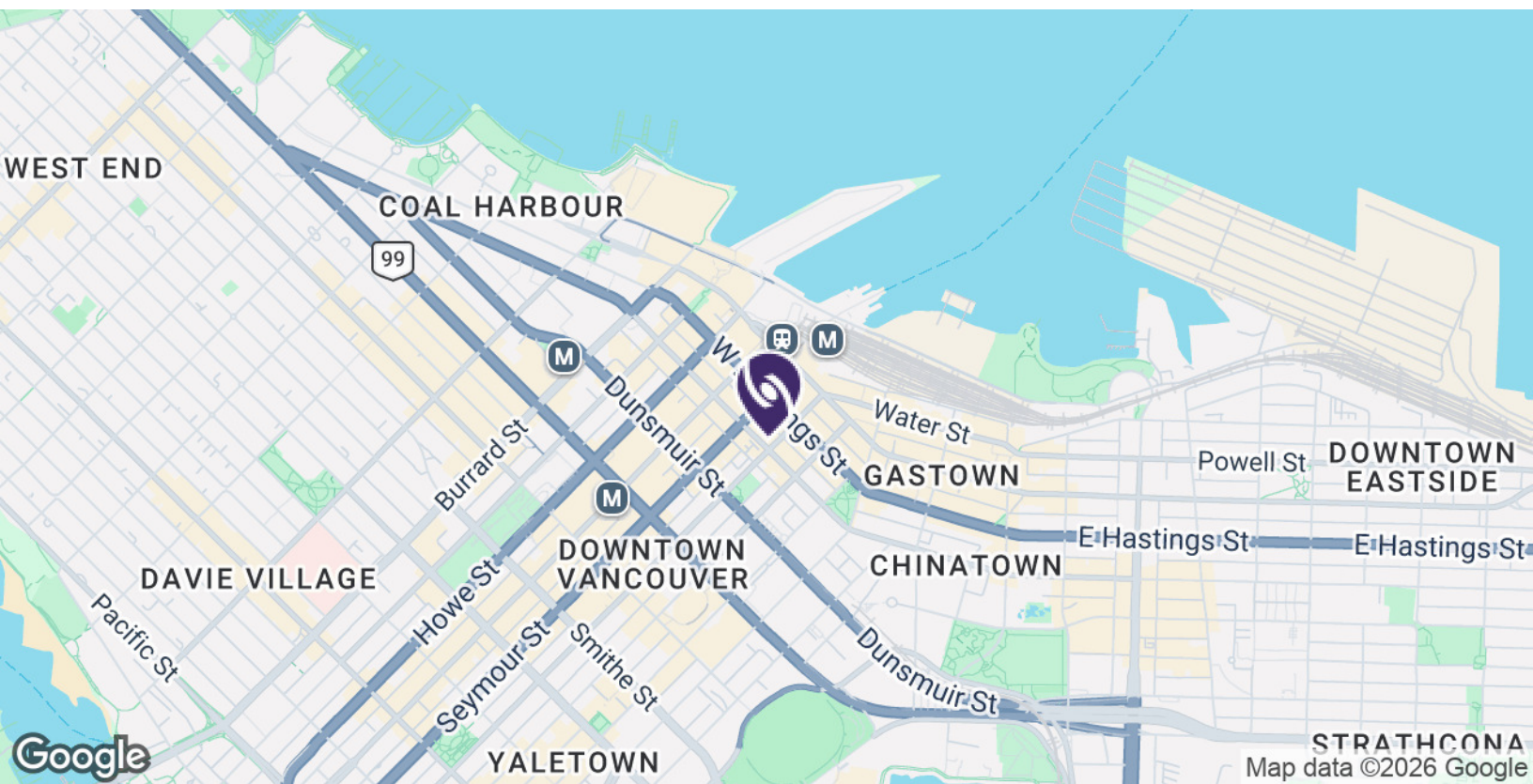
Located in the heart of Vancouver's financial and business district with immediate access to transit, amenities, and a strong daytime professional population.

- Prime location in Vancouver's core financial district
- Secure, fob-only access for exclusive and controlled environment
- Supports a wide variety of office, service, and educational uses
- Close proximity to Waterfront Station and Pacific Centre with 100 Walk Score and 100 Transit Score.



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PROPERTY DESCRIPTION

Secure your place in the heart of Downtown Vancouver’s financial district. This ±2,255 SF boutique suite at Conference Plaza delivers a rare combination of prestige, privacy, and unmatched transit connectivity. Featuring secure, fob-only access, the space provides an exclusive environment tailored for bespoke photography studios, private medical clinics, creative agencies, and professional advisory firms. Supported by highly flexible CD-1 (316) zoning, this is an exceptional opportunity to establish a high-identity address just two blocks from Waterfront Station and Pacific Centre.

OFFERING SUMMARY

Lease Rate:	\$24 SF/yr (NNN)
Available SF:	±2,255 SF
Lot Size:	±0.27 Acres
Building Size:	±2,255 SF

DEMOGRAPHICS	0.5 KM	1 KM	3 KM
Total Population	7,091	46,684	227,986
Daytime Population	59,271	178,812	402,145
Total Households	3,207	23,467	118,683
Average HH Income	138,678	136,429	129,354

TRAFFIC COUNTS

- W Pender St, west of Richard St - 10,962 (AADT, 2024)
- Richards St, north of W Pender St - 4,078 (AADT, 2024)

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THE BEHAR GROUP™

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As of December 1, 2023, new legislation has come into effect (TRESA -phase 2). These changes affect how you interact with real estate agents and brokerages.

Please read the Information guide published by RECO. Click here: [RECO Information Guide](#)

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Unless you are also a Client of TBG or the Designated Representative for this Listing (and you consent to Multiple Representation), then you are a Self Represented Party (SRP). It is important that you understand and acknowledge the risks and role as a SRP. Please read the RECO Information Guide, and before asking for assistance from the Designated Representative listed on this flyer be prepared to sign and acknowledge the RECO Information and Disclosure form for Self Represented Parties: [Click Here](#).

TBG strongly recommends that consumers retain the services of a qualified and experienced real estate agent.

For all transactions completed with TBG, you will be required to sign a Confirmation of Cooperation and Representation Agreement, whether you are a SRP or not, to ensure acknowledgement of representation disclosure.

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