

MAIN & PENDER OFFICE & RETAIL FOR LEASE

445 - 495 MAIN ST.
VANCOUVER, B.C. V6A 2T7



Daniel Shih | Leasing Agent
dshih@prospero.ca
604-699-2376

Main & Pender Features

445 - 495 MAIN ST.
VANCOUVER, B.C.
V6A 2T7



Located in Historic Chinatown.

Located at the corner of Main and Pender Street in Chinatown which is just 1 kilometre East of Downtown Vancouver. The area is a well-established commercial centre for Vancouver's large Chinese community. Main & Pender has direct access to major bus routes and the Stadium skytrain station is within close walking distance.

The Chinatown area is undergoing major development with numerous mixed-used commercial and residential buildings being built or completed. In particular, East Pender is home to many new and established eateries, bars and boutique-style shops which has increased the foot traffic in the area.

Parking:

Secured underground parkade for Tenants at additional cost.

Retail – Gross Rent:

Starting at \$38.00/sf

Offices – Gross Rent:

Starting at \$25.00/sf

Tenants:

Office tenants include: Accounting firm, doctors office, interior design, tattoo studio, and non-profit organization.

Retail tenants include: Pizza Coming Soon, Sam's Pharmacy, Cell Universe, and Vanmart Corner Store

Daniel Shih | Leasing Agent

dshih@prospero.ca

604-699-2376

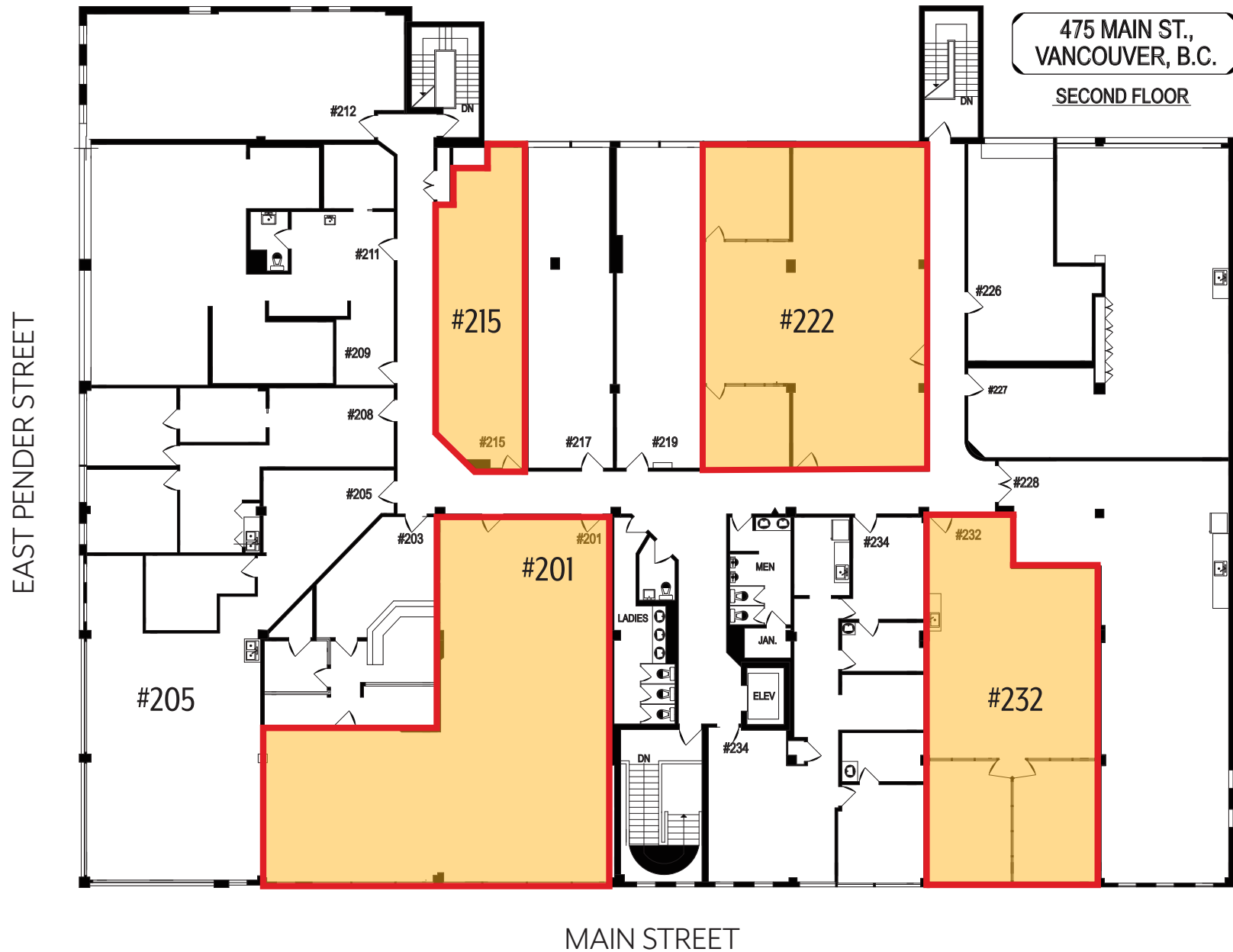
Current Availability - 2/F

445 - 495 MAIN ST.
VANCOUVER, B.C.
V6A 2T7

Unit	Rentable Area	Monthly Dues (including GST)	Comments
201	1,975 sf	\$4,320.31	Shell space - Windowline faces over Main St. Open ceiling & floor to be polished. Plumbing rough-in available.
215	580 sf	\$1,268.75	Open ceiling, polished floors. Window facing rear of building. Hand sink available.
222	1,573 sf	\$3,440.94	Former Lawyer's office with existing tenant improvement with five offices and a reception area.
232	1,303 sf	\$2,850.31	Shell space - Open ceiling, polished floors. Windowline facing Main Street. Hand sink available.

Current Availability - 2/F

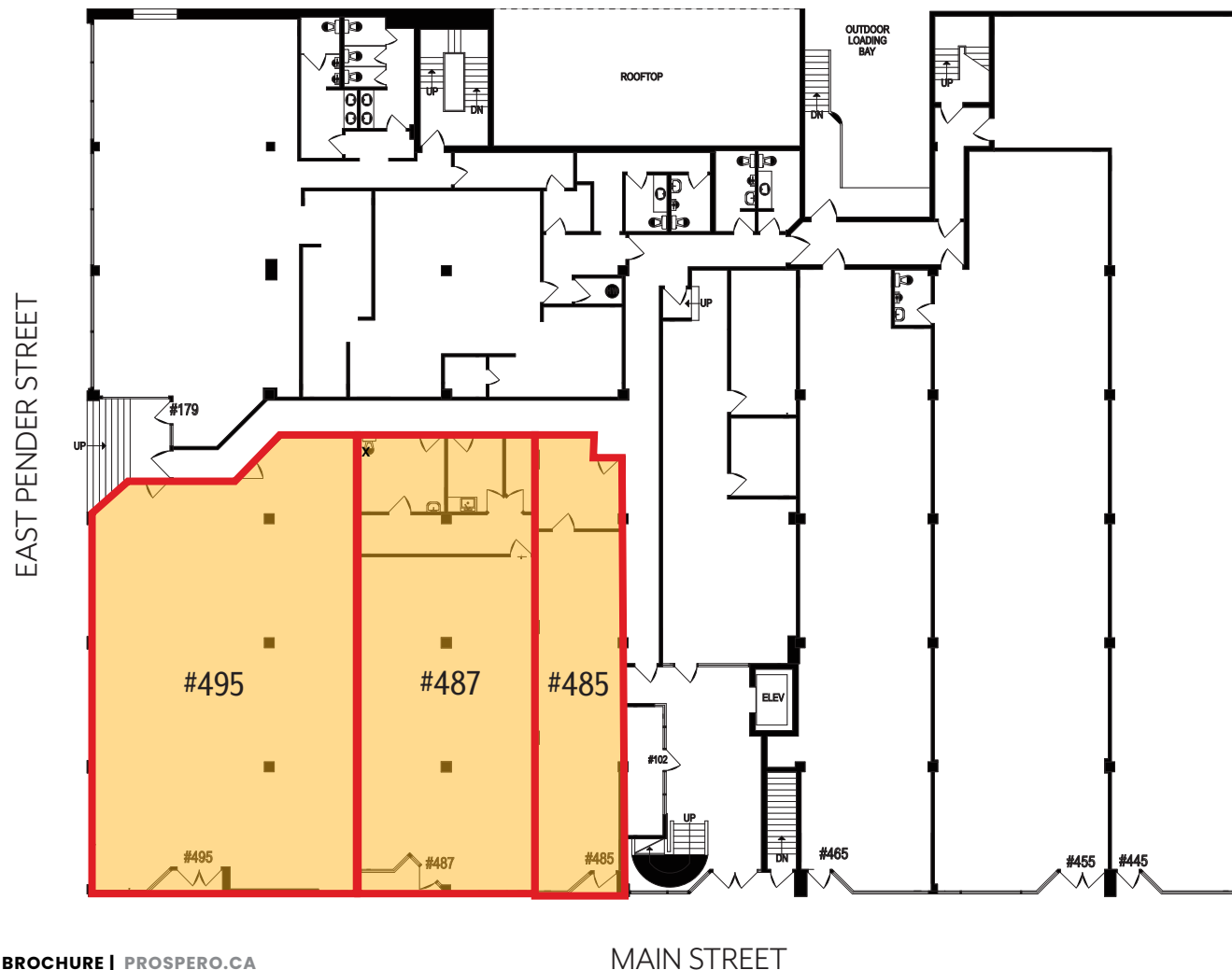
445 - 495 MAIN ST.
VANCOUVER, B.C.
V6A 2T7



Current Availability - G/F

445 - 495 MAIN ST.
VANCOUVER, B.C.
V6A 2T7

Address	Rentable Area	Gross Rent	Monthly Dues (including GST)	Availability
485 Main St.	802 sf	\$38.00/sf	\$2,666.65	Immediately
487 Main St.	1,666 sf	\$38.00/sf	\$5,539.45	Immediately
495 Main St.	2,347 sf	\$38.00/sf	\$7,804.00	Immediately



Current Availability - BSMT

445 - 495 MAIN ST.
VANCOUVER, B.C.
V6A 2T7

Address	Rentable Area	Gross Rent	Monthly Dues (including GST)	Availability
173 E Pender St.	9,912 sf	\$18.16/sf	\$15,750.00	April 1, 2024

