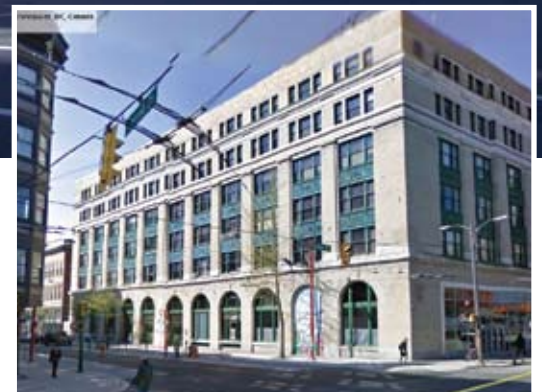


FOR LEASE

The Old BC Electric Building

23 West Pender Street, Vancouver, BC



For further information please contact:

Brian Tattrie | 604.714.4783 | btattrie@telus.net

Macdonald Commercial Real Estate Services Ltd.

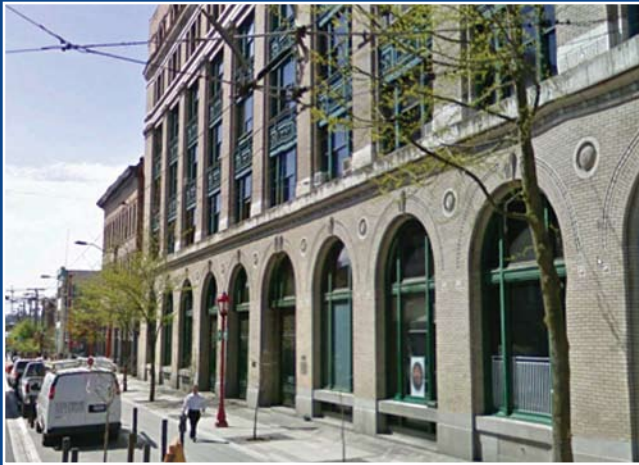
#301 – 1770 West 7th Ave, Vancouver, BC V6J 4Y6

T 604.736.5611 | F 604.736.7976 | www.macdonaldcommercial.com



Executive Summary

23 West Pender Street, Vancouver, BC



- Beautifully restored heritage lobby
- Fully air-conditioned
- Unlimited bandwidth (OC192) for internet
- Secured gated entranceway with card access to the building
- Coffee / Sandwich shop
- Fully improved exercise room and showers for tenant use
- Secured bicycle storage room
- Secured dry storage units available
- One and a half block walk to Stadium / Chinatown station

Location

The subject property is located beside the gates to Chinatown. Access to the property is from Pender Street between Carrall and Abbott Streets.

Zoning

HA-2 (Gastown Historic Area)

Improvements

You have to see the interior of this building to really appreciate it. Constructed in 1912, the building was originally designed as the head office for BC Electric Corporation. Over the last few years, the building has undergone extensive levels of renovation including electrical, mechanical and common areas.

Available Area

Units range from 400 to 10,000 square feet. Various units are in move-in condition and/or can be outfitted to provide for tenant's improvements as required.

Parking

Secured gated parking is available for tenant use on a 24 hour monthly basis

Lease Rates

Start at \$13.00 per square foot triple net

Operating & Taxes (2011)

Estimated to be \$9.03 per square foot, includes hydro (janitorial not included)

Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy, and without offering advice, make this submission subject to prior sale or lease, change in price or terms and withdrawal without notice.





Old BC Electrical Building

23 West Pender Street
Vancouver, British Columbia

June 20, 2011

Current Availability

Suite	Area (sq. ft.)	Lease Type	Improved	Asking Rate	Occupancy Date	Monthly Rental ¹	Description
90	9,730	Office Direct	Yes	\$14.00	Immediate	\$ 18,674.00	High ceilings, new carpet and lighting. Internal demising includes self contained washrooms, kitchen, boardroom and individual offices. Space would work great for a tech tenant, engineering, architecture, or school (assembly zoned). Self contained HVAC system.
120	482	Office Direct	Yes	\$14.62	8/1/2011	\$ 950.00	Open floor plan, high ceilings, and laminate flooring.
220	1,601	Office Direct	Yes	\$14.00	9/1/2011	\$ 3,073.00	Four offices, reception area, storage room and laminate flooring.
253	383	Office Direct	Yes	\$13.00	Immediate	\$ 703.00	High ceilings, carpet flooring, newly painted, great little office for one or two people.
258	385	Office Direct	Yes	\$14.00	Immediate	\$ 739.00	Newly painted, entrance foyer and main room.
318	2,705	Office Direct	Yes	\$14.00	Immediate	\$ 5,191.00	Two offices, kitchen and utility room with open plan and high ceilings.
470	373	Office Direct	Yes	\$14.00	Immediate	\$ 716.00	Open floor plan, high ceilings, laminate flooring.
515	296	Office Direct	Yes	\$16.00	Immediate	\$ 617.00	West facing, lots of light, great little unit for one or two people.

Notes

1. Not including HST.
2. Operating and taxes is estimated at \$9.03 per sq. ft. for 2011, janitorial is not included.
3. The landlord will pay a full fee to a cooperating agent on any lease five years or more.

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