



FOR LEASE

890 West Pender Street



# THE OPPORTUNITY

## 890 WEST PENDER STREET

890 West Pender is located on the southeast corner of Pender and Hornby Streets in the heart of Downtown Vancouver's financial district. Situated in the bustling downtown area, tenants can easily access a variety of restaurants, shops, and transportation options, making it a convenient choice for businesses seeking a vibrant urban setting.

Area: Unit 750 - 4,951 SF  
Unit 720/800 - 8,595 SF  
Unit 600 - 9,297 SF  
Unit 310 - 3,195 SF  
Unit 220 - 4,708 SF

Basic Rent: Contact listing agents

Additional Rent: \$20.21 PSFPA (2025 est.)



Proximity  
to Transit



Dog  
Friendly



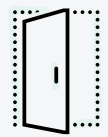
Bookable  
Boardroom



Tenant  
Inducement  
Packages Offered



Professionally  
Managed by West  
Pender Property  
Group



Storage  
Lockers



Bike  
Lockers



End of Trip  
Facilities



# UNIT 750

4,951 SF (APPROX.)

Stunning show suite designed by M Moser ready for immediate occupancy! The modern space includes a mix of bright open workspace, six offices, meeting room, boardroom, kitchen with lounge, and reception area.

*Renderings showing furnished unit are for illustrative purposes only.*

Available Immediately

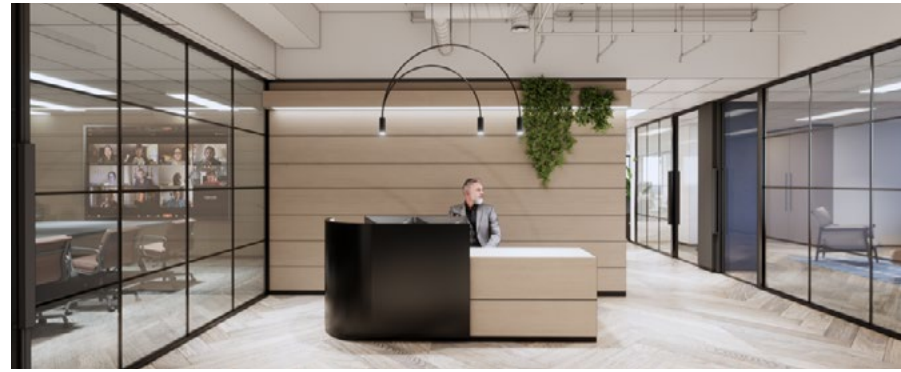


VIRTUAL TOUR

Renderings courtesy of [M Moser Associates](#).



# UNIT 750



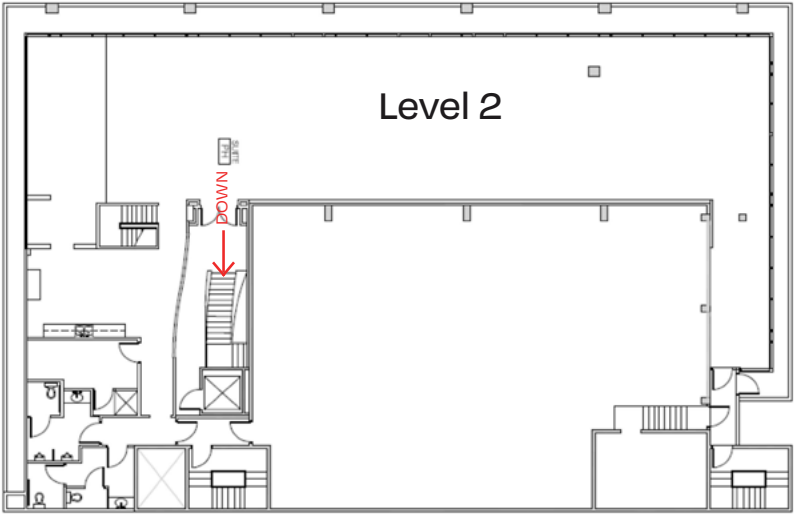
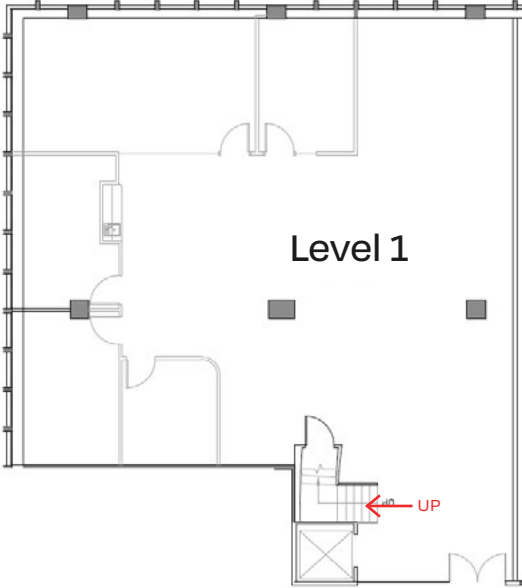
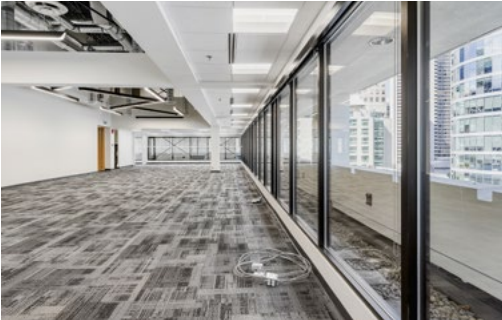
Renderings courtesy of [M Moser Associates](#).

# UNIT 720/800

8,595 SF (APPROX.)

Creative two-level space with internal stairwell, private elevator between floors, and mezzanine with that is not included in the rentable area. Features 16 foot ceilings with a bright window line, private washrooms with showers and changes rooms, operable windows, and LED lighting throughout. Landlord turnkey available.

Available Immediately



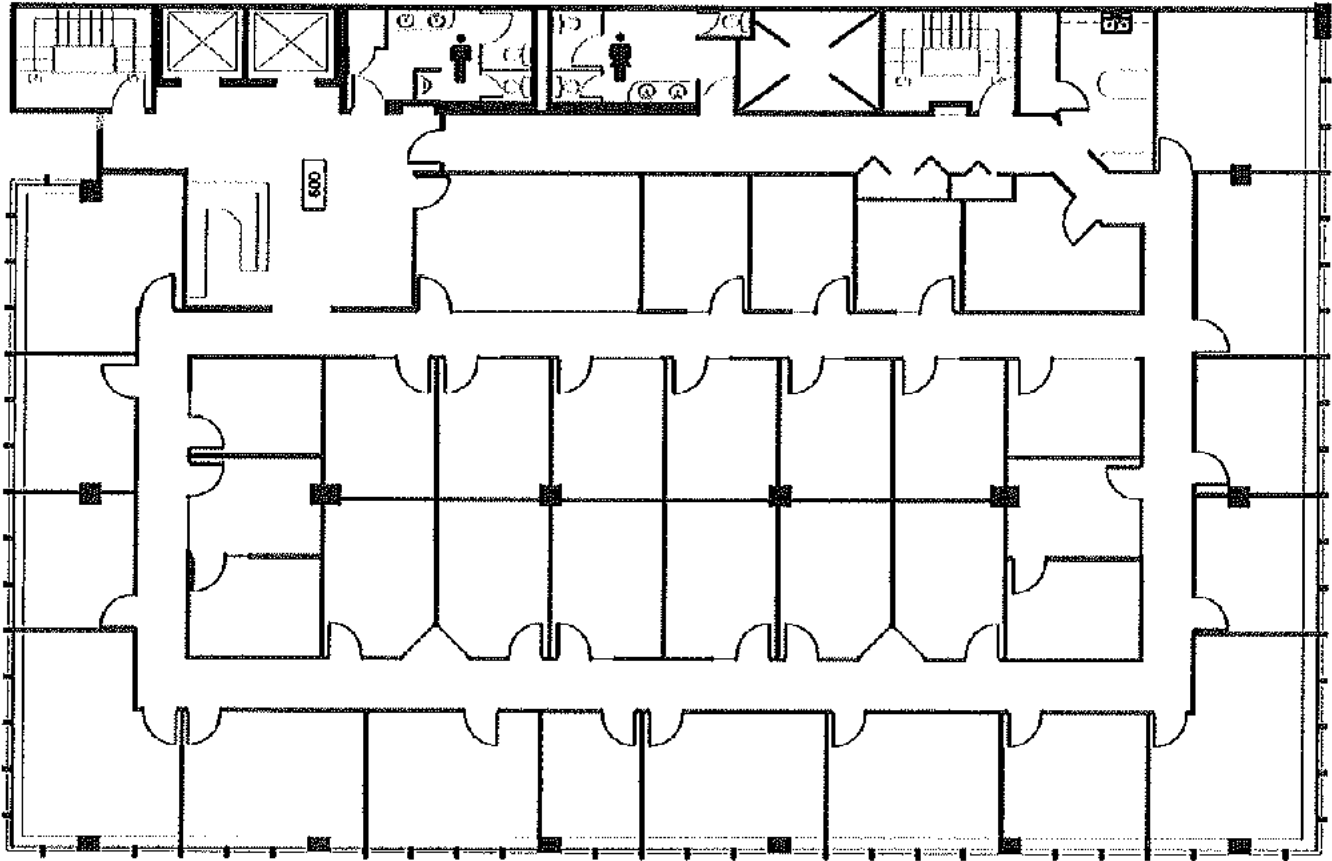
VIRTUAL TOUR

# UNIT 600

9,297 SF (APPROX.)

Full floor opportunity featuring a heavy build-out with multiple private offices, kitchen, and direct elevator access. Landlord turnkey available.

Available on 30 days' notice.



HORNBY STREET

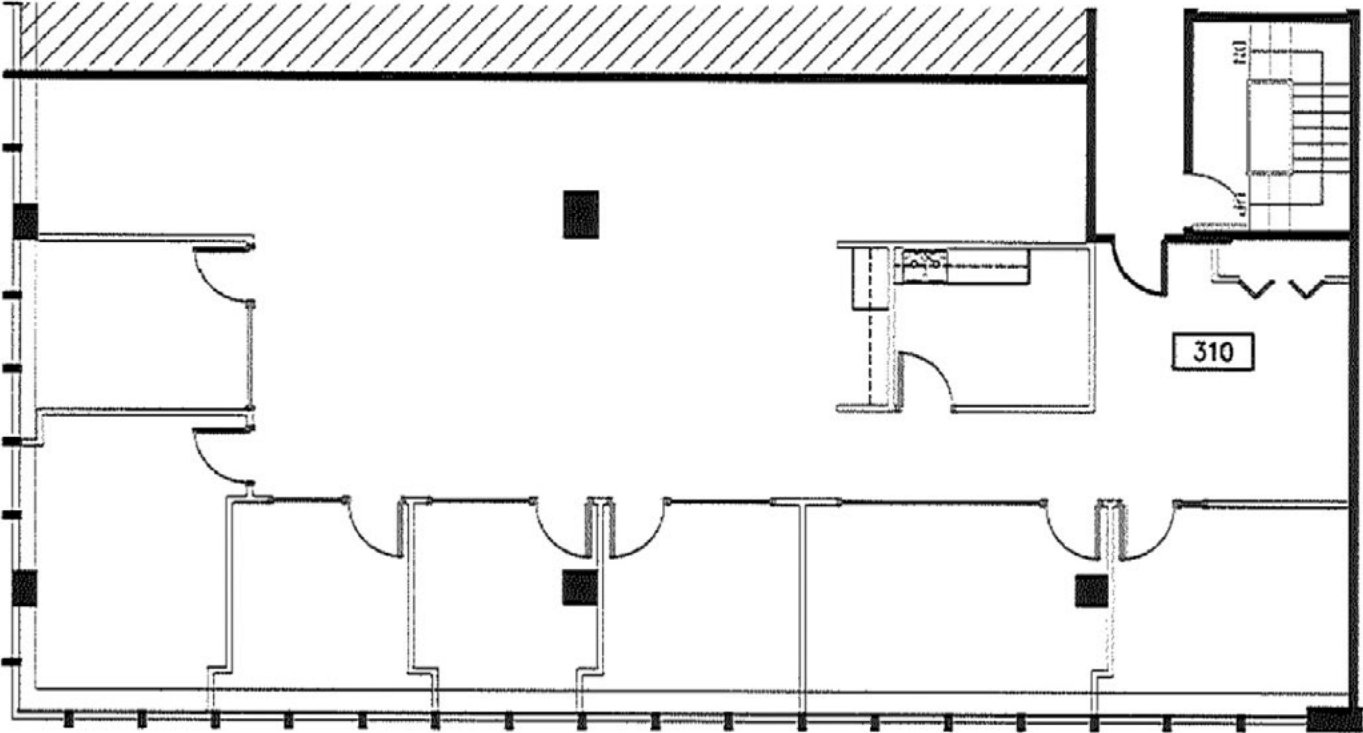


# UNIT 310

3,195 SF (APPROX.)

Recently updated office space featuring 6 private offices, meeting room, kitchen, reception area, file room, and large open area. Move-in ready.

Available Immediately



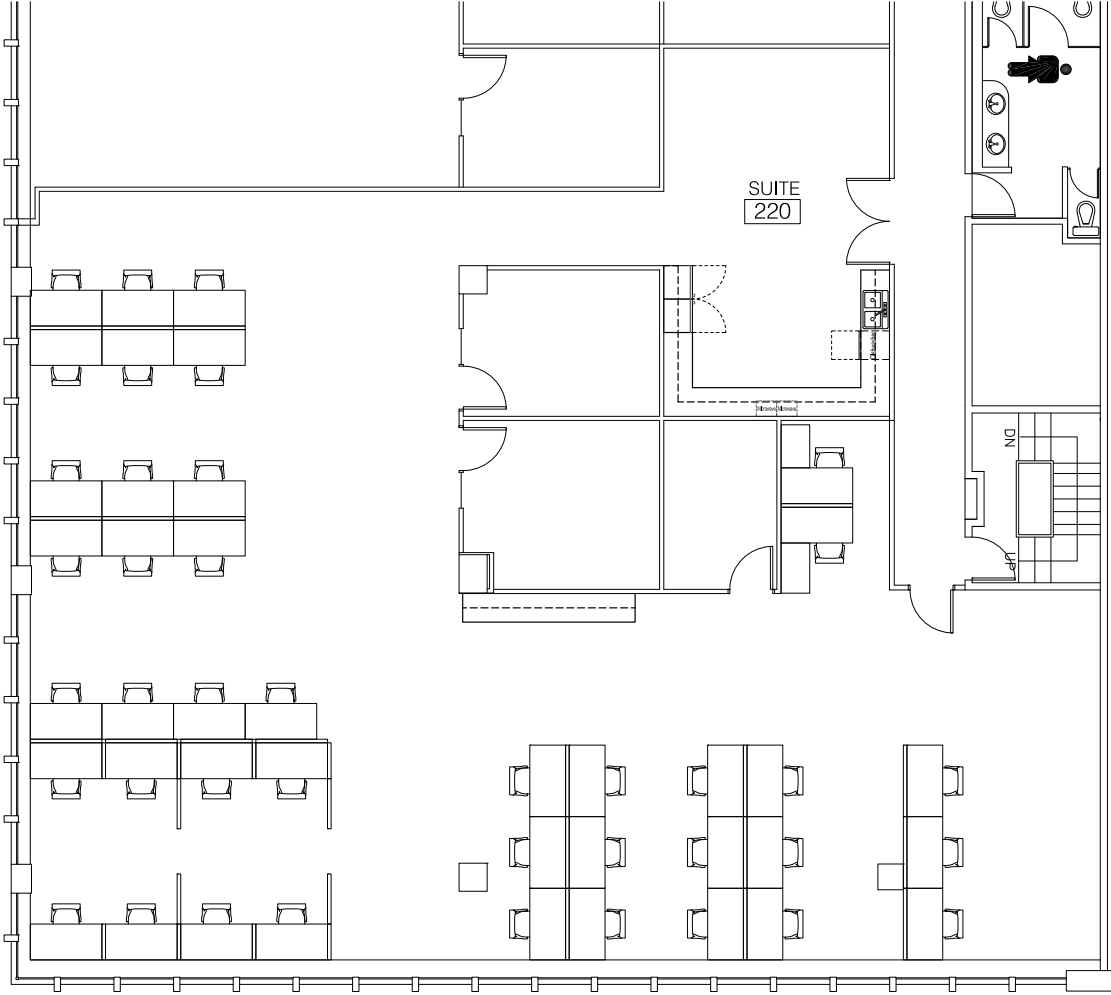
[VIRTUAL TOUR](#)

# UNIT 220

4,708 SF (APPROX.)

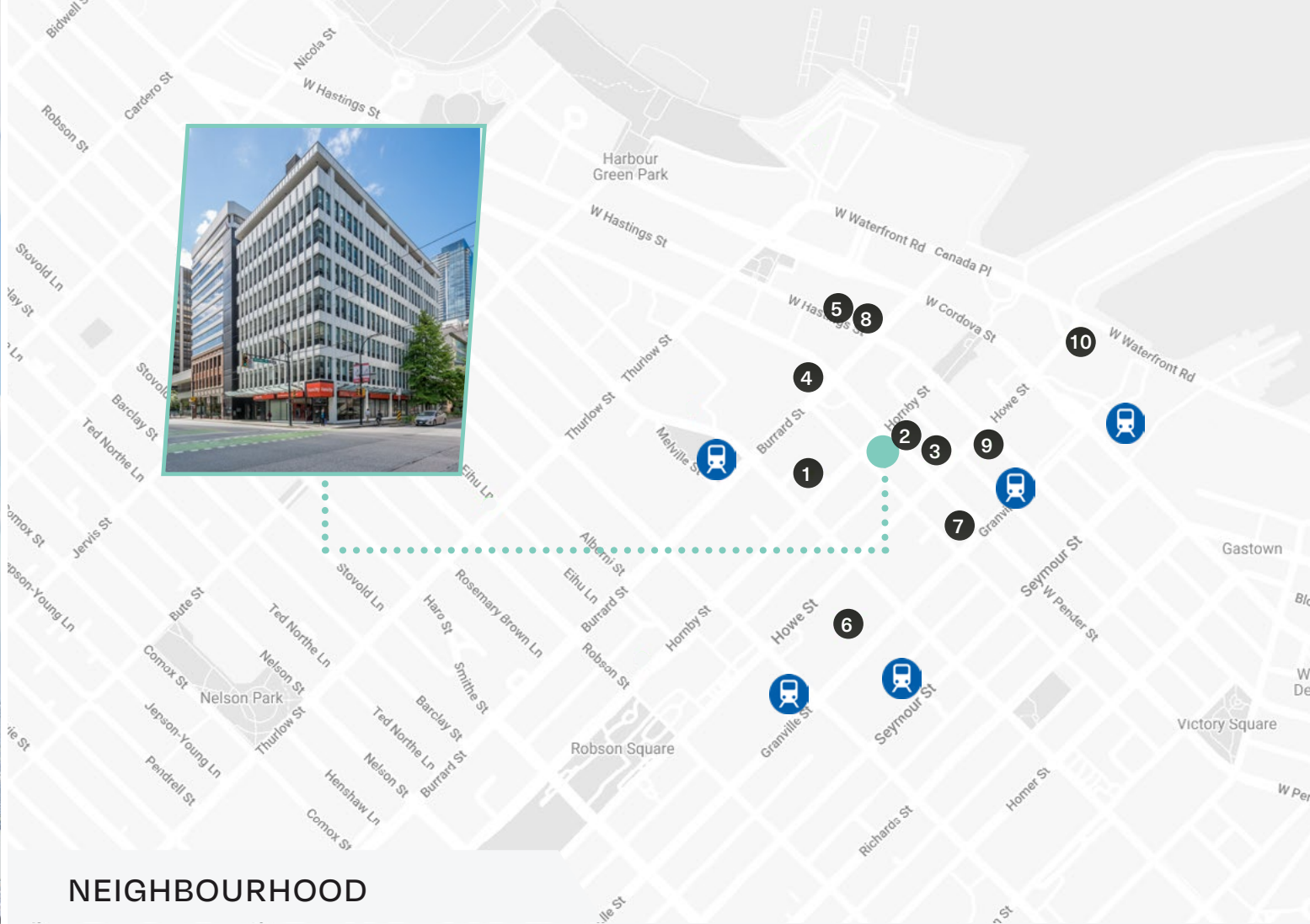
Newly renovated suite featuring an efficient mix of offices/meeting rooms, open workspace, kitchen, and boardroom.

Available Immediately



VIRTUAL TOUR





## NEIGHBOURHOOD

890 West Pender is located on the southeast corner of Pender and Hornby Streets in the heart of Downtown Vancouver's financial district. All major bus routes, Skytrain and the West Coast Express are located within a short walk. The shops and services of Pacific Centre and Bentall Centre are also conveniently close.

- |    |                  |     |                     |
|----|------------------|-----|---------------------|
| 1. | Alouette Bistro  | 6.  | CF Pacific Centre   |
| 2. | Dahlia           | 7.  | Starbucks           |
| 3. | Hydra Estiatorio | 8.  | Brass Fish Tavern   |
| 4. | JOEY Bentall One | 9.  | Breka Bakery & Café |
| 5. | Nightingale      | 10. | Miku                |



TRANSIT SCORE

100



WALK SCORE

98



BIKE SCORE

80





For more information, please contact:

## Willow King

Personal Real Estate Corporation

ASSOCIATE VICE PRESIDENT

+1 604 210 2150

[willow@floorspace.ca](mailto:willow@floorspace.ca)

## Robin Macdonald

SENIOR ASSOCIATE

+1 604 617 1445

[robin@floorspace.ca](mailto:robin@floorspace.ca)

---

## FLOORSPACE

745 Thurlow Street, Suite 700

Vancouver, BC

V6E 0C5

[www.floorspace.ca](http://www.floorspace.ca)

THIS DOCUMENT HAS BEEN PREPARED BY FLOORSPACE COMMERCIAL INC. FOR ADVERTISING AND GENERAL INFORMATION ONLY. ALL INFORMATION CONTAINED HEREIN IS FROM SOURCES WE DEEM RELIABLE, AND WE HAVE NO REASON TO DOUBT ITS ACCURACY; HOWEVER, NO GUARANTEE OR RESPONSIBILITY IS ASSUMED THEREOF, AND IT SHALL NOT FORM ANY PART OF FUTURE CONTRACTS. PROPERTY INFORMATION IS SUBMITTED SUBJECT TO ERRORS AND OMISSIONS AND ALL INFORMATION SHOULD BE CAREFULLY VERIFIED. ANY INTERESTED PARTY SHOULD UNDERTAKE THEIR OWN INQUIRIES AS TO THE ACCURACY OF THE INFORMATION. ALL MEASUREMENTS QUOTED HEREIN ARE APPROXIMATE. THIS PUBLICATION IS THE COPYRIGHTED PROPERTY OF FLOORSPACE COMMERCIAL INC. AND/OR ITS LICENSOR(S). COPYRIGHT © 2025 FLOORSPACE COMMERCIAL INC.

