

Building Information

Building Size:	112,867 sf
# of Floors:	16
Surface Transit Route:	Yes
Year Built:	1978
# of Passenger Elevators:	3
Total Parking:	28

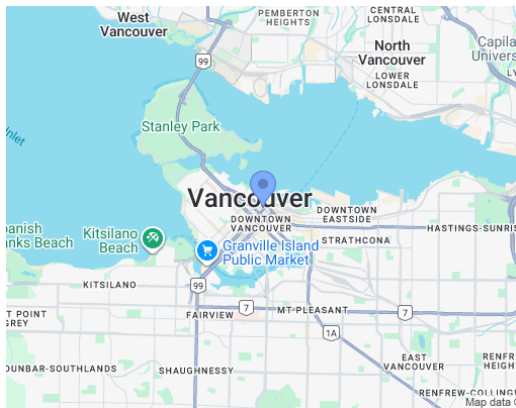
800 West Pender Street

800 W Pender St, Vancouver, British Columbia V6C 1J8



Building Description

800 West Pender is located on the southwest corner of Pender and Howe Streets in the heart of Downtown Vancouver's financial district. Pacific Centre, with its many shops and services, is directly across Howe Street. All major bus routes, Skytrain and the West Coast Express are located in the immediate vicinity. Features secure underground parking, security card access system and in-house property management.



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General	Year Built 1978	Energy Star Certified	BOMA Sustainable Gold
	Building Class B		Building Zoned Commercial
Tenant Cost	Utilities \$ 1.83 /sf	Operating Costs \$ 12.63 /sf	Realty Tax \$ 6.19 /sf
	Total Additional Rent \$ 20.65 /sf		
Building Size	Number of Floor(s) 16	Typical Low Rise Floor 7,400 sf	Total Office Space 106,583 sf
	Total Retail Space 6,284 sf	Total Space 112,867 sf	Available Office Space 6,133 sf
	Total Available Space 6,133 sf		Largest Contiguous Available 3,990 sf
Construction	Exterior Finish Glass	Washrooms per Floor 2	
	HVAC Description The building features a variable air volume system with individual floor fans. A computer based controls system provides accurate information to building operators on key elements of the mechanical system. The building is designed to provide approximately 3 internal zones and 8 external zones per floor, complete with thermostats. The system is designed to provide approximately 20 air changes per hour and approximately 20% fresh air with each exchange. Heating is provided by two gas fired Harsco-Patterson Kelly 3000 MBTU condensing boilers.		
	Fibre Optic Capability Yes	Emergency Generator Yes	
Elevators	Number of Mid Rise Elevator(s) 3	Number of Parking Elevator(s) 1	
Safety & Access	Fire Detection System Yes	Security System Yes	Sprinkler System Yes
Parking	Below Ground Stall(s) 28	Total Parking Stalls 28	Below Ground Ratio 1 / 3,700 sf
	Description Underground Parking		
Public Transport	Surface Transit Route Yes		