



FOR LEASE

Office + Life Science + Creative Industrial

1313 EAST PENDER STREET

Designed by TKA+D Architecture and developed to their roots in the City of Vancouver. by CJAD Properties, 1313 East Pender Street is a new, state-of-the-art, five-story hub for maximum compatibility in mind with highoffice, life science and creative industrial users. efficiency glazing, heavy power, venting for Located minutes from downtown Vancouver fume hoods and direct truck loading from the in the dynamic Clark Drive corridor, 1313 lane. The office space offers full floor occupancy EP offers an energetic and healthy work with 360-degree views and rooftop terraces. environment for innovators that are looking to attract top talent while staying close

1313 EP is designed from the ground up with

PROJECT HIGHLIGHTS



LEASE RATE



\$10.00 PSF (2025 ESTIMATE)



33,942 SF



BUILDING FEATURES

- Corner property with high exposure
- Abundant natural light
- Roof terrace
- Gym and end of trip facilities
- Fan coil HVAC in all units
- Designed to accommodate fume hoods
- High ceilings
- 1250kVA at 600V, 3-phase electrical service
- Three (3) covered class B loading bays
- EV charging stations
- Secure underground parking
- Secure bike storage
- Flexible I-2 zoning



CREATIVEINDUSTRIAL SPACES

22,779 SFON FLOORS
1, 2 AND 3

UNITS RANGE FROM 3,826 SF TO 10,271 SF

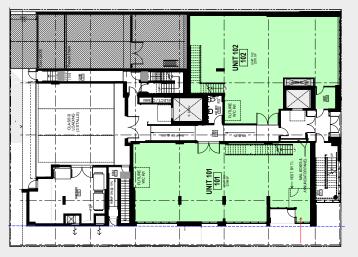
• Exposed ceilings:

1st floor: 26' (13' under the mezzanine)

2nd floor: 12'

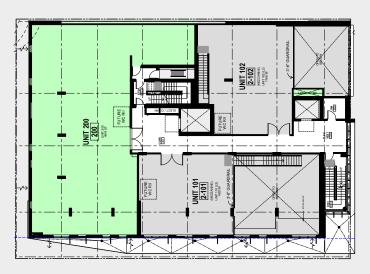
3rd floor: 13'

- High-quality showroom space with street side exposure
- In place infrastructure for Life Science & Laboratory use
- Class B loading from the lane for convenient shipping

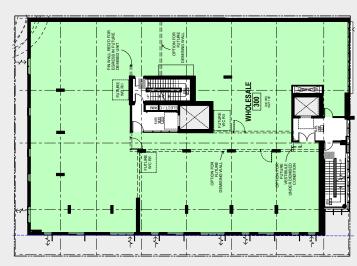


LEVEL **1 PLAN**

UNIT 101: 2,398 SF MAIN FLOOR + 1,428 SF MEZZANINE UNIT 102: 2,270 SF MAIN FLOOR + 1,796 SF MEZZANINE



LEVEL **2 PLAN UNIT 200: 4,616 SF**



LEVEL **3 PLAN**

UNIT 300: 10,271 SF



EXCLUSIVE FULL FLOOROFFICE SPACES

UP TO 11,163 SFON FLOORS
4 AND 5

UNITS RANGE FROM **5,273 SF** TO **5,890 SF**

• Exposed ceilings:

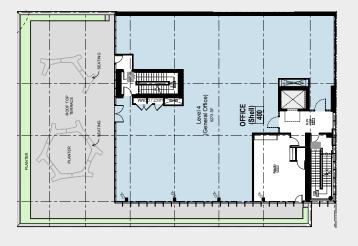
4th Floor: 10'9"

5th floor: 11'4"

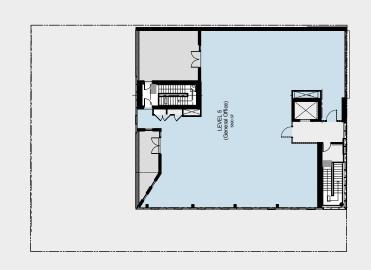
Private rooftop terrace

Full floor units

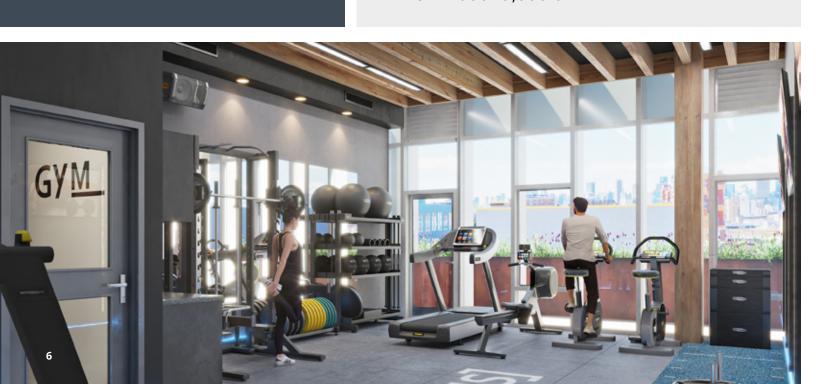
• Panoramic views of downtown and North Shore Mountains

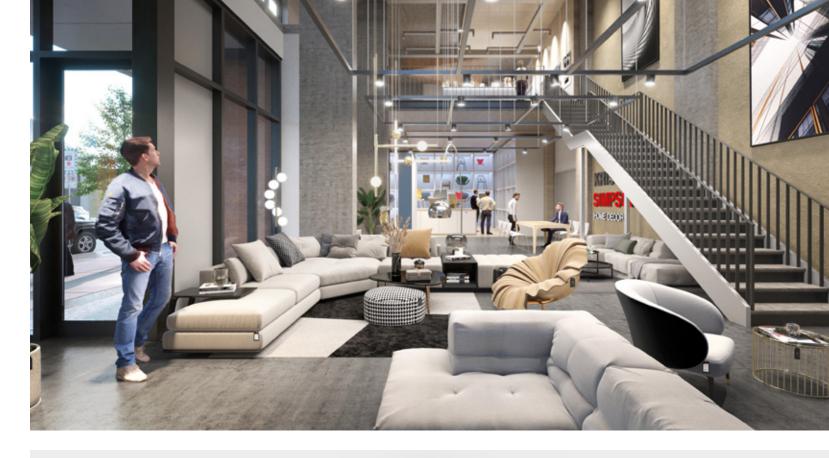


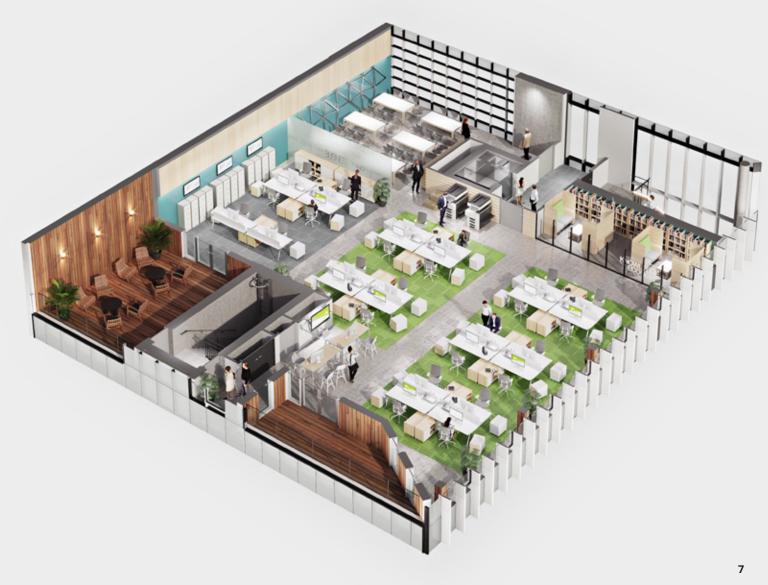
LEVEL **4 PLAN UNIT 400: 5,273 SF**



LEVEL **5 PLAN Unit 500: 5,890 Sf**









TKA+D

ARCHITECTURE | Taylor Kurtz Architecture & Design Inc.

TKA-D architects have over the last 40 years created a global portfolio of projects that have each been conceived to follow their distinctive design philosophy. With an overarching objective to make the world a better place for their clients and the users of their buildings and spaces, they strive to ensure that their actions have a positive impact on our environment. By striving for sustainability at every level, they understand that for a project to be truly successful, it must first be sustainable at a financial, social as well at an environmental level.

TKAD.CA



JLL is a leading professional services firm that specializes in real estate and investment management.

JLL is a Fortune 500 company with annual revenue of \$20.8 billion, operations in over 80 countries and a global workforce of more than 110,000 as of August 6, 2024.

JLL shapes the future of real estate for a better world by using the most advanced technology to create rewarding opportunities, amazing spaces, and sustainable real estate solutions for our clients, our people, and our communities.

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CJAD is a local, family owned company that embraces new forms and sustainable design in their projects. 1313 East Pender is a leading example of stacked industrial, showcasing innovation in materials (CLT) and a clear commitment to building better.

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