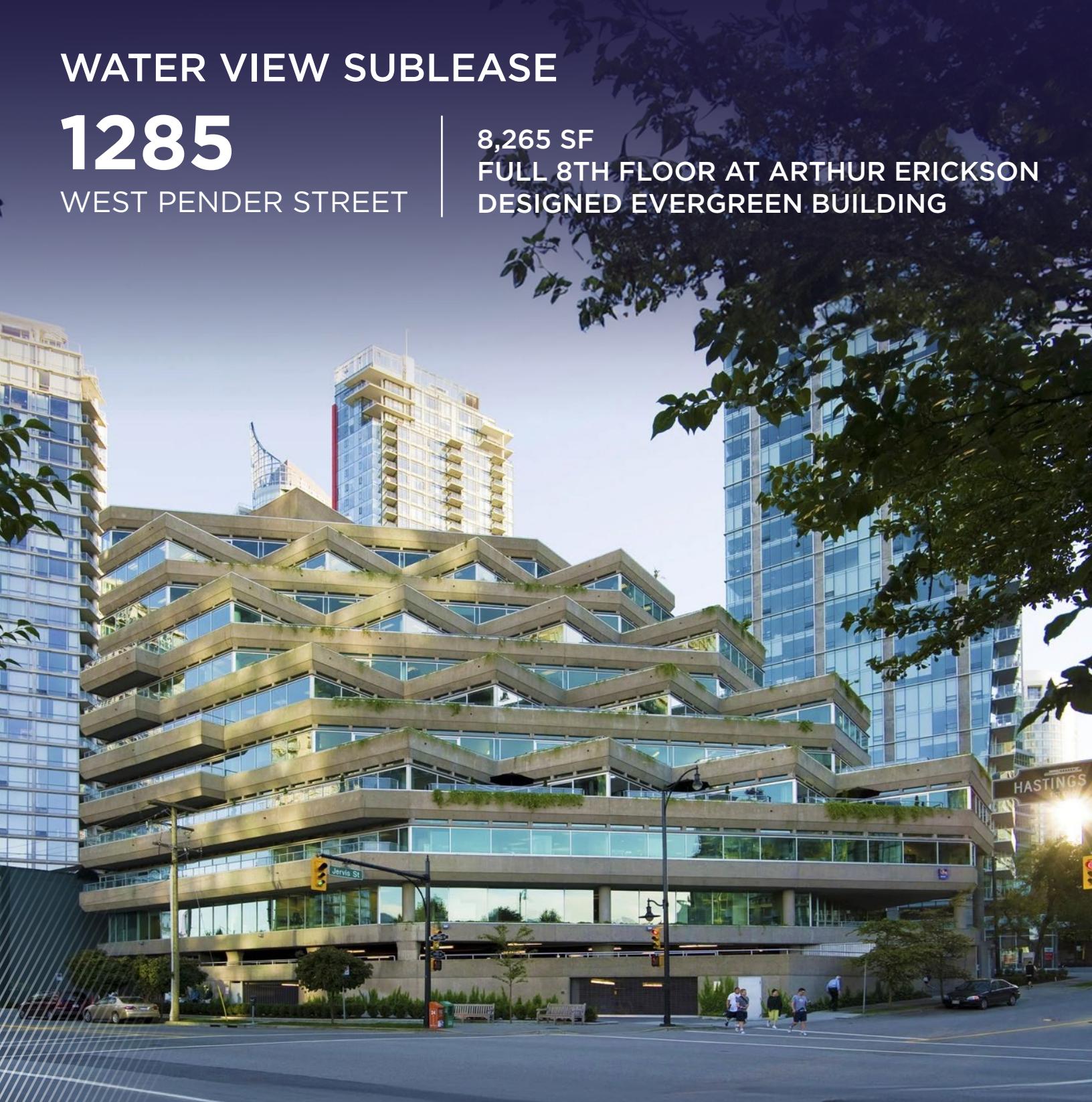


# WATER VIEW SUBLICENSE

# 1285

WEST PENDER STREET

8,265 SF  
FULL 8TH FLOOR AT ARTHUR ERICKSON  
DESIGNED EVERGREEN BUILDING



## ASKING **RENT**

Please contact agents

## ADDITIONAL **RENT**

\$22.91 psf/pa (2026 estimate)

## SUBLICENSE **EXPIRY**

May 30, 2028

## AVAILABILITY

Immediate

## SUBTENANT **PARKING**

Subtenant Parking: 6 secured underground parking stalls at prevailing market rent

# 1285 WEST PENDER STREET | WATER VIEW SUBLICENSE

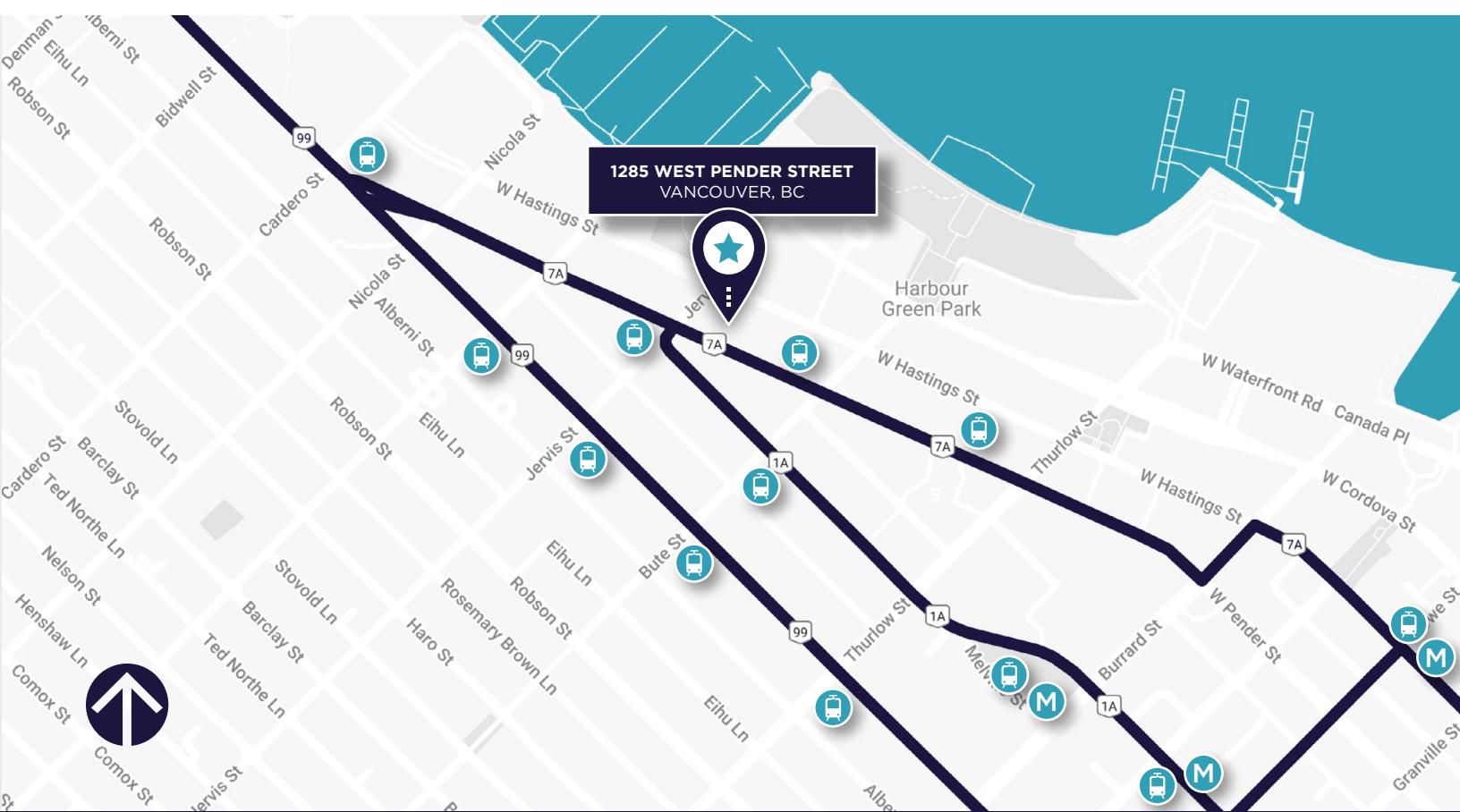
## SUITE FEATURES

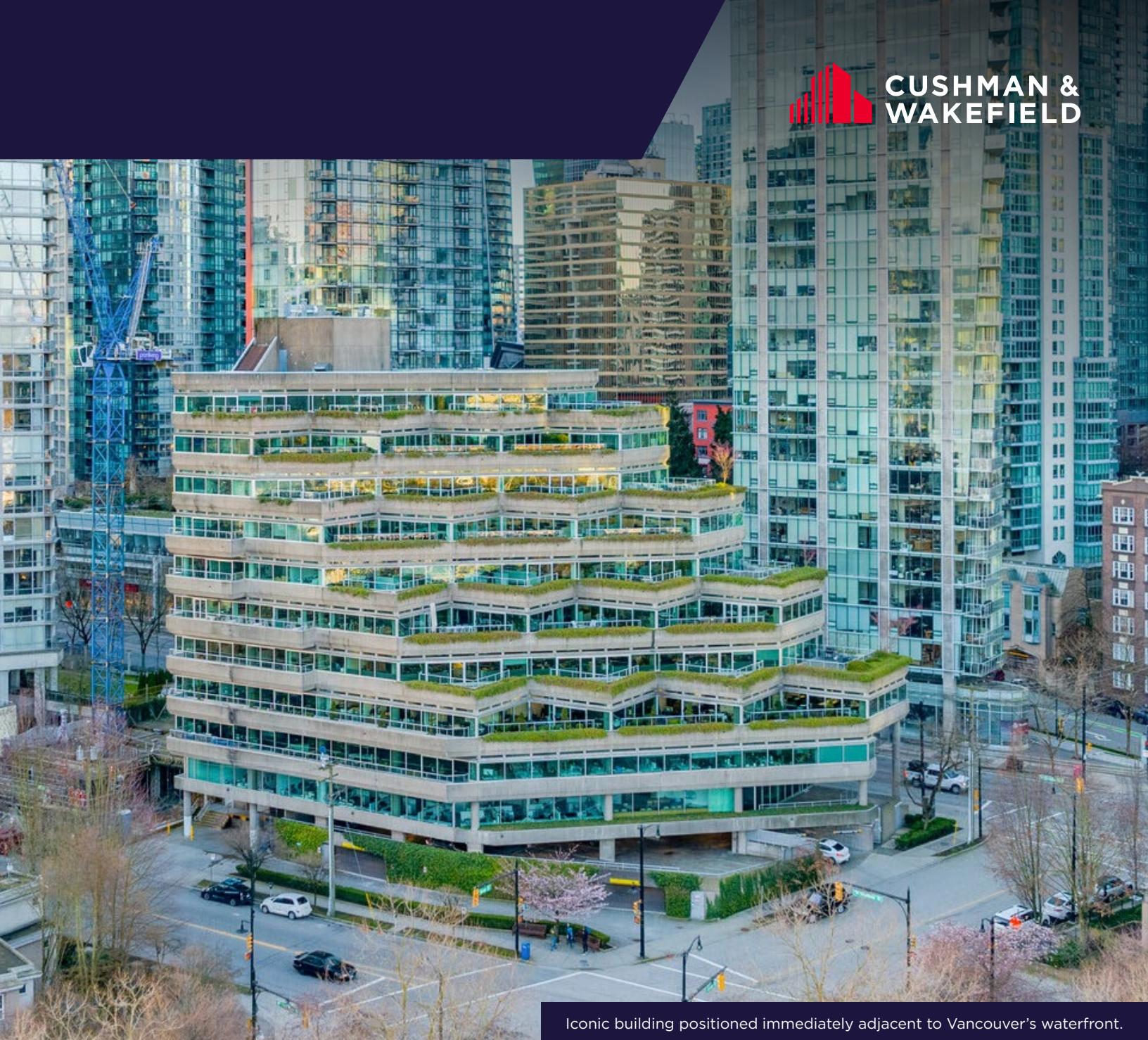
- High quality improvements, fully plug & play (furnished and equipped).
- Efficient layout comprised of mostly open plan space, breakout rooms, and team-based sections.
- Very bright, good access to natural light throughout all work areas.

## BUILDING OVERVIEW

- Arthur Erickson designed building overlooking Coal Harbour, Stanley Park and the North Shore.
- Multiple terraced garden deck/patios on each floor.
- In proximity to major hotels restaurants, the seawall and across the street from Urban Fare.

## FLOOR PLAN

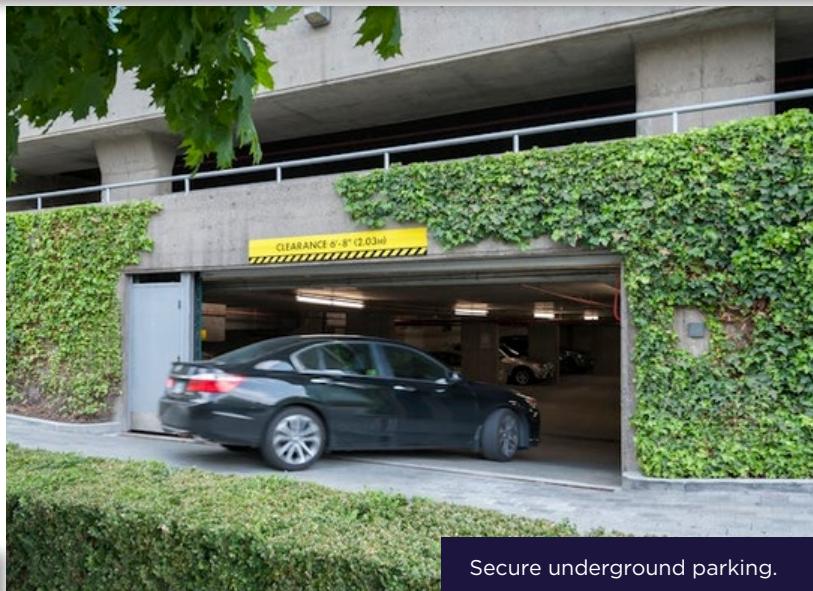




Iconic building positioned immediately adjacent to Vancouver's waterfront.



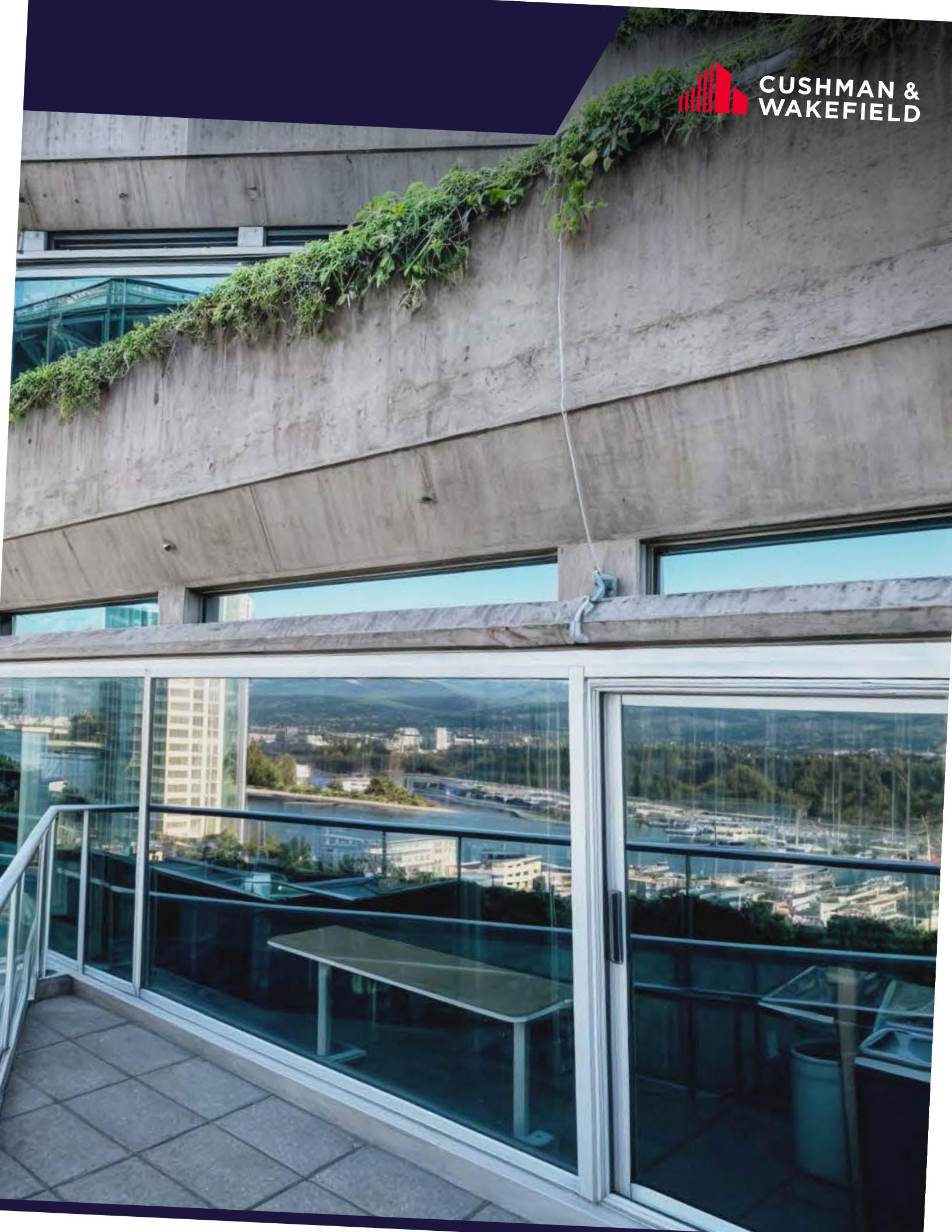
Professionally managed by QuadReal Property Group.



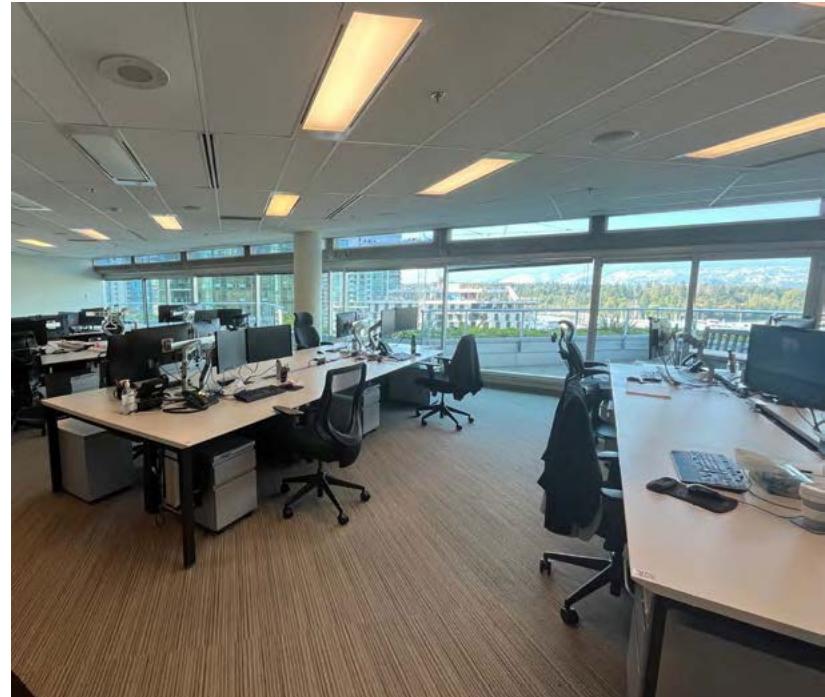
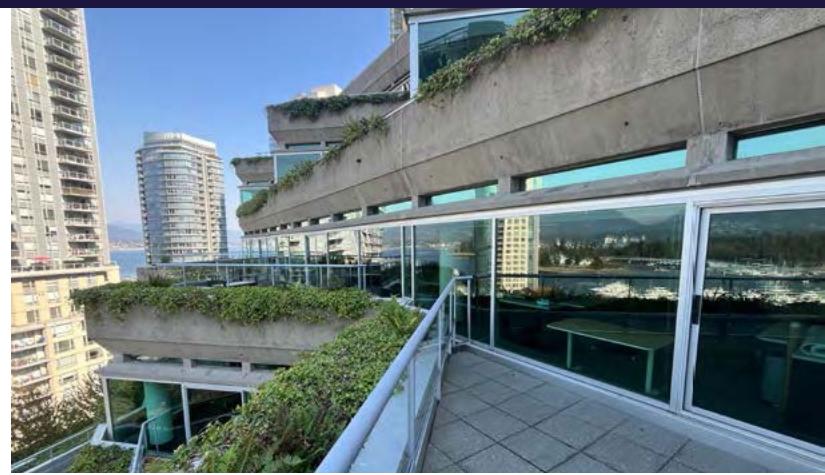
Secure underground parking.

# 1285 WEST PENDER STREET | WATER VIEW SUBLEASE





# 1285 WEST PENDER STREET | WATER VIEW SUBLEASE



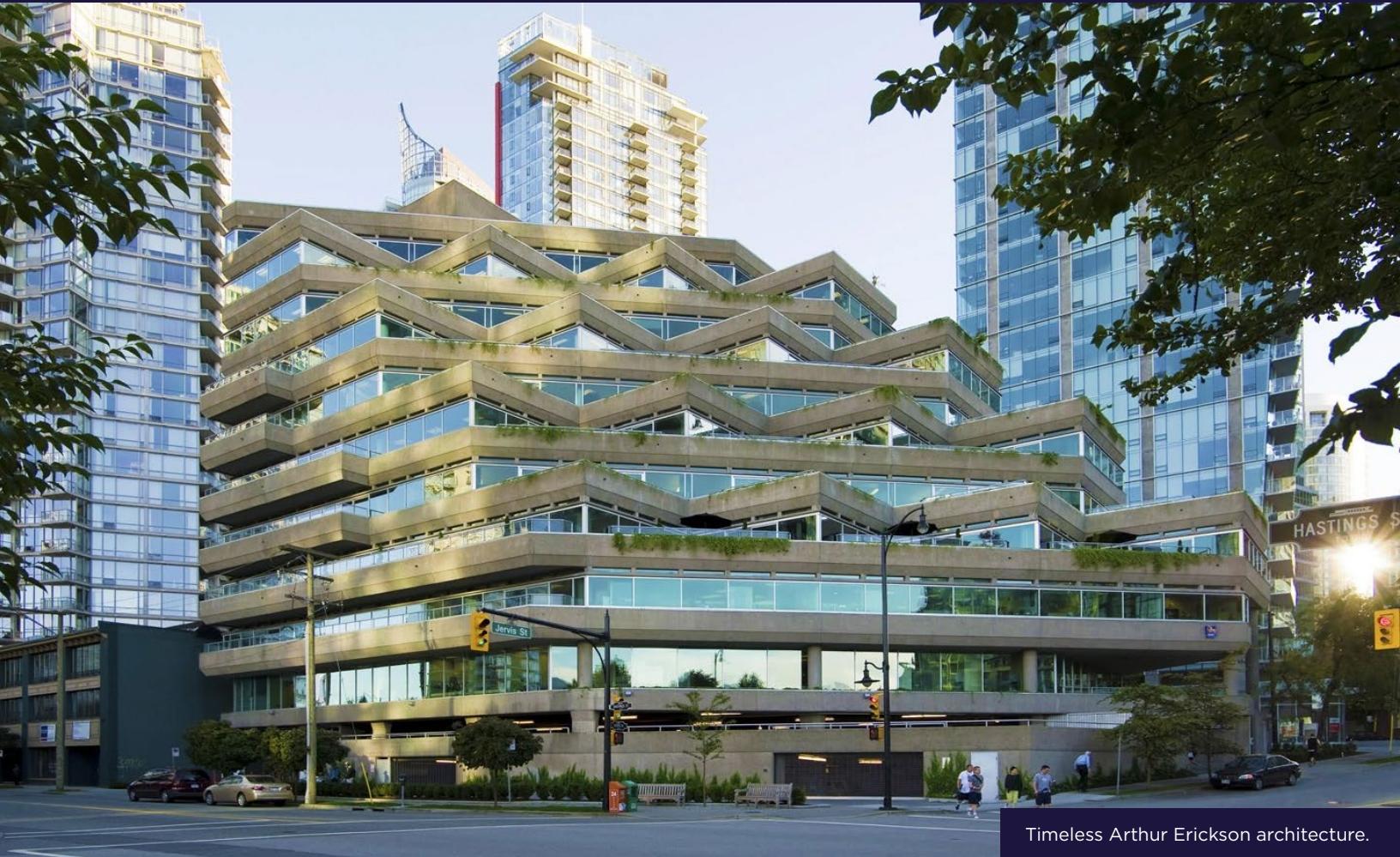


# WATER VIEW SUBLICENSE

# 1285

WEST PENDER STREET

8,265 SF  
FULL 8TH FLOOR AT ARTHUR ERICKSON  
DESIGNED EVERGREEN BUILDING



Timeless Arthur Erickson architecture.



Building overlooks Stanley Park, Jervis Park, and the North Shore Mountains



Multiple private patios with unobstructed waterfront exposure.



8th floor is flooded with natural light from all angles.

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