



Find Your
CORNERSTONE

PENDER *est. 1929*

789 W Pender Street, Vancouver, BC

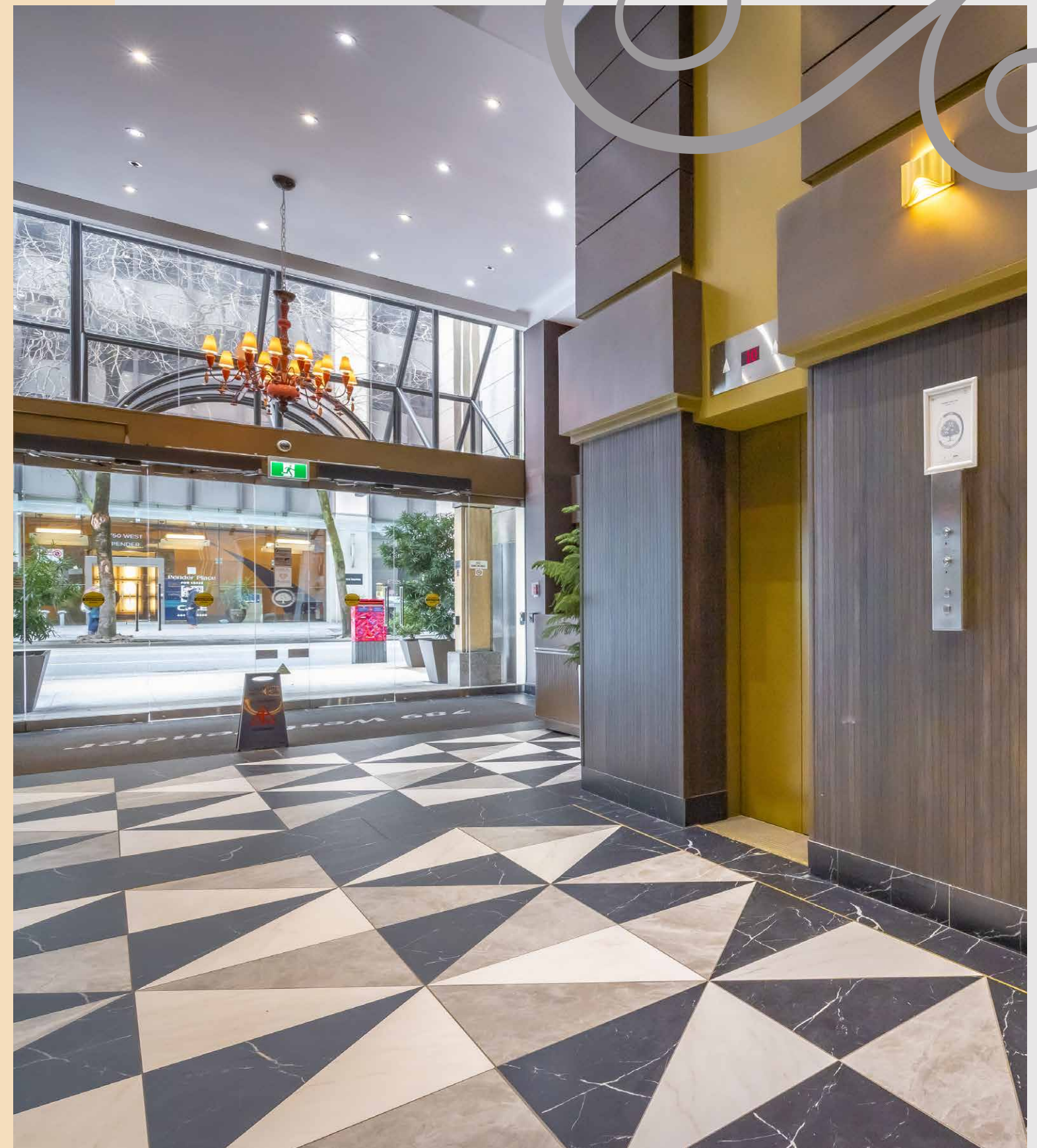
 CUSHMAN &
WAKEFIELD

THE MAKING OF A *Cornerstone Address*

Some buildings simply occupy a block. Others define it. Since 1929, 789 W Pender has stood at the heart of Downtown Vancouver as a landmark of character, craftsmanship, and presence — and today, it's been thoughtfully refined to meet the ambitions of the modern professional. With a renovated lobby, flexible suites in a variety of sizes, world-class walkable amenities at your doorstep, and seamless access to Metro Vancouver's SkyTrain network, 789 W Pender offers nearly a century of iconic presence, paired with everything you need to do your best work today.

BUILDING DETAILS

- ♦ **Total Building Size:** 233,444 SF
- ♦ **Building Stories:** 14 floors
- ♦ **Typical Floorplate:** 15,563 SF
- ♦ **Additional Rent:** \$21.35 psf pa (2026 est.)
- ♦ **Parking:** Parking available across the street at 750 W Pender and can be contracted directly with Impark
- ♦ **Basic Rent:** Contact Agent for details
- ♦ **Location:** 789 W Pender sits at the heart of Metro Vancouver's transit network, making the entire region within easy reach. Wherever your team commutes from, getting to the office is effortless — allowing your team to focus on the connections that drive your business forward



BUILT WITH CHARACTER

Refined for Ambition

789 W Pender has its sights on the future - without sacrificing an ounce of character. A renovated lobby sets the tone, with a tenant amenity lounge coming soon and planned HVAC upgrades adding momentum. Operable windows bring in natural light and fresh air, while bike storage and seamless transit and parking options allow teams to customize their commute. Add in ground floor retail and walkable dining and shopping, and the full picture of your work day canvas comes into focus.



OUR TURNKEY SUITE PREP PROGRAM MAKES 789 W PENDER YOUR CORNERSTONE

EYE-CATCHING AMENITIES

- ◇ Renovated lobby
- ◇ Operable windows on select floors
- ◇ Tenant amenity lounge (coming soon)
- ◇ Landlord suite-prep turnkey programme
- ◇ Ground floor retail

THE LATEST TECH

- ◇ High-speed fibre optic connectivity
- ◇ Card-access security system
- ◇ Planned HVAC upgrade

WELLNESS FOCUSED

- ◇ Bike storage
- ◇ End-of-trip facilities
- ◇ BOMA Best Silver Certified



CLAIM YOUR CORNER

of Downtown

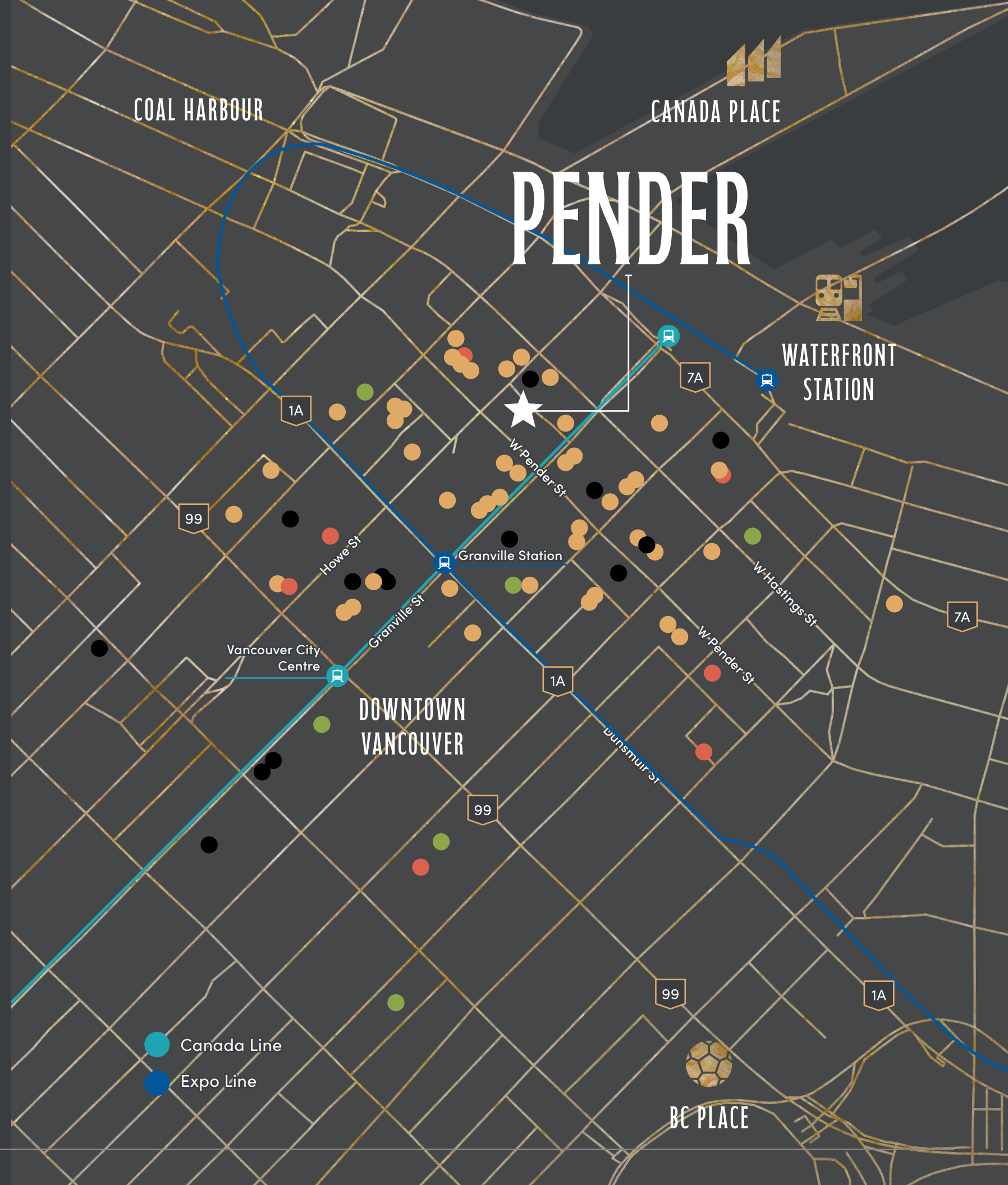
SUITE	RENTABLE AREA	DESCRIPTION	AVAILABILITY
Suite 450	1,118 SF	3 offices, boardroom and storage.	Immediately
Suite 500	3,140 SF	8 offices, boardroom, open area, reception, kitchen, storage and elevator exposure.	Immediately
Suite 510	1,149 SF	2 offices, kitchenette and storage.	Immediately
Suite 600	6,684 SF	Fully improved office space.	06/01/2027
Suite 760	4,552 SF	9 offices, large boardroom, open area for workstations, reception area and kitchen.	Immediately
Suite 860	1,132 SF	3 private offices and open area.	Immediately
Suite 980	847 SF	3 offices and kitchenette.	Immediately
Suite 1005	2,337 SF	5 window offices, boardroom, open area, kitchen and server room.	Immediately
Suite 1450	5,008 SF	Full floor available.	Immediately



ONLY HALF THE STORY

Lives Inside

The rest unfolds steps outside of the office — acclaimed restaurants, boutique shopping, landmark hotels, and transit connections that make getting here as easy as being here.



A DAY IN THE LIFE

At 789 W Pender

PENDER



7:30^{AM}

Grab your favorite order from Tim Horton's



10:30^{AM}

Meet in the tenant amenity lounge for a brainstorming session



12:00^{PM}

Walk around the corner to Zaatar w Zeit for a delicious wrap or salad



5:00^{PM}

Meet visiting clients for dinner at Top of Vancouver Revolving Restaurant



3:15^{PM}

Recharge with a Seawall water walk with fresh coastal breezes



7:00^{PM}

Catch the game at BC Place

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