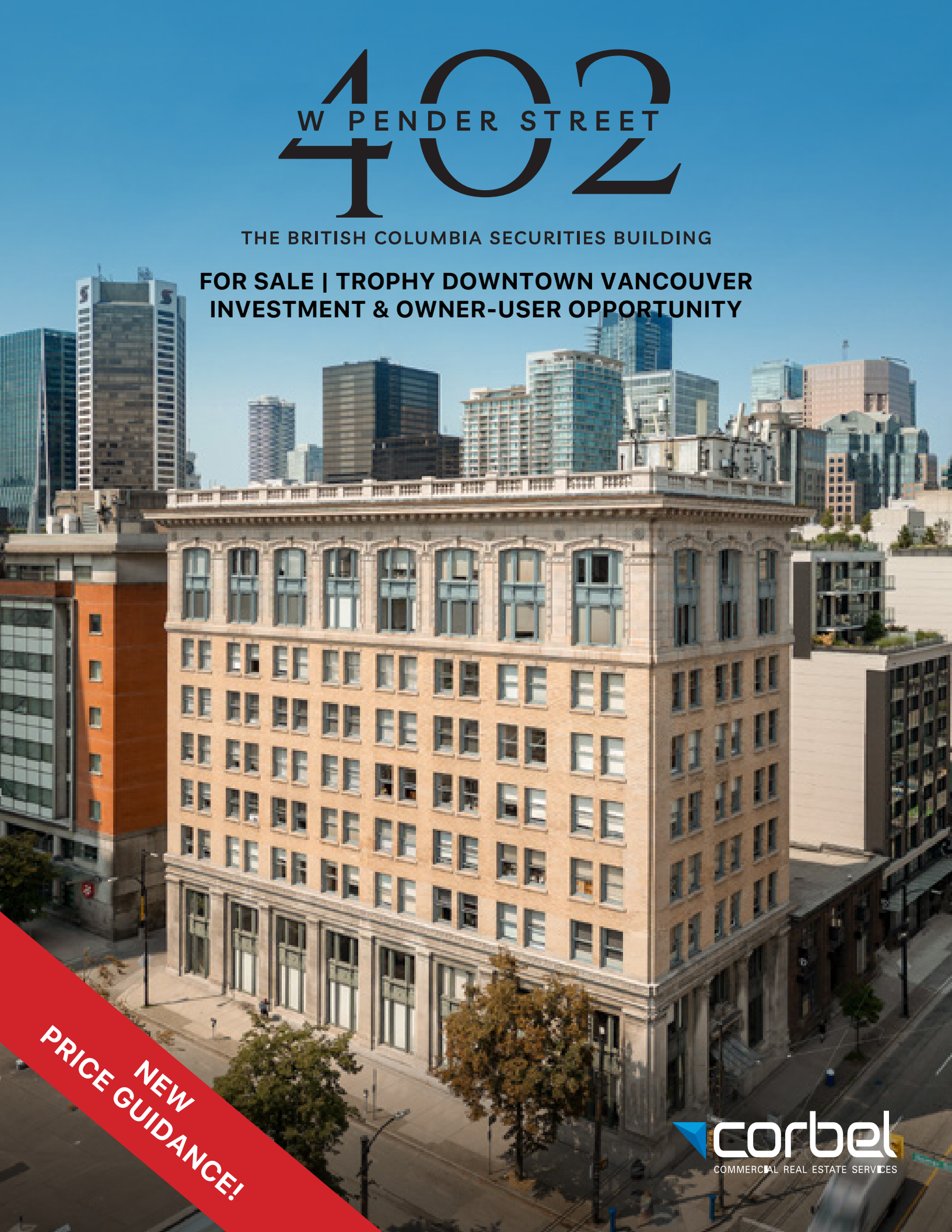
402 W PENDER STREET

THE BRITISH COLUMBIA SECURITIES BUILDING

FOR SALE | TROPHY DOWNTOWN VANCOUVER INVESTMENT & OWNER-USER OPPORTUNITY



NEW PRICE GUIDANCE!

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COMMERCIAL REAL ESTATE SERVICES

The Opportunity.

HISTORIC CHARM. TIMELESS SOPHISTICATION.

Nestled in the heart of downtown Vancouver at the prominent intersection of West Pender and Homer Street, 402 West Pender Street reflects the area's rich history and architectural heritage. The building was originally known as The British Columbia Securities Building and within the context of other commercial buildings of similar age and scale, this building dominates its surroundings and is a landmark in the area. This award-winning 9-storey, plus lower level, heritage building is comprised of approximately 46,558 SF and is celebrated for its striking brick, stone, and glazed terra cotta façade, complemented by beautiful interior and exterior detailing.

402 West Pender Street features 9 levels above grade, including a mezzanine level. The lower level/basement houses the mechanical rooms and features secure private storage lockers and a large common bike room.

Nearly $4 million has been invested in capital improvements to enhance the building's character and meet the demands of today's dynamic work environment.

402 West Pender Street represents a rare opportunity to acquire a trophy asset in Downtown Vancouver, making it an exceptional investment prospect for investors, developers, and owner-users alike.

CLICK HERE TO
WATCH INSTAGRAM REEL

Salient Facts.

Civic Address
402 W Pender Street, Vancouver BC

Legal Description
LT 9, BLK 35, PL VAP210, DL 541, NWLD

Lot Size[1]
6,240 SF (Approx.)

Building Size[1]
Basic Rentable Area: 46,558 SF
Rentable Area: 49,224 SF
Gross Area: 56,162 SF

PID
012-169-561, 012-169-595

Number of Stories
Nine (9) plus Lower Level

Zoning
DD (Downtown District), Subsection C2, which permits a range of potential uses, including hotel, residential, and microresidential developments.

Property Tax
$161,100.00 (2026)

Net Income/Projected Net Income
Please contact agent

Asking Price
Please contact agent

Property Highlights.

Significant Capital Upgrades
Nearly $4 million has been invested in capital improvements to enhance the building's character and meet the demands of today's dynamic work environment.

Award-Winning Renovation
The lobby and hallways have undergone a meticulous restoration, earning accolades for their exceptional design and inviting ambiance

Versatile Uses
Currently accommodates a wide range of uses. As per the City of Vancouver*, the existing approved uses within the building include general office, beauty and wellness centers, healthcare offices, and retail.

Redevelopment Potential
Future redevelopment potential to support a variety of uses including hotel, residential, and micro-residential. Subject to approval from the City of Vancouver.

Income-Supported Landmark Corporate Headquarters Opportunity
Potential opportunity for an owner-user to establish a prominent corporate headquarters within a landmark heritage building while benefiting from rental income generated by the balance of the property.

Breathtaking Views
Enjoy stunning vistas of the city skyline, North Shore Mountains, and Burrard Inlet from various vantage points within the building.

Amenities
Features high-speed fiber optic internet access, bike storage, steam heating, operable windows and much more, ensuring a comfortable and productive work environment.

Passenger Elevators
Equipped with two charming heritage style passenger elevators.

[1]All sizes are approximate and subject to verification
*Approved occupancy with the City of Vancouver for Group D Occupancy: Office, Beauty & Wellness (Beauty Salon, Nail Salon, Tattoo Parlour), & Healthcare Office. For Group E Occupancy: Retail. Purchaser is responsible for obtaining all necessary municipal approvals and licenses for their occupancy.



A LEGACY LANDMARK READY FOR ITS NEXT CHAPTER.





Main Floor.

LANDMARK OWNER-USER OPPORTUNITY

An exceptional opportunity to establish a distinctive corporate headquarters within one of Downtown Vancouver's most recognizable heritage buildings.

The main floor and interconnected mezzanine, currently leased but available for owner occupancy, comprise up to approximately 7,402 SF. Formerly home to the offices of renowned Vancouver architectural studio Henriquez Partners Architects, the premises offer an inspiring professional environment characterized by soaring ceilings, dramatic heritage detailing and a highly visible presence at the corner of West Pender and Homer Streets.

An owner-user can occupy a signature portion of the property while benefiting from the stable income generated by the balance of the nearly fully leased building. A compelling combination of corporate identity, long-term control and income-supported ownership.

OPPORTUNITY HIGHLIGHTS

Up to 7,402 SF

Interconnected main-floor and mezzanine premises offering a substantial and flexible owner-occupancy opportunity.

Distinguished Former Occupant

Formerly the offices of Henriquez Partners Architects, one of Vancouver's most recognized architectural practices.

Landmark Corporate Identity

A prominent corner location within an award-winning heritage building offering character and presence rarely available in conventional office premises.

Income-Supported Ownership

Occupy a signature component of the building while retaining rental income from the balance of the property.

Flexible Professional Uses

Well suited to architectural, design, professional, creative, institutional, healthcare, beauty and wellness users, subject to purchaser requirements and applicable approvals.

Exceptional Downtown Connectivity

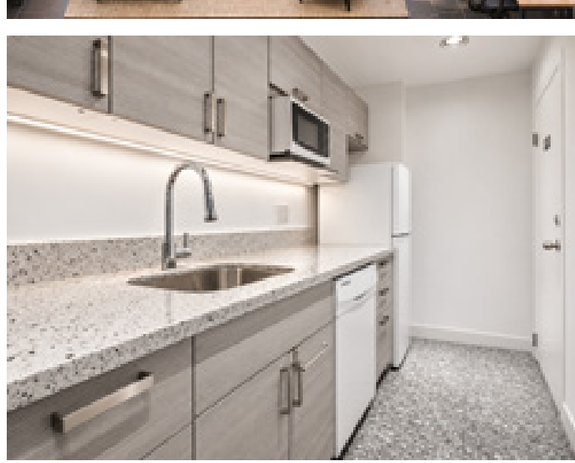
Within walking distance of Waterfront and Granville stations, the Financial District, Gastown and Downtown Vancouver's leading business amenities.





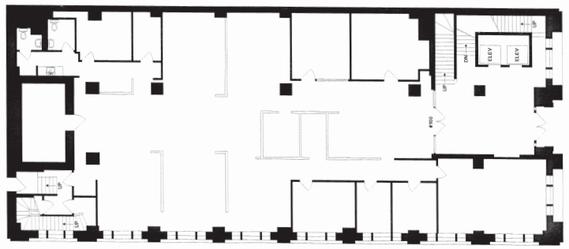
UP TO 7,402 SF ACROSS
THE MAIN FLOOR & MEZZANINE



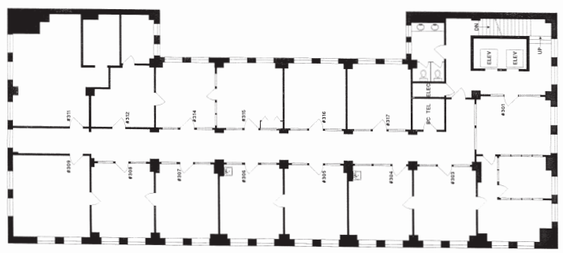




Floor Plans.



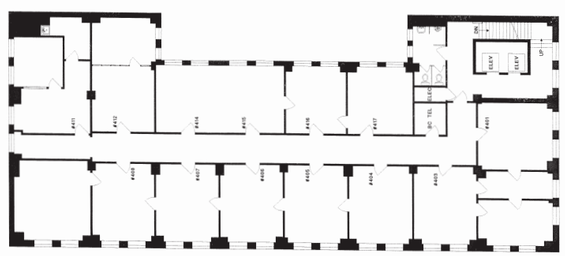
Main Floor



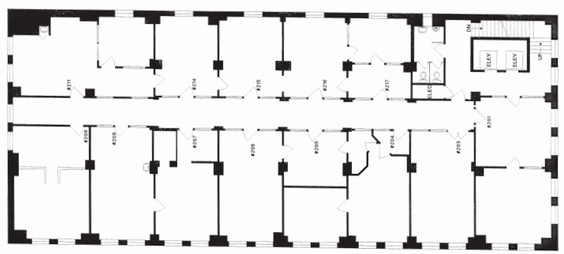
3rd Floor



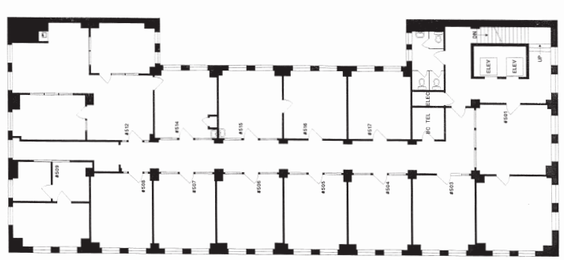
Mezzanine



4th Floor



2nd Floor

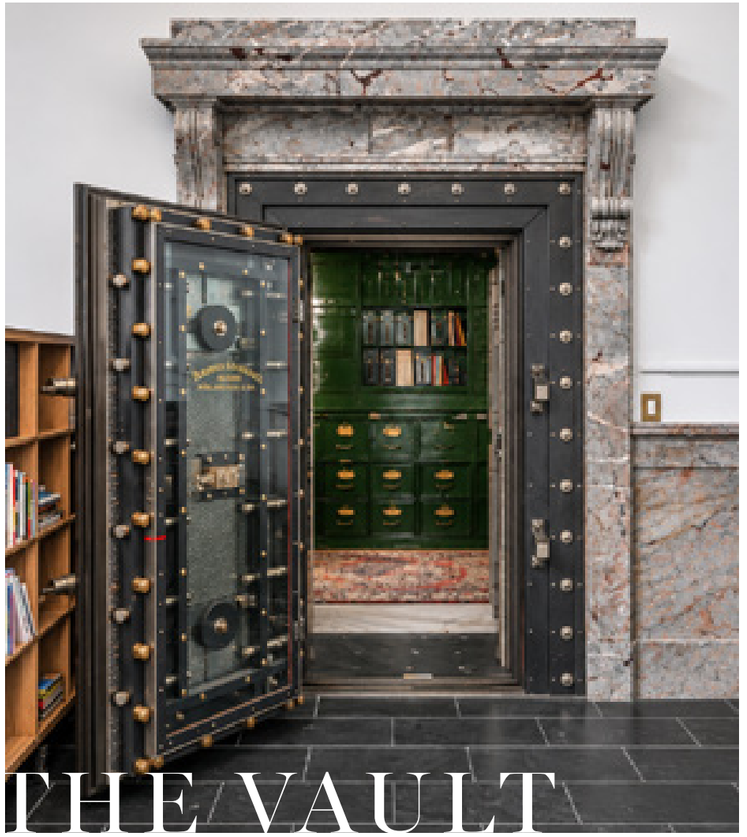


5th Floor





SOARING CEILINGS



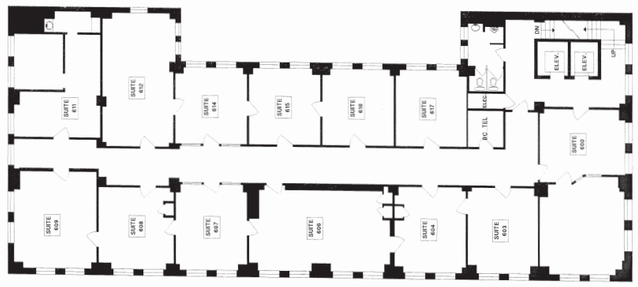
THE VAULT



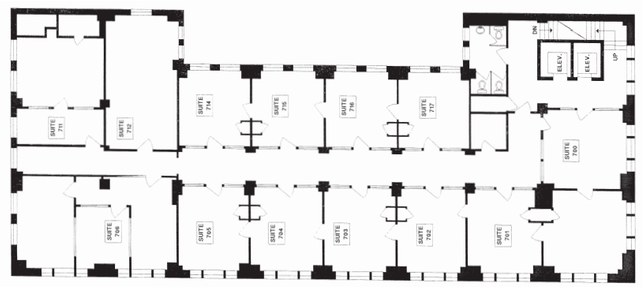


*Floor plans are not 100% accurate and are subject to verification.

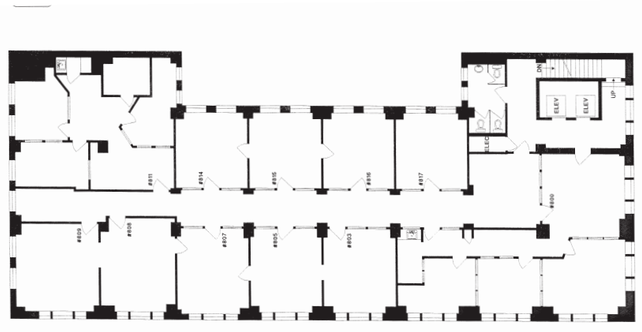
Floor Plans.



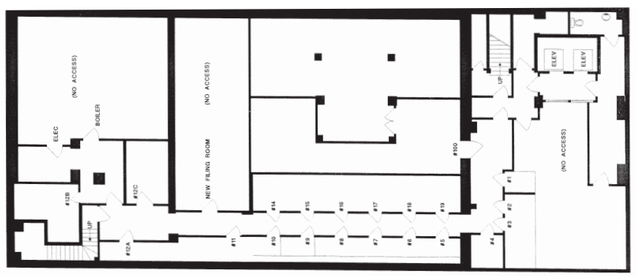
6th Floor



7th Floor



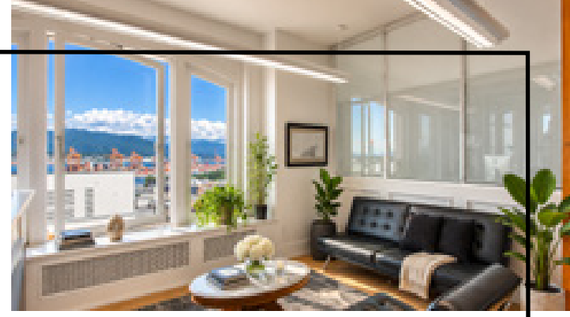
8th Floor



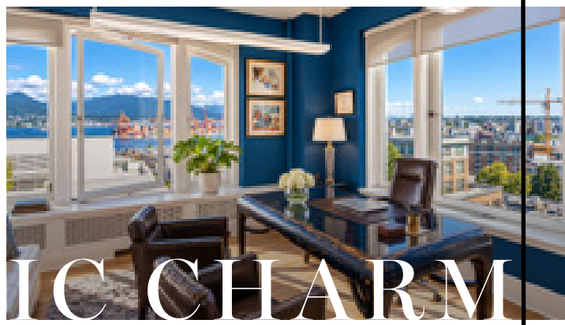
Basement











HISTORIC CHARM

STUNNING VIEWS





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Completed Developments & Proposed Projects.

LOCATED WITHIN THE SAME BLOCK

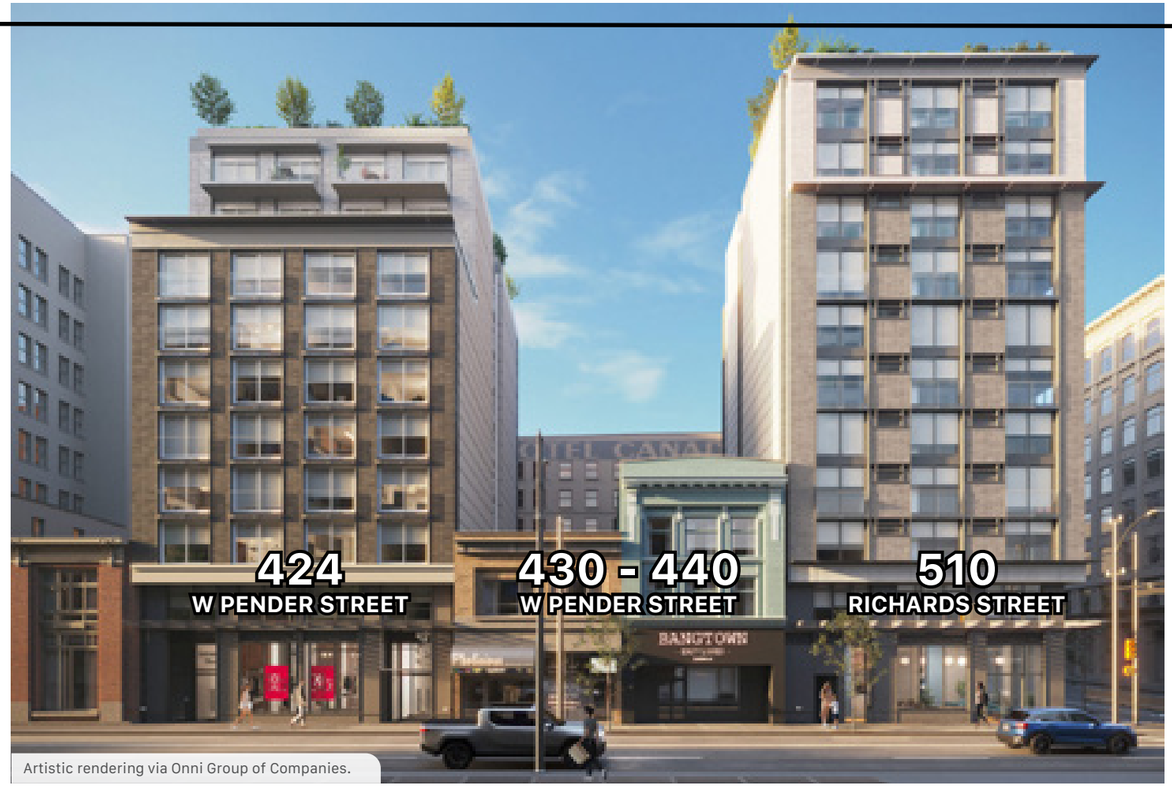


Artistic rendering via Fastmark Development.

414 W Pender Street

- Proposed 12-storey mixed-use property
- Rental Units: 87

Click the Links Below to Learn More About this Development:
Instagram
City of Vancouver



Artistic rendering via Onni Group of Companies.

424 W Pender Street

- Completed 11-storey mixed-use property
- Rental Units: 72
- Commercial Retail: 1,576 SF (Approx.)

430 - 440 W Pender Street

- Proposed 12-storey mixed-use development
- Rental Units: 80
- Commercial Retail: 2,000 SF (Approx.)

510 Richards Street

- Completed 11-storey mixed-use property
- Rental Units: 68
- Commercial Retail: 2,280 SF (Approx.)



Rendering of proposed development at 430 - 440 W Pender Street via Architectural Collective.

*All sizes are approximate and subject to verification

Location.

402 West Pender Street is ideally located at the southwest corner of West Pender and Homer Street in Downtown Vancouver. This prime location offers easy access to modern amenities and luxury shopping, including CF Pacific Centre—one of North America's largest malls—alongside renowned retailers like Holt Renfrew, Harry Rosen, and Apple. The vibrant neighborhood also features trendy cafes and bakeries such as Revolver Coffee and Pure Bread, upscale dining options like Locanda dell'Orso and Chambar, as well as high-end stores like Avenue Road and Major Interiors, creating a perfect blend for business and leisure.

Moreover, the subject property is conveniently located near the vibrant neighborhoods of Gastown, Crosstown, and Chinatown, with two major SkyTrain stations—Waterfront and Granville Expo Line—just a short walk away. More than a business address, 402 West Pender Street stands as a community landmark, making it an ideal choice for companies seeking to thrive in one of Vancouver's most sought-after districts.



Holt Renfrew at CF Pacific Centre

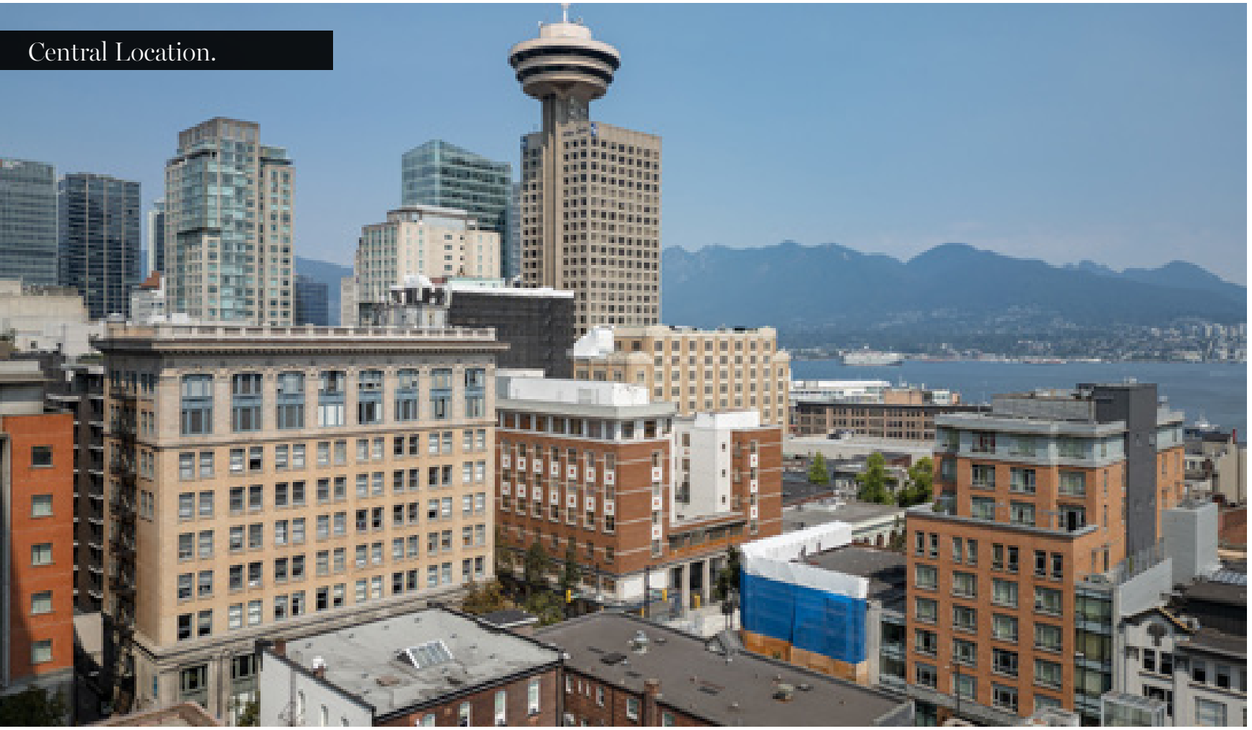


The Post



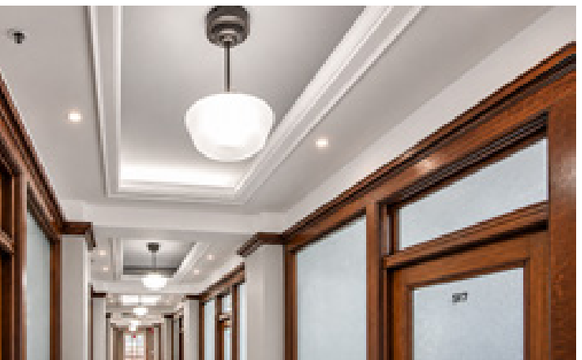
99 **Walker's Paradise**
Daily errands do not require a car

100 **Rider's Paradise**
World-class public transportation


Central Location.


Unique Preserved Structures.


Character Building.




Renovated Washrooms.


Award Winning Heritage Building.



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Note: Certain interior images have been virtually staged for illustrative purposes only. Furnishings, fixtures, and finishes shown may not reflect the property's actual condition or inclusions.

E. & O. E.: 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. Properties are submitted subject to errors and omissions and all information should be carefully verified. All measurements quoted herein are approximate.