1130 West Pender

FROM 1,180 TO 5,639 SF OF OFFICE SPACE FOR LEASE IN DOWNTOWN VANCOUVER





Connected to transit and downtown Vancouver amenities, 1130 West Pender supports a well-rounded workday for teams and clients. Flexible office layouts, practical amenities, and on-site building support provide businesses with a functional, well-connected downtown workplace.

Where connection meets a better workday

1130 West Pender offers businesses an established downtown workplace that balances professional presence with everyday practicality. Its approachable scale and straightforward environment create a comfortable setting for focused work, collaboration, and client interaction. For organizations seeking a polished Vancouver address, the property provides a welcoming base for employees and visitors, while giving businesses the freedom to shape a workplace that reflects how their teams work today and where they are headed next.



FLEXIBLE, FUNCTIONAL OFFICE SPACE

Centre-core, column-free floor plates and a range of improved suites support different team sizes, layouts, and workplace requirements.



CONNECTED DOWNTOWN LOCATION

Just over a block to Burrard Station, with restaurants, business services, retail amenities, and waterfront destinations close at hand.



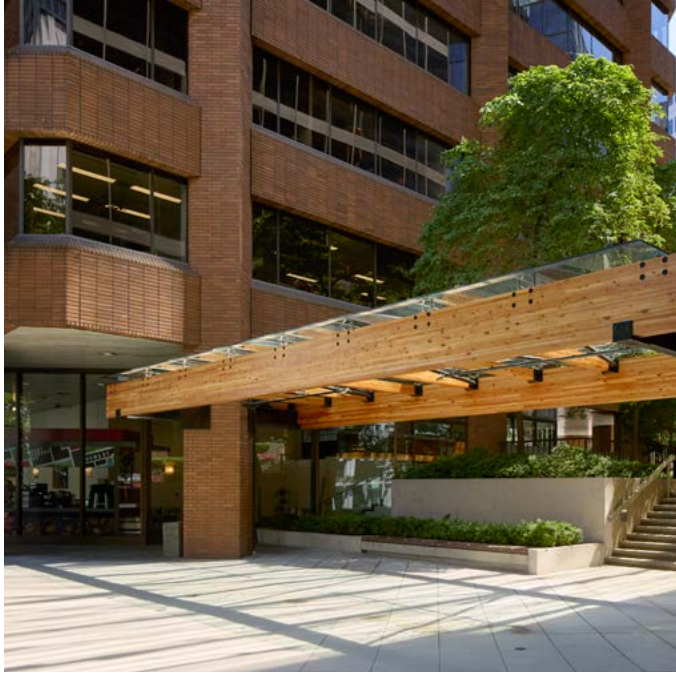
PRACTICAL ON-SITE AMENITIES

End-of-trip facilities, parking, food options, and on-site building support help tenants manage day-to-day operations.

Property features and amenities

1130 West Pender brings together the practical features tenants use every day. End-of-trip facilities and dedicated parking accommodate different commutes; ground-floor and nearby food options add convenience; and an on-site building operator helps address building needs.

- access to fitness facility with showers and common boardroom in adjacent 1140 West Pender
- private showers and change rooms
- secure bike storage
- underground visitor and tenant parking
- coffee kiosk on the ground floor
- on-site building operator
- tenant service centre
- multiple telecommunications providoers
- centre-core, column-free floor plates

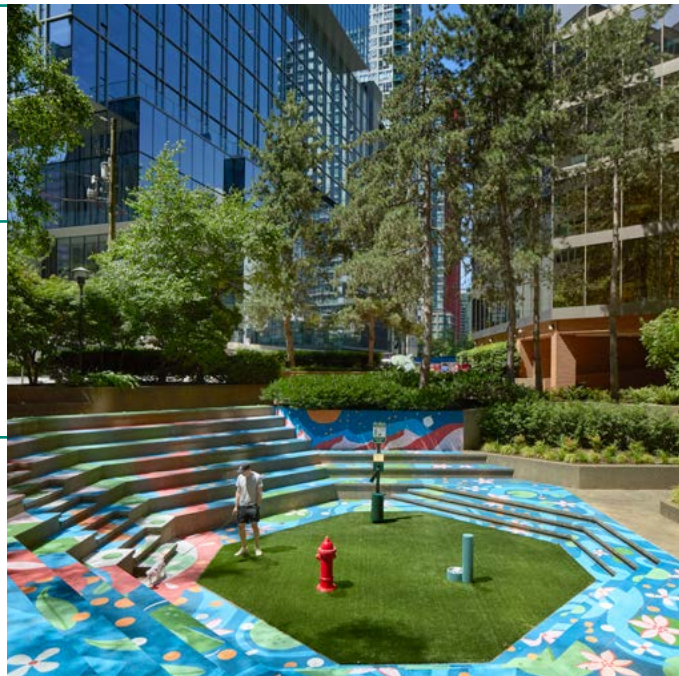




WALK SCORE
98

BIKE SCORE
77

TRANSIT SCORE
100



Connected to the best of downtown

From employee commutes to client meetings and after-work plans, the area supports a convenient and connected workday. With some of Vancouver's most recognizable commercial, lifestyle, and waterfront destinations nearby, the address offers both practical access and a strong sense of place.

TRANSIT

- Burrard SkyTrain Station
- Waterfront Station and SeaBus
- Downtown bus connections

RESTAURANTS AND CAFÉS

- The Bee's Knees Coffee and Bakery
- 49th Parallel Café and Lucky's Doughnuts
- JJ Bean Coffee Roasters
- Nook Coal Harbour
- La Petite Crepe
- Cactus Club
- Social Corner Coal Harbour
- Miku
- Sushi California
- Din Tai Fung

HOTELS

- Vancouver Marriott Pinnacle
- Hyatt Vancouver Downtown Alberni
- Hyatt Regency Vancouver
- Loden Hotel
- Fairmont Hotel Vancouver
- Paradox

RETAIL AND LANDMARKS

- Urban Fare
- Vancouver Convention Centre

DISCOVER MORE AMENITIES IN THE AREA









Current availabilities

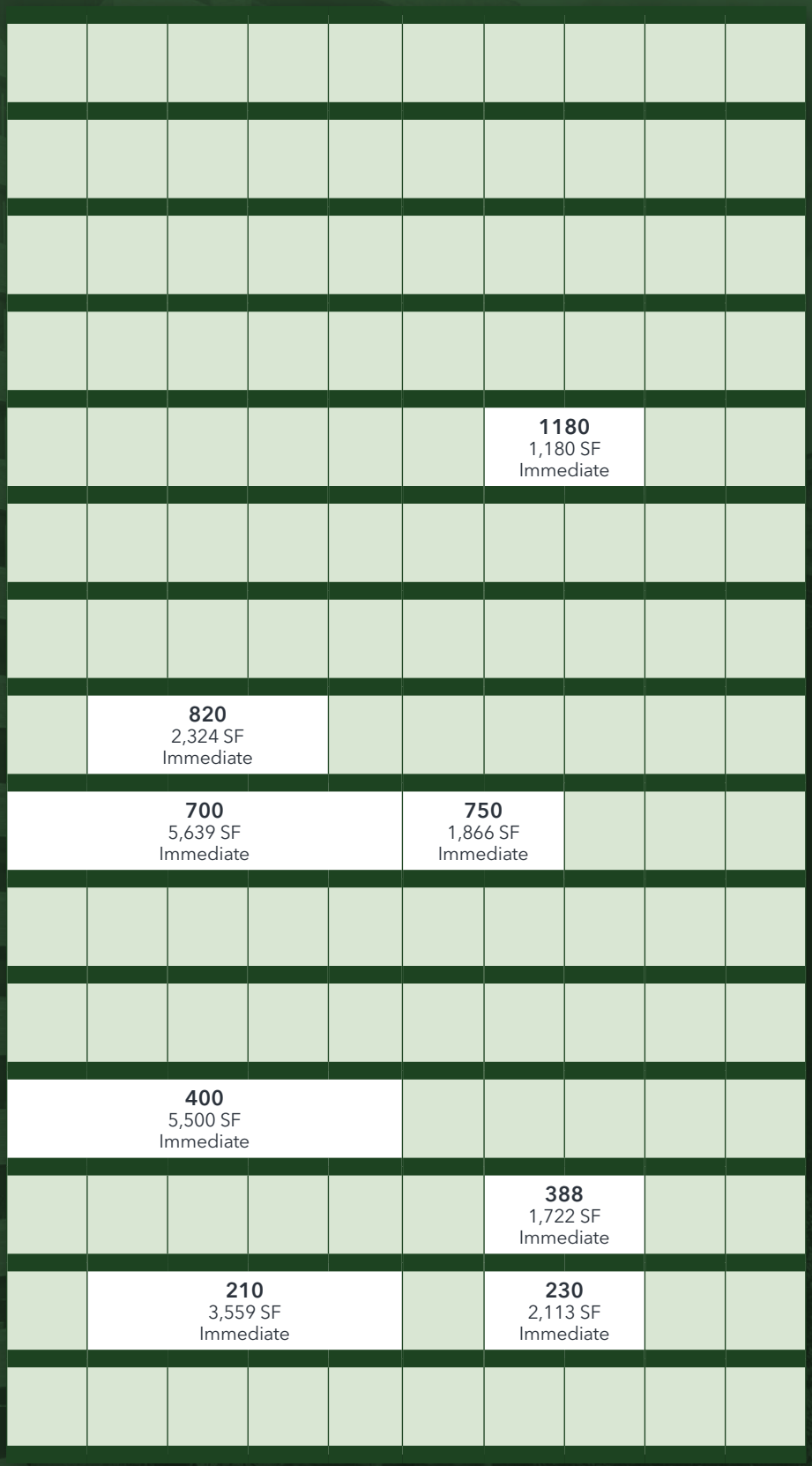
LEASING RATES

Net Rent
Contact leasing team

Additional Rent
$23.49 (2026 estimate)

CONTACT

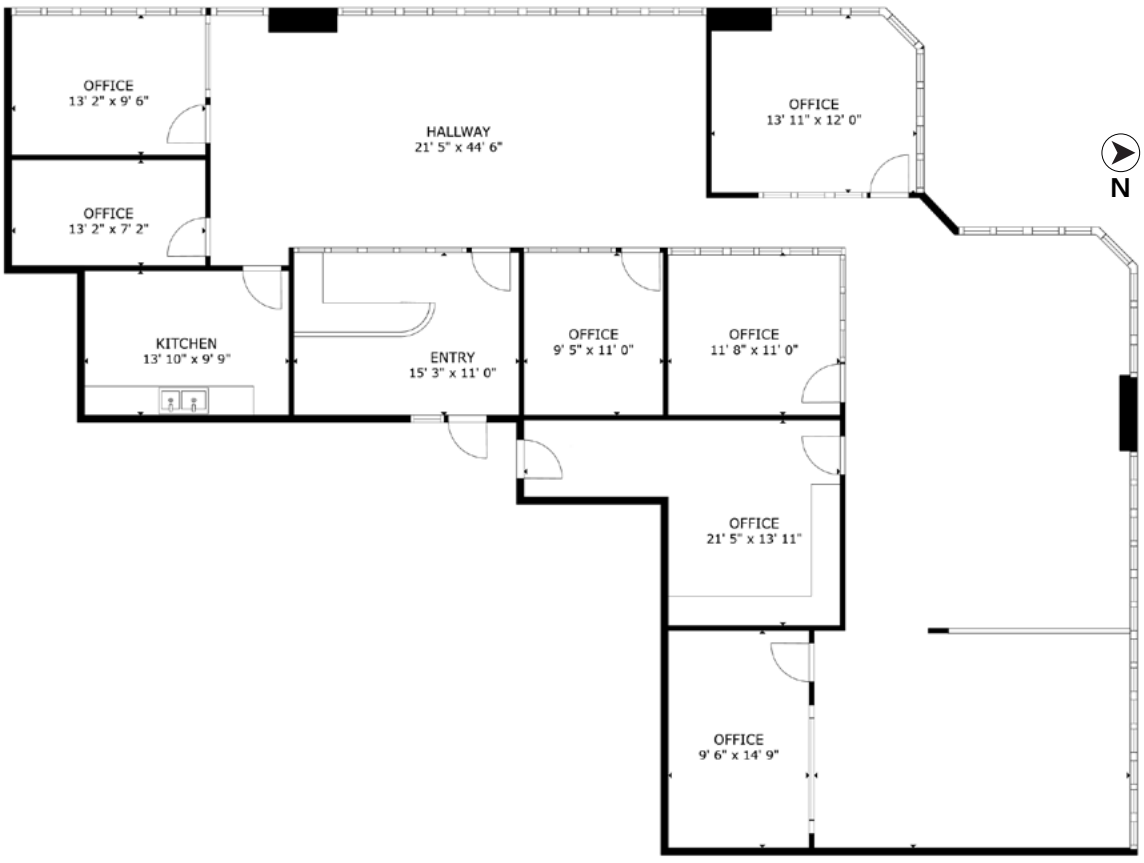
Jeff Lim
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jeff.lim@bgo.com



Suite 210

Rentable area
3,559 SF

Availability
Immediate



VIEW THE VIRTUAL TOUR

Sizes and dimensions are approximate, actual measurements may vary.

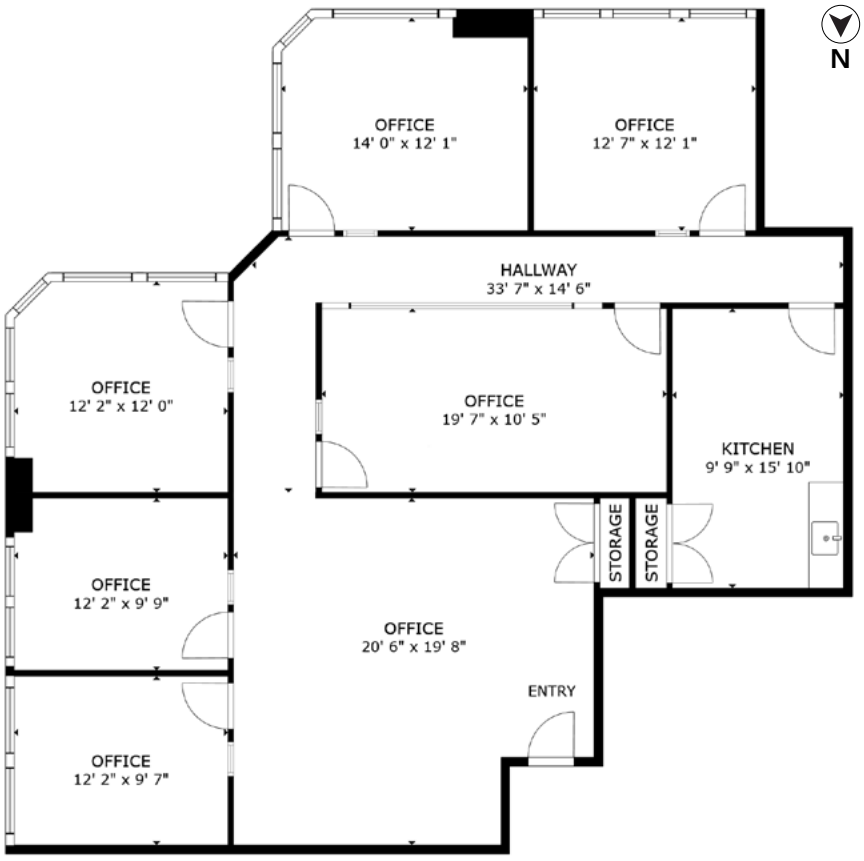
Suite 230

Rentable area

2,113 SF

Availability

Immediate



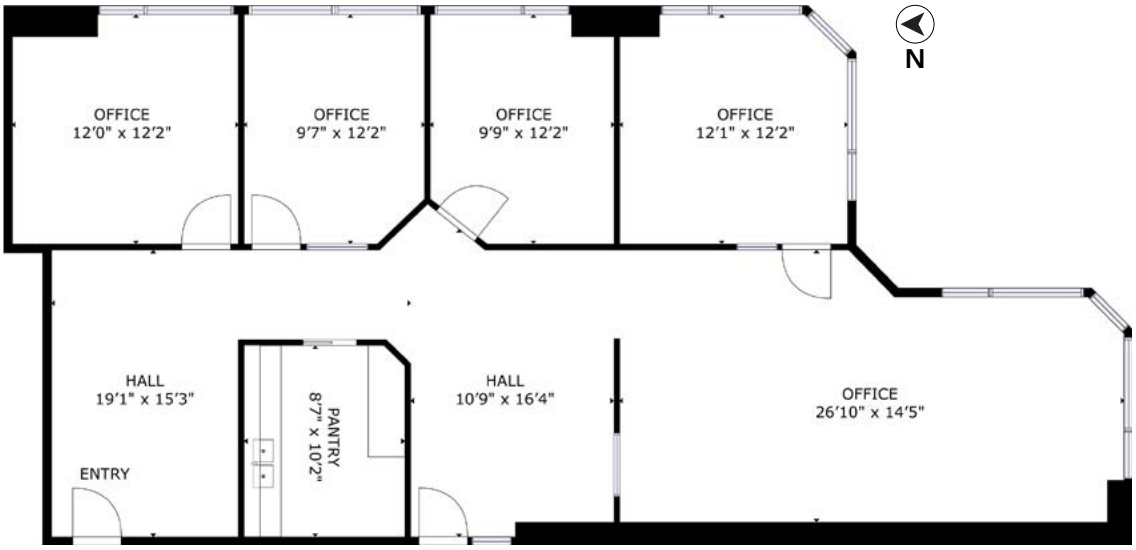
VIEW THE VIRTUAL TOUR

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Suite 388

Rentable area
1,722 SF

Availability
Immediate



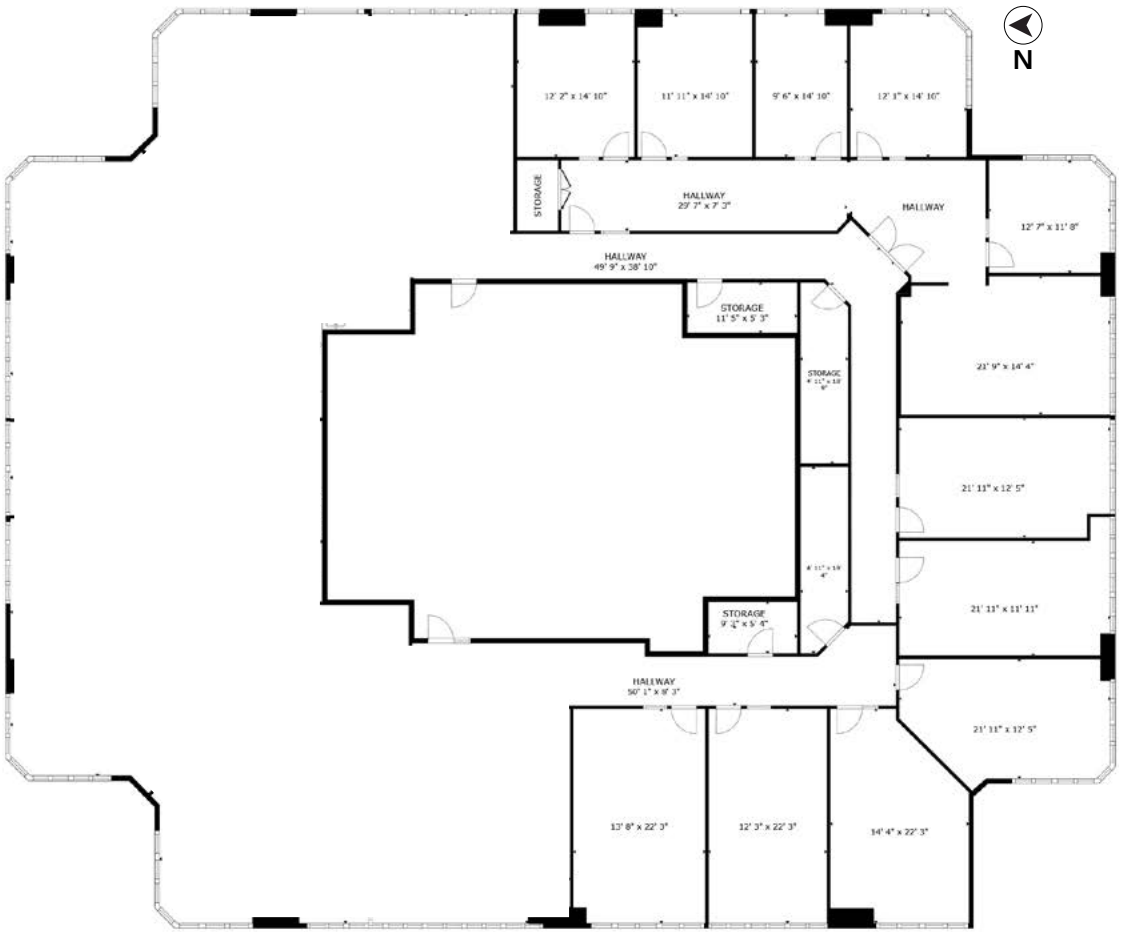
VIEW THE VIRTUAL TOUR

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Suite 400

Rentable area
5,500 SF

Availability
Immediate



VIEW THE VIRTUAL TOUR

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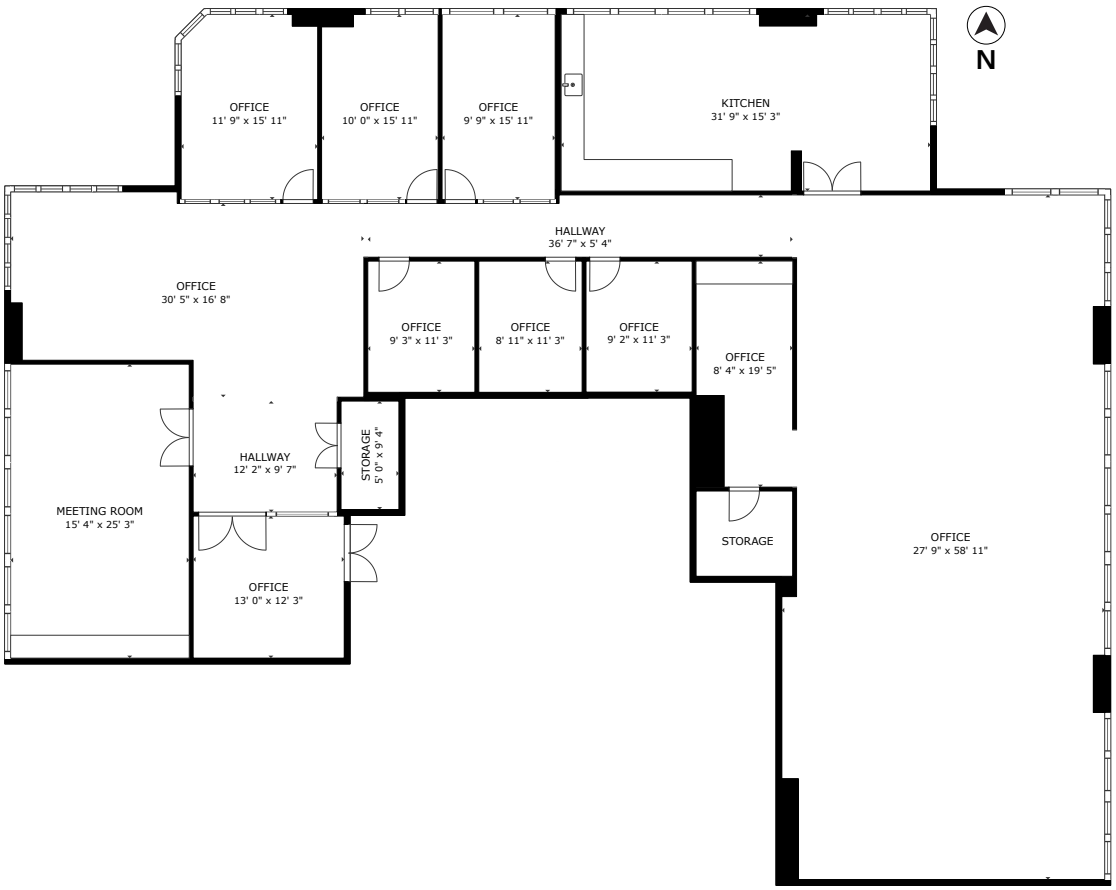
Suite 700

Rentable area

5,639 SF

Availability

Immediate



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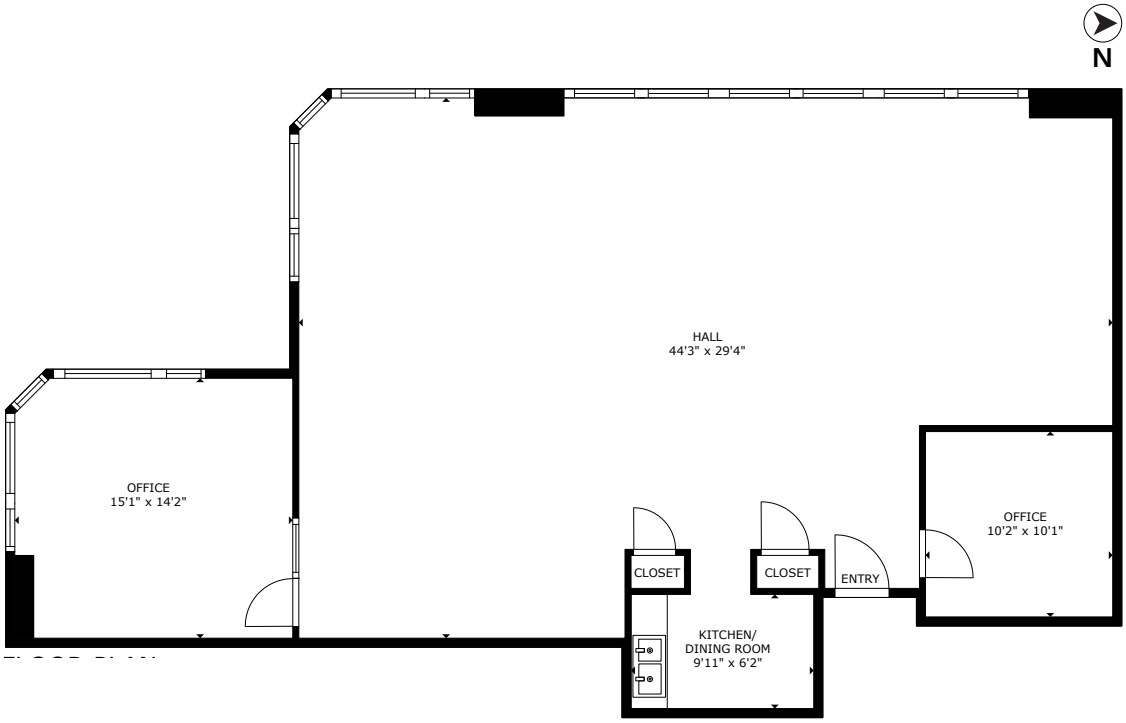
Suite 750

Rentable area

1,886 SF

Availability

Immediate



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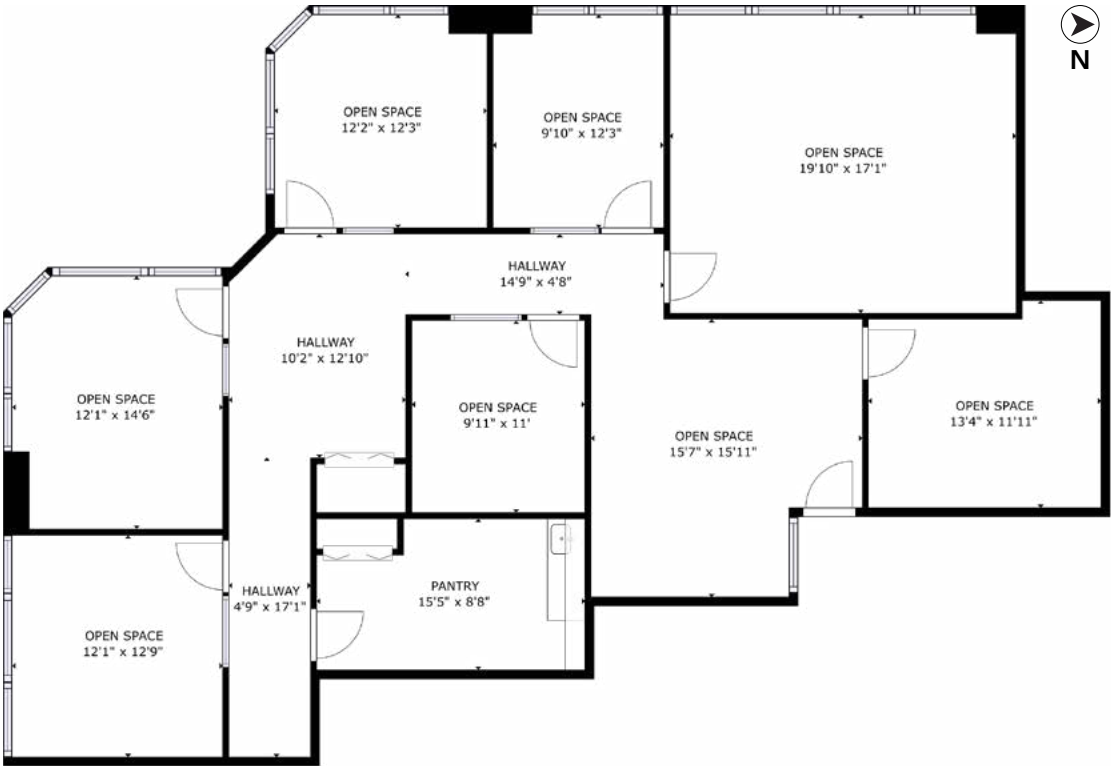
Suite 820

Rentable area

2,324 SF

Availability

Immediate



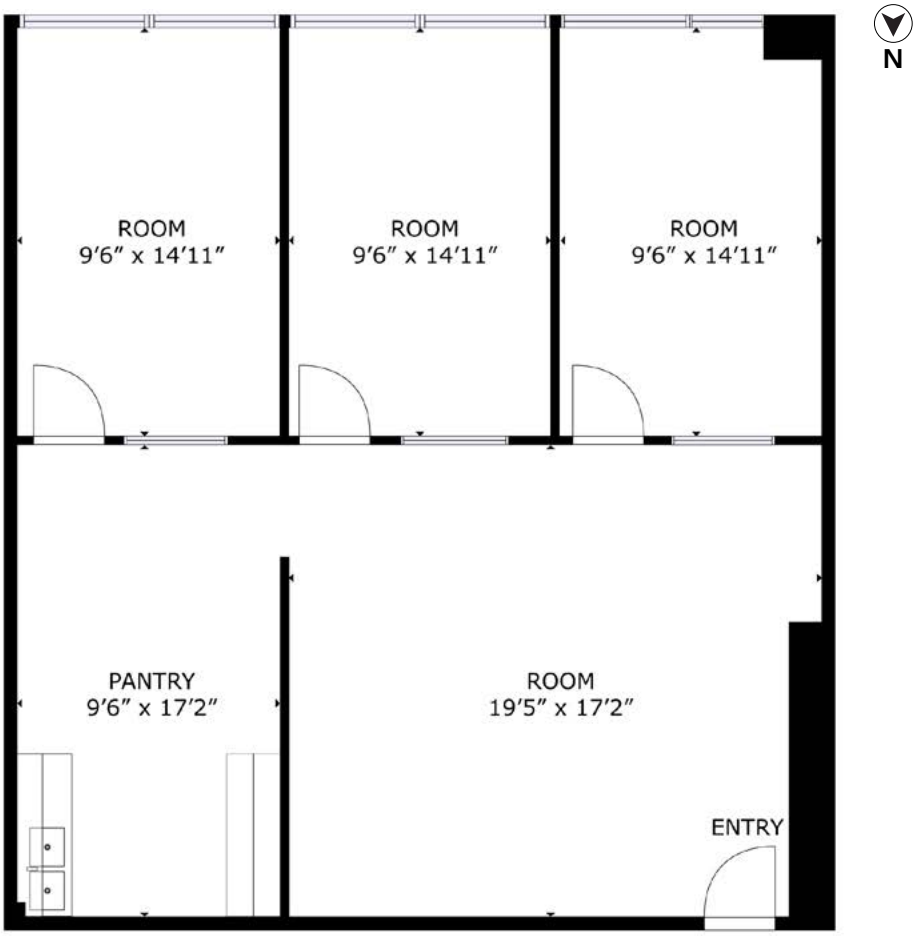
VIEW THE VIRTUAL TOUR

Sizes and dimensions are approximate, actual measurements may vary.

Suite 1180

Rentable area
1,180 SF

Availability
Immediate



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BGO Properties

A leader in Canadian property management

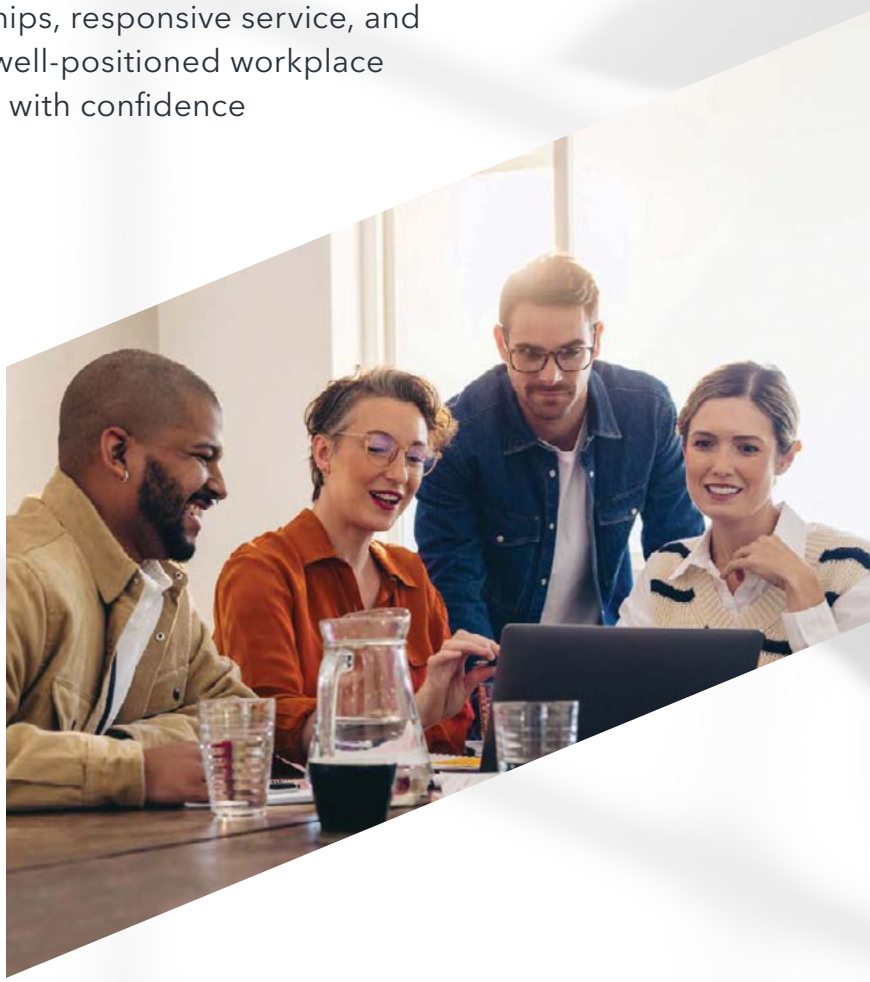
BGO Properties is a leading provider of property management and leasing services in Canada, delivering professionally managed workplace environments that support tenant satisfaction, operational efficiency, and long-term value.

Backed by a trusted team of industry experts, BGO takes a proactive, solutions-oriented approach to enhancing building performance and tenant experience. Through strong partnerships, responsive service, and thoughtful management, BGO helps create well-positioned workplace environments where businesses can operate with confidence and grow successfully.

67M+
AREA (SF) OF ASSETS MANAGED /
37% FOR THIRD-PARTY CLIENTS
(AS OF MARCH 31, 2026)

423
NUMBER OF PROPERTIES
MANAGED ACROSS CANADA

940
TEAM MEMBERS
IN CANADA





1130 West Pender

VANCOUVER, BRITISH COLUMBIA

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BGO Properties