

FOR LEASE

Main & Pender Building - Office Space

Address:

475 Main Street, Vancouver, B. C.

Location:

The subject property is located on the northwest corner of Main Street and East Pender Street in Chinatown which is just 1 kilometre east of Downtown Vancouver. The area is a well-established commercial centre for Vancouver's large Chinese community. Main and Pender is the major intersection of the community for retail, commercial and cultural activities. Also Main and Pender Streets are major bus routes and the Stadium sky train station is close by.

Improvement:

The structure is a masonry and concrete two-storey building. The interior features a skylight, passenger elevator, and an attractive entrance and stairway to the second floor landing.

The offices and restaurant are each individually air-conditioned and heated. Other features include heat detectors and sprinklers throughout. Covered patrolled underground parking is available. On-site building attendant.

Tenants:

Include law offices, accountant firms and doctor, dental offices. Retail tenants include coffee shop, restaurant, fashion clothing, drycleaner, dollar store, insurance agency and pharmacy.

For further information, please contact

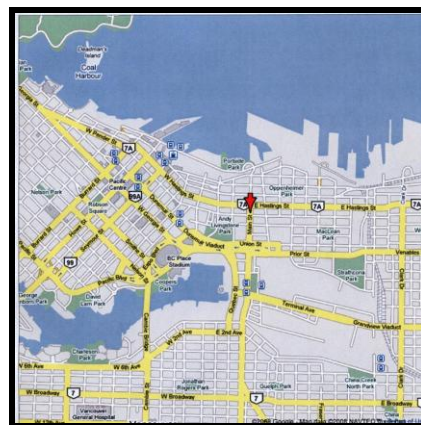
JEFF NIGHTINGALE

PROSPERO INTERNATIONAL REALTY INC.

(604) 669-7733

Office Unit	Availability	Rentable Area	Asking Rent (\$/sq. ft.)
#215 (with in-office washroom)	Jan 1/2012	578 sq.ft.	\$19.50 Gross
#232*	Immediate	1,263 sq.ft.	\$19.50 Gross
#228*	Immediate	2,348 sq.ft.	\$19.50 Gross
#229*	Immediate	500 sq.ft.	\$19.50 Gross

*Unit 232, 228 & 229 can be combined / reconfigured / partitioned into smaller units
Gross Rent includes operating costs & property taxes but
Excluding in-suite cleaning.*



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