

# OFFICE SPACE FOR LEASE

## SUITE 215

# 35 WEST 5TH AVENUE

Vancouver, BC

Opportunity to lease 2,812 SF of professionally improved office space in the heart of Mount Pleasant. This second-floor unit features a blend of open-plan workspace and private offices, offering abundant natural light throughout.



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# SUITE 215 35 WEST 5TH AVENUE

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## OVERVIEW

This beautifully improved second-floor office unit offers a modern layout with open-plan workspace, private offices, and a meeting room - ideal for a variety of professional users. The building, home to Terra Breads, was designed and constructed in 2003 and is well-suited for healthcare providers, digital technology firms, creative industries, and other professional office users.

## LOCATION

The property is prominently located on the north side of West 5th Avenue, between Manitoba Street and the vibrant, pedestrian-friendly Ontario Street. Situated in the heart of the Mount Pleasant Innovation District, the location offers convenient access to Olympic Village, Jonathan Rogers Park, the Vancouver Seawall, the new St. Paul's Hospital, and Vancouver General Hospital. It is easily accessible by all modes of transportation, with nearby transit options including Olympic Village Station, Main Street-Science World Station, and the future Mount Pleasant Station on the Millennium Line Extension. The area is also well-connected by an array of dedicated cycling lanes, providing direct and convenient access for bike commuters.



## SPACE DETAILS

### SIZE

2,812 SF

### AVAILABILITY

Immediately

### PARKING

Two secure underground stalls available at market rates

### BIKE STORAGE

Secured bike locker included

### ZONING

I-1

### LEASE RATE

~~-\$34.00~~-\$32.00 psf, per annum  
(Base Rent)

### ADDITIONAL RENT

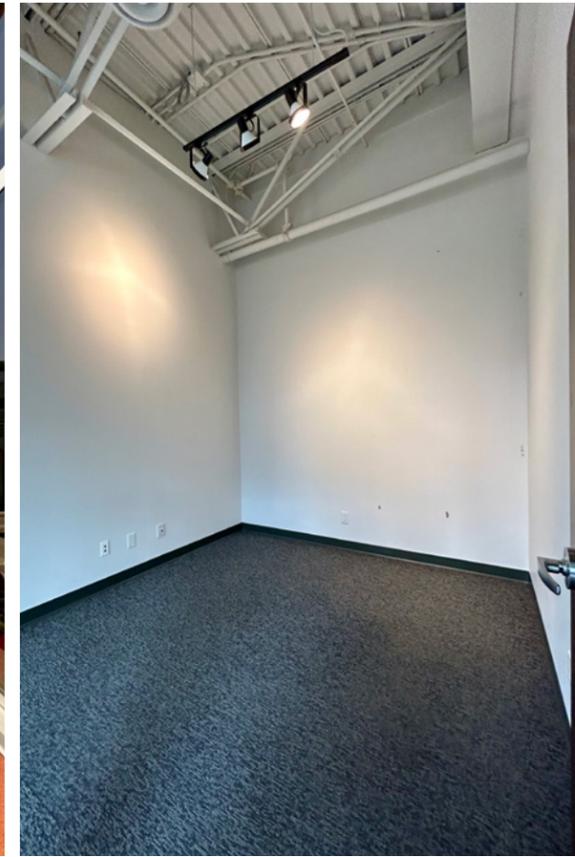
\$15.95 psf, per annum (CAM)

### TOTAL MONTHLY RENT

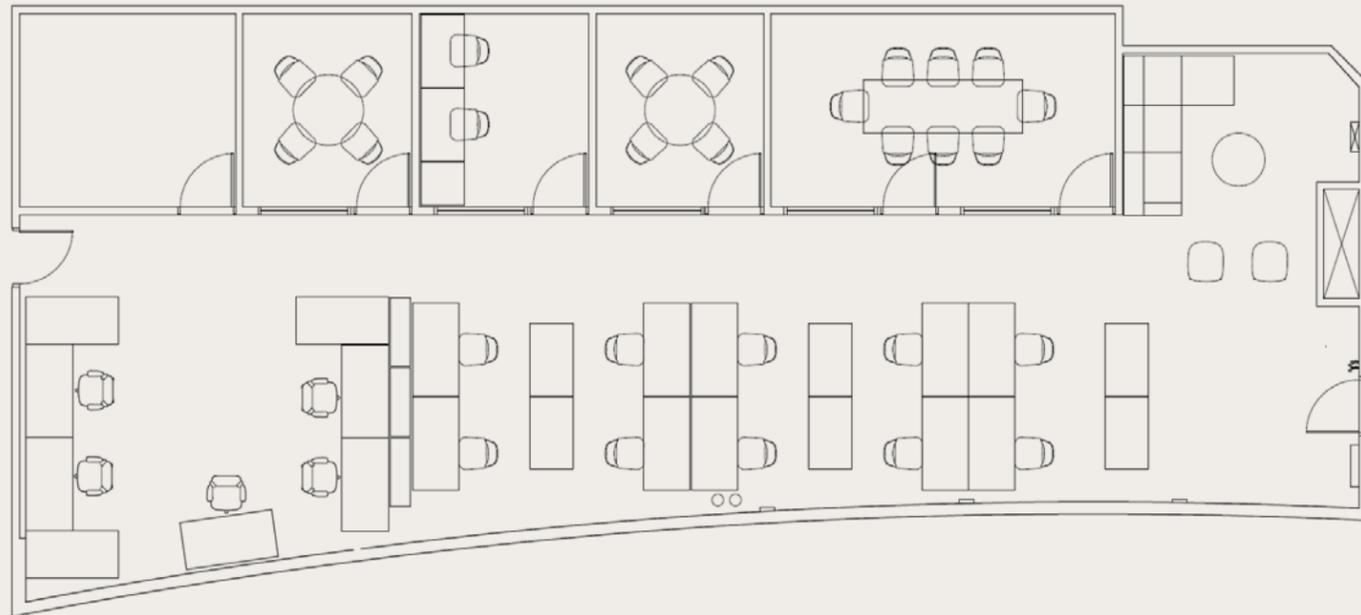
~~-\$11,705+GST~~ \$11,236+GST

# SUITE HIGHLIGHTS

- » High ceilings with modern finishings
- » Large south-facing windows in the open area
- » Three private offices and one meeting room with natural light
- » Open-concept work area
- » Reception and visitor seating area
- » Intercom access system
- » Utility/storage room
- » Dedicated HVAC system
- » Exclusive kitchen facilities
- » Two exclusive washrooms
- » Elevator and stairwell access



## FLOOR PLAN





# NEARBY AMENITIES

## RESTAURANTS / CAFES

- |   |                                   |
|---|-----------------------------------|
| 1. Tap & Barrel                         | 13. Tacofino Ocho                 |
| 2. Terra Breads Bakery/Café             | 14. Elysian Coffee                |
| 3. CRAFT Beer                           | 15. 33 Acres Brewing Company      |
| 4. Nook                                 | 16. Milano Coffee Roasters        |
| 5. BREWHALL                             | 17. Cartems Donuts                |
| 6. Earnest Ice Cream                    | 18. The Whip Restaurant & Gallery |
| 7. The Narrow Lounge                    | 19. Como Taperia                  |
| 8. Nubat                                | 20. Fox Cabaret                   |
| 9. R&B Ale & Pizza House                | 21. Budgies Burritos              |
| 10. Purebread                           | 22. Fable Diner                   |
| 11. The Juice Truck                     | 23. AJ's Brooklyn Pizza Joint     |
| 12. Mount Pleasant Vintage & Provisions |                                   |

## SHOPPING AND SERVICES

1. Canadian Tire
2. Whole Foods Market
3. The Home Depot
4. London Drugs
5. MEC Vancouver

## PARKS & RECREATION

1. Habitat Island Park
2. Hinge Park
3. Jonathan Rogers Park
4. Creekside Community Recreation Centre
5. Mount Pleasant Community Centre
6. Guelph Park

LEGEND

— MILLENNIUM LINE EXTENSION (2026)
 — CANADA LINE
 — EXPO LINE

<p>Walk Score</p> <p><b>99</b></p> <p>WALKER'S PARADISE</p> <p>Daily errands do not require a car</p>	<p>Bike Score</p> <p><b>92</b></p> <p>BIKER'S PARADISE</p> <p>Daily errands can be accomplished on a bike</p>	<p>Ride Score</p> <p><b>92</b></p> <p>RIDER'S PARADISE</p> <p>World-class public transportation</p>
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