

FOR LEASE

101 WEST 5TH AVENUE

VANCOUVER, BC

**Mount Pleasant Creative Office
10,316 SF Free Standing Building**



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101 W 5TH AVENUE

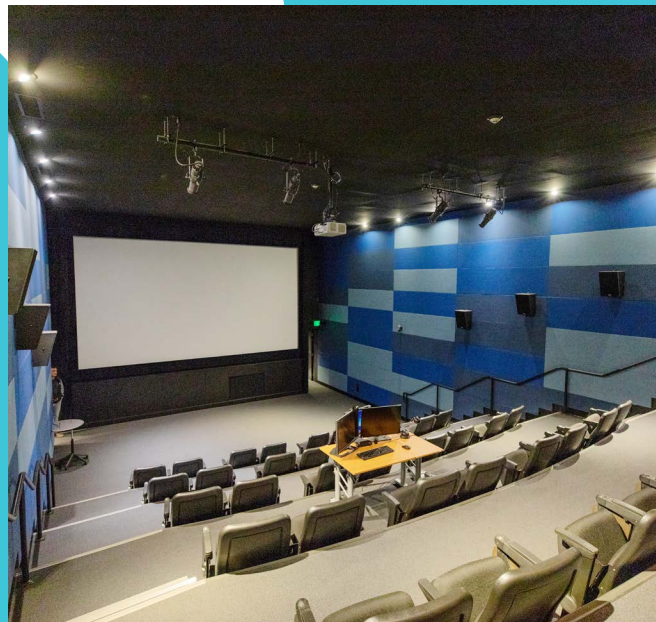
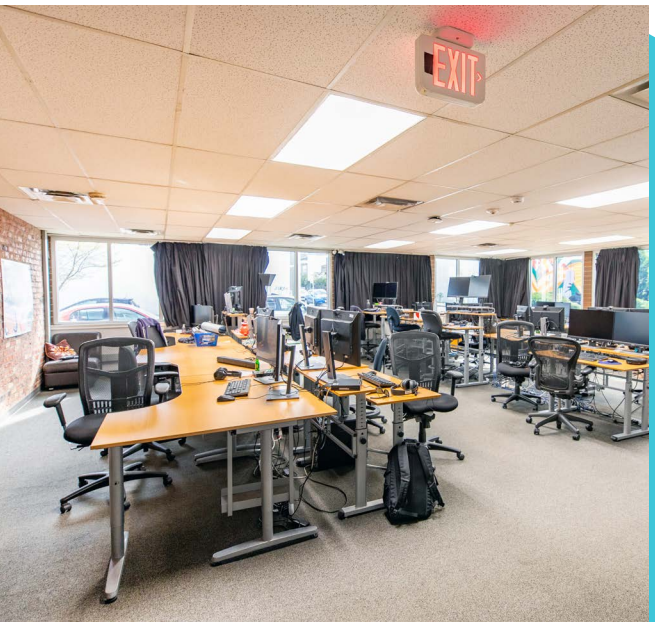
THE BUILDING

This unique freestanding building presents a wonderful opportunity for a **creative office** or **industrial** users to occupy their own building. The building is efficiently arranged over 2 floors with:

- high ceiling warehouse space
- theatre room production space
- kitchen/lounge on the ground level
- private office space on the 2nd level
- dock loading

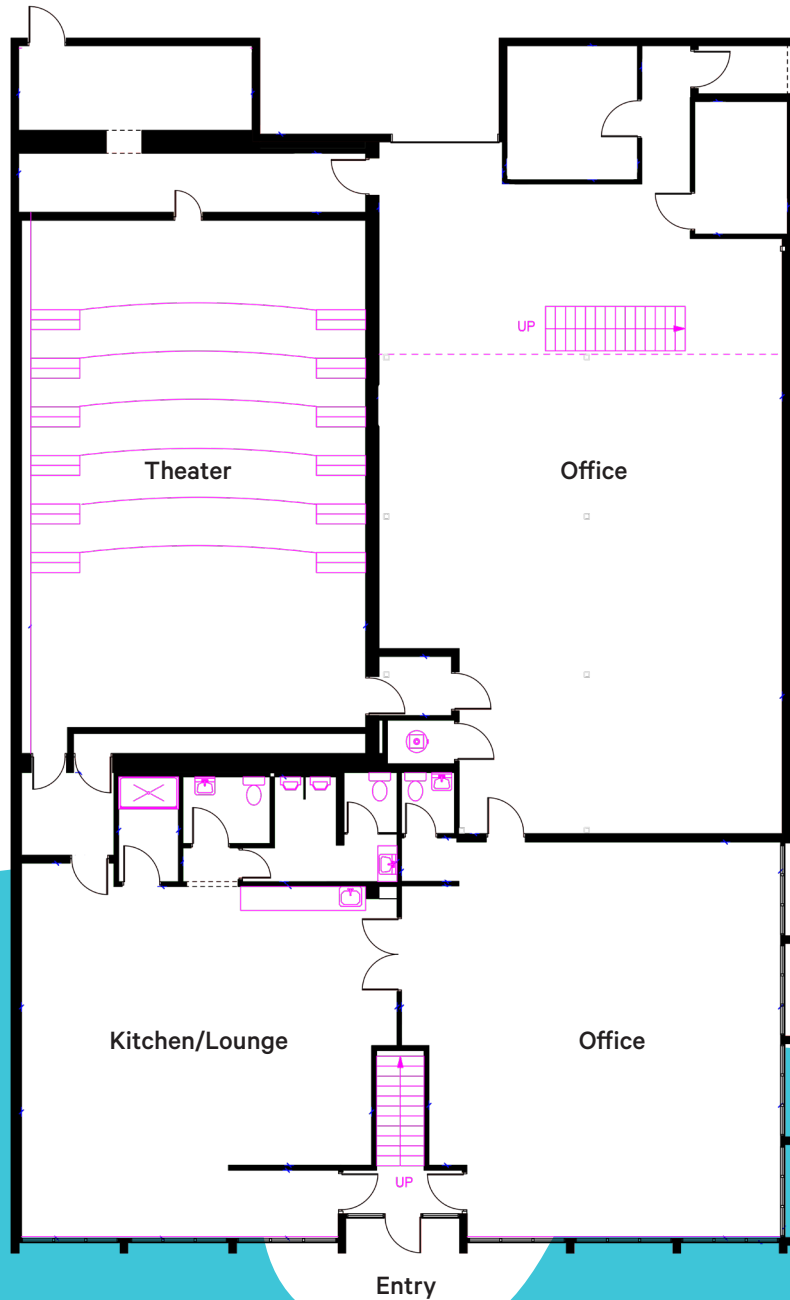
Located in the heart of Mount Pleasant, employees at this building are only steps away from transit and the best coffee shops/breweries in town!

AREA	10,316 SF
NET RENT	Contact listing agents
ADDITIONAL RENT	\$9.98 PSF (2024 est.)
AVAILABLE	Immediately
PARKING	5 surface parking stalls at market rates

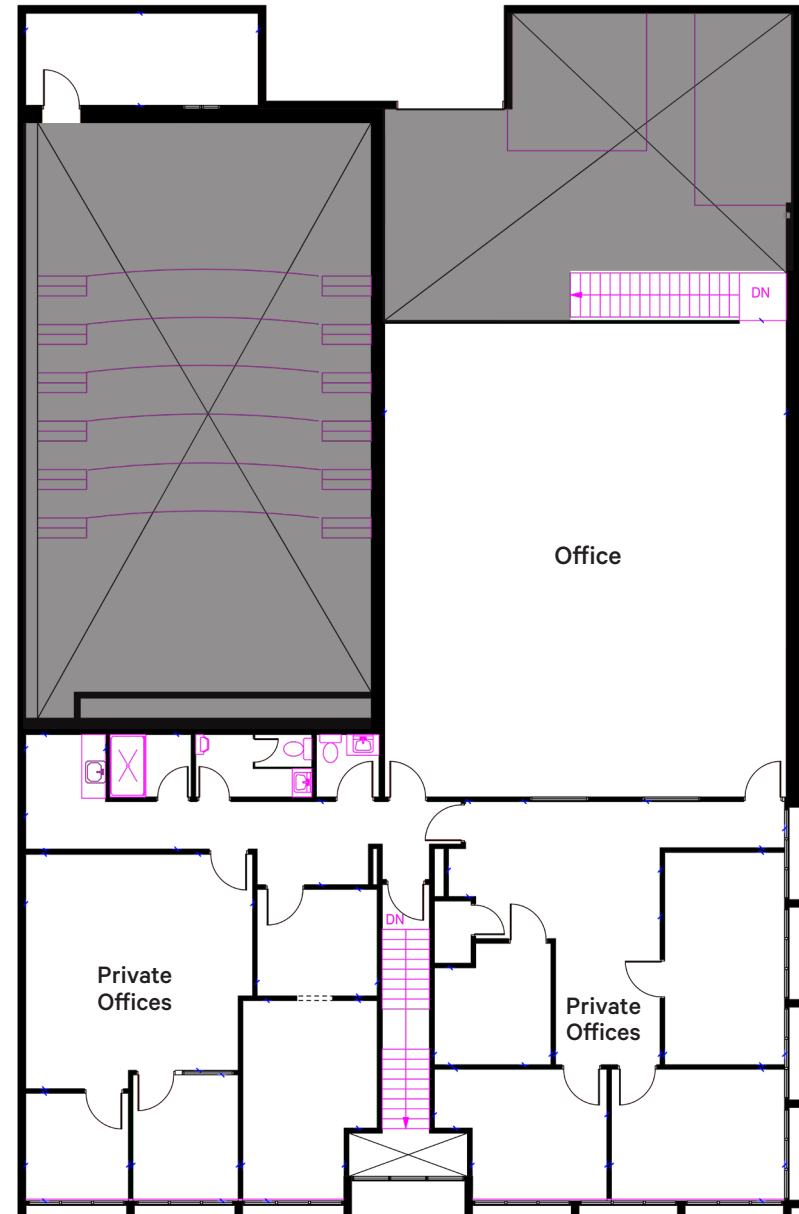


FLOOR PLANS

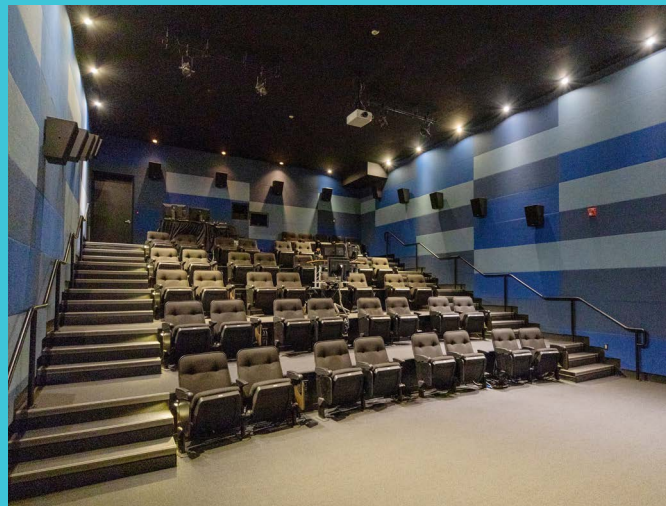
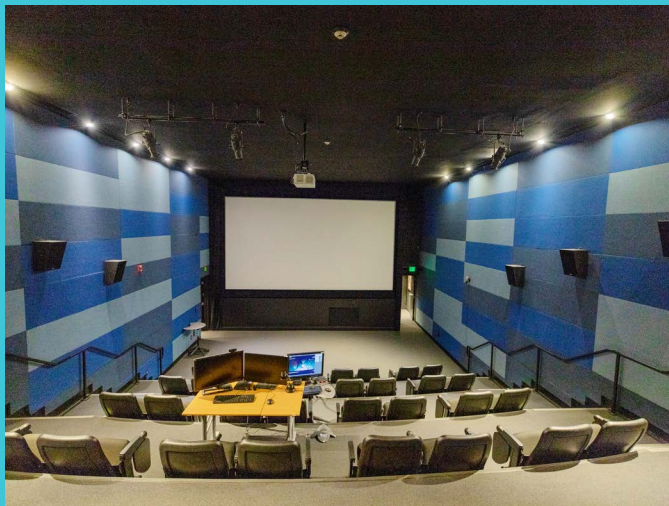
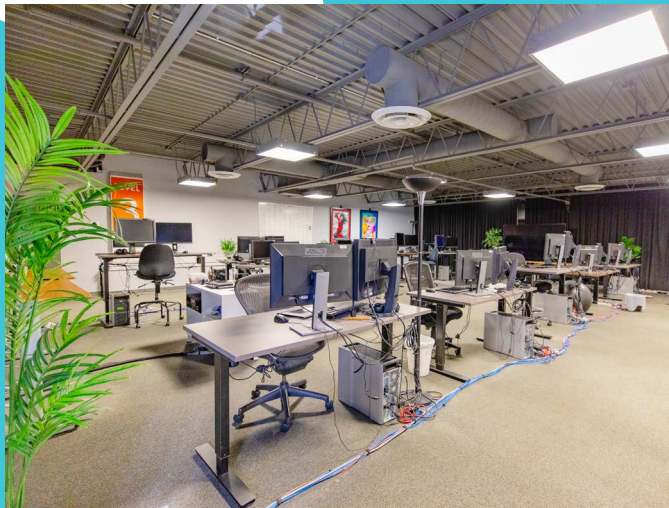
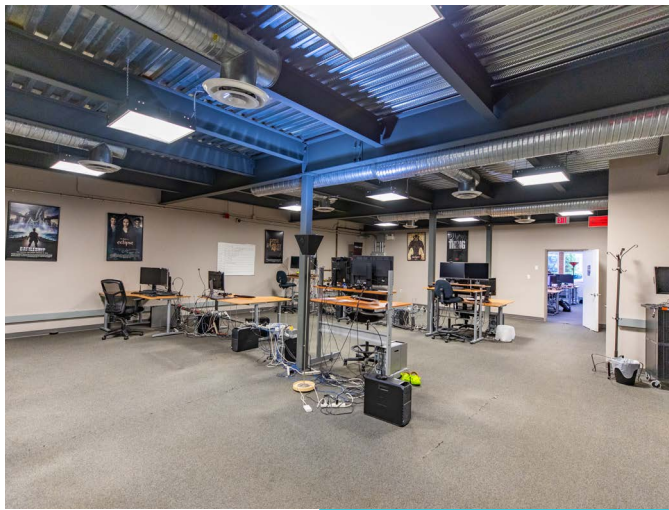
MAIN FLOOR



SECOND FLOOR



*Floor plans are not to scale.












THE LOCATION

Mount Pleasant is one of the coolest neighbourhoods in North America. Boasting stunning city, mountain, and water views, this area has unparalleled connectivity to the Canada Line, the highly anticipated Broadway Subway extension, and multiple bike lanes. This centre of innovation and creativity is adorned with countless amenities, a growing tech hub with start-ups and industry leading tech, life science and media companies settling in the neighbourhood.

TOTAL NEARBY AMENITIES

 248 RETAIL & SERVICES	 41 CAFÉS	 78 RESTAURANTS	 18 BREWERIES & BARS
 90 VERY WALKABLE	 99 BIKER'S PARADISE	 95 EXCELLENT TRANSIT	

FOR MORE INFORMATION, CONTACT

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