



Colliers

122 West 2nd Avenue, Vancouver, BC

Creative Mount Pleasant Office Space **for lease**

5,167 SF of creative office space in the heart of Mount Pleasant. The area is famous for having some of Vancouver's trendiest restaurants, breweries and cafes and has attracted a diverse demographic including young professionals, creatives, and entrepreneurs.

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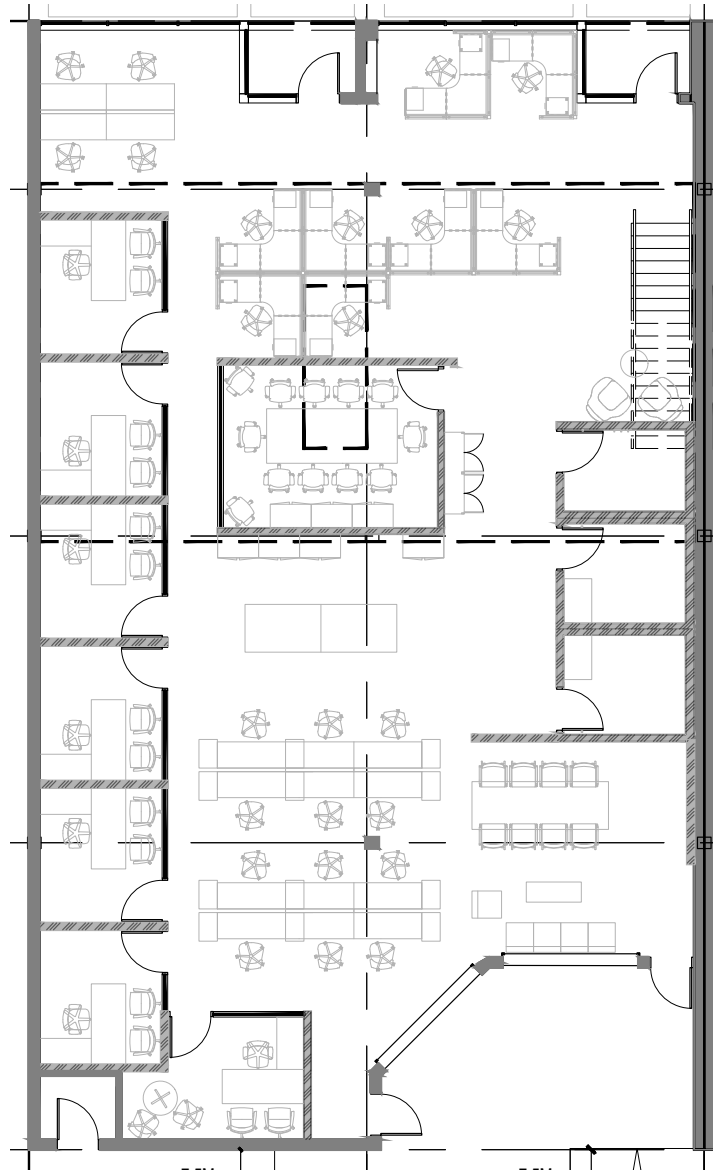
Opportunity

Space	Ground Floor with Mezzanine
Size	5,167 SF
Availability	January 1, 2024 (possibly sooner with notice)
Basic Rent	Please contact listing agents
Taxes & Op. Costs	\$17.50 PSF per annum (2023 est.)
Parking	6 stalls available

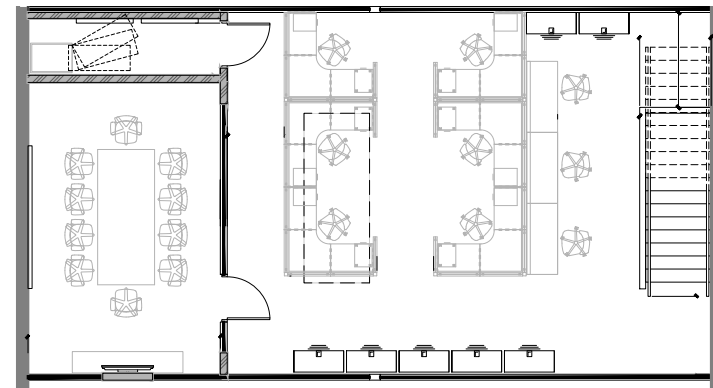
Suite Features

- Ground floor plus mezzanine office suite.
- Improvements in brand new condition, including 6 private offices, call rooms, meeting rooms, kitchen and ample open work space.
- High ceilings with abundant natural light.
- Rolling garage style door at the back opens up to a private, gated patio area.
- Excellent signage / branding opportunity with high exposure to West 2nd Avenue.

Ground Floor



Mezzanine





Downtown

- Nook
- Ophelia
- Flying Pig
- Tap & Barrel
- Tractor
- Legacy Liquor
- Urban Fare
- London Drugs
- TD Bank
- JJ Bean

Amenities	
1	Science World
2	Earnest Ice Cream
3	Glory Juice
4	MEC
5	Nuba
6	Tacofino
7	Mt. Pleasant Vintage
8	Zarak
9	Como Taperia
10	Main St. Brewing
11	Anytime Fitness
12	Olympic Village

122 West 2nd



Mt. Pleasant

Cambie Street Bridge

East 6th Avenue

West Broadway

Main Street

View Online Listing

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