

FOR LEASE

101 WEST 5TH AVENUE

VANCOUVER, BC

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



Andre Alie Day

Personal Real Estate Corporation
Senior Associate, The HTFG
604 662 5137
andre.alieday@cbre.com

Tara Finnegan

Personal Real Estate Corporation
Senior Vice President, Office
604 662 5159
tara.finnegan@cbre.com

Blair Quinn

Personal Real Estate Corporation
Vice Chairman, The HTFG
604 662 5161
blair.quinn@cbre.com

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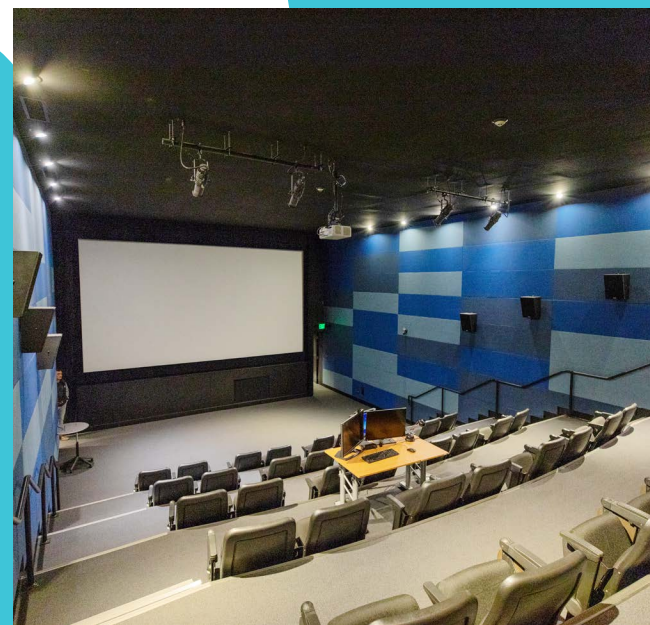
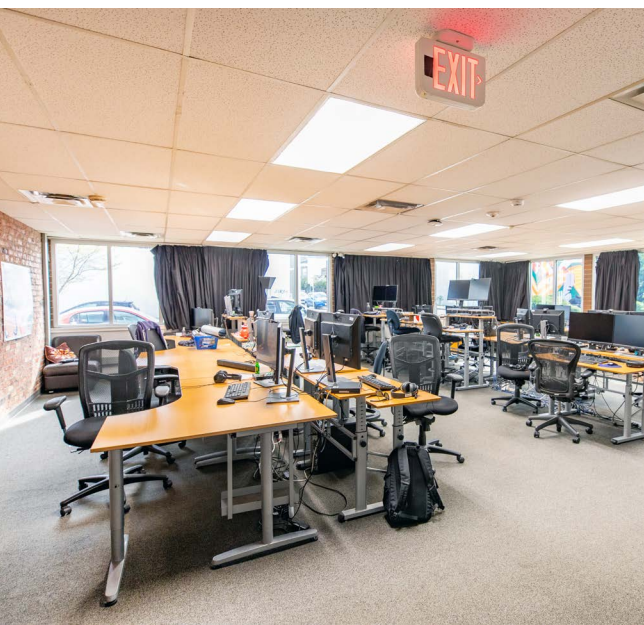
THE BUILDING

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

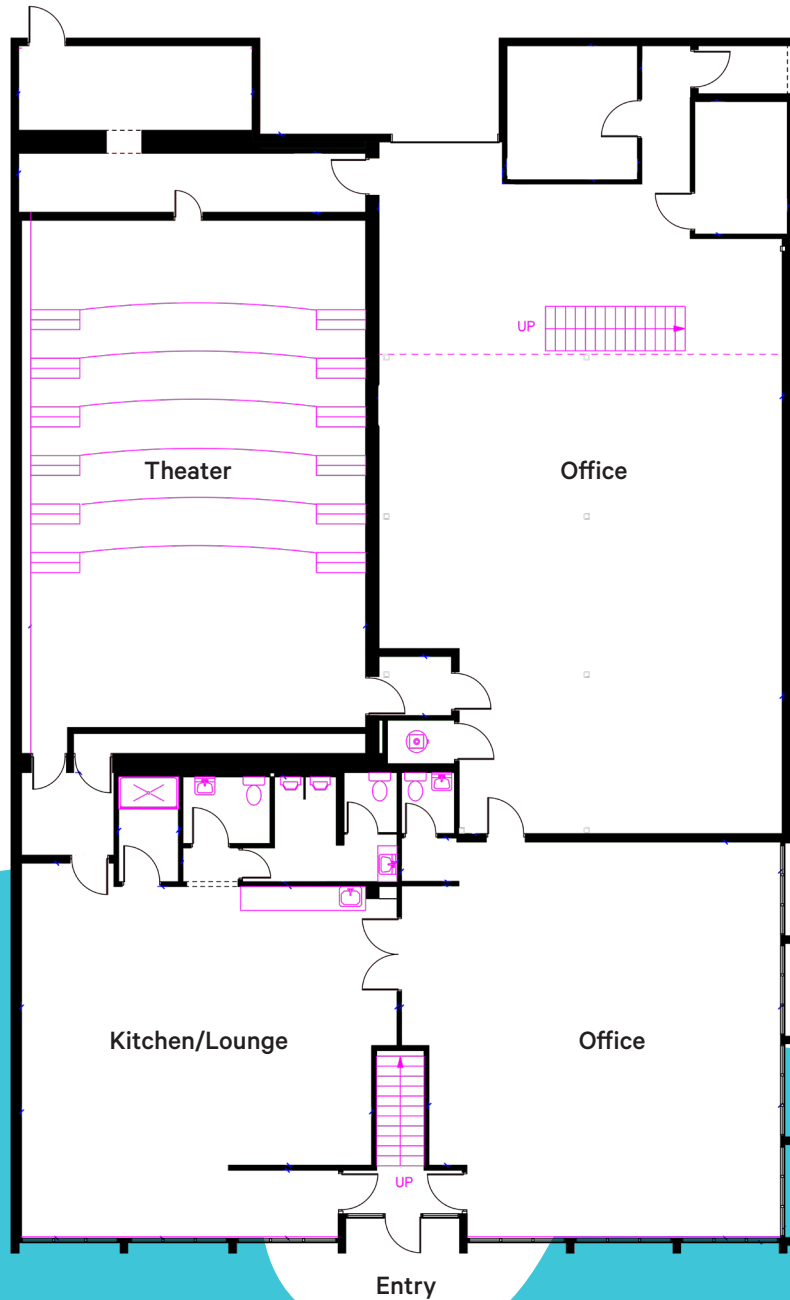
Located in the heart of Mount Pleasant, employees at this building are only steps away from transit and the best coffee shops/breweries in town!

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

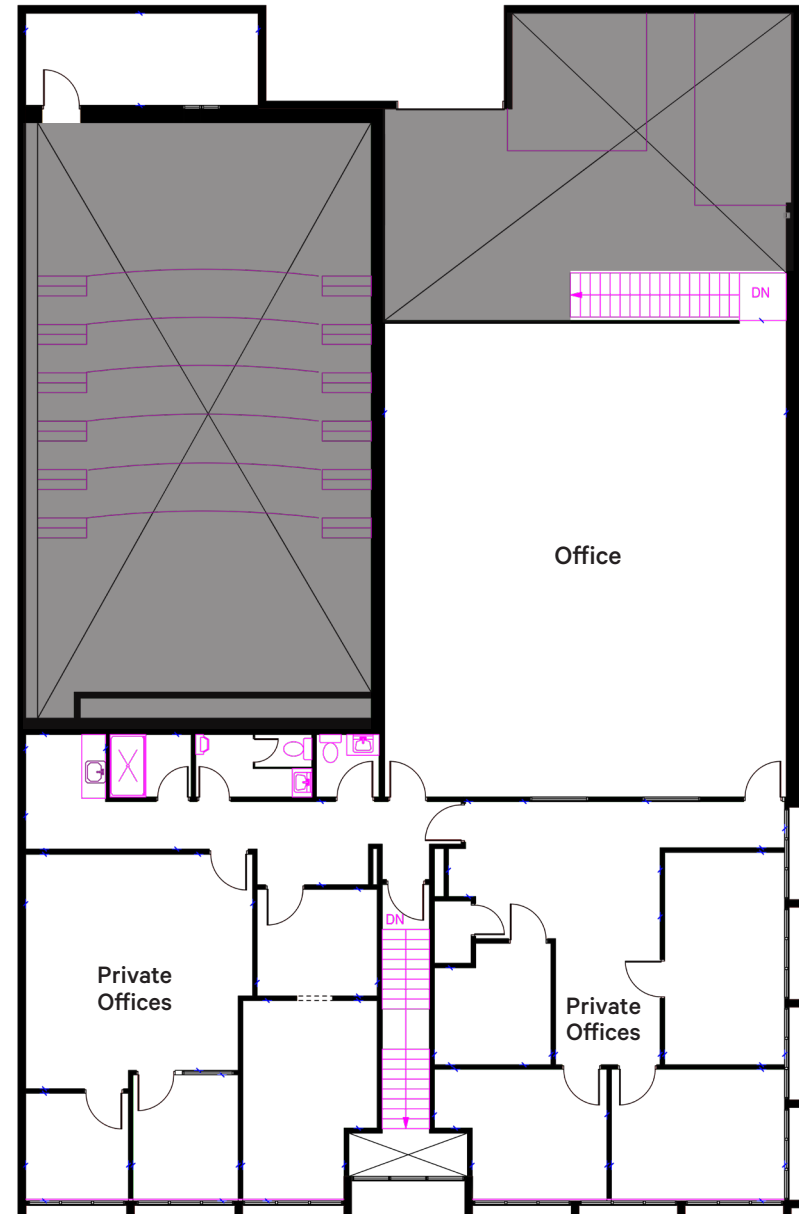


FLOOR PLANS

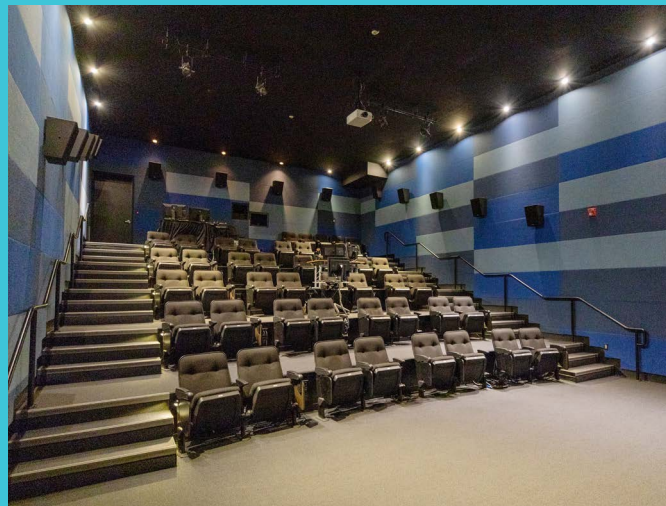
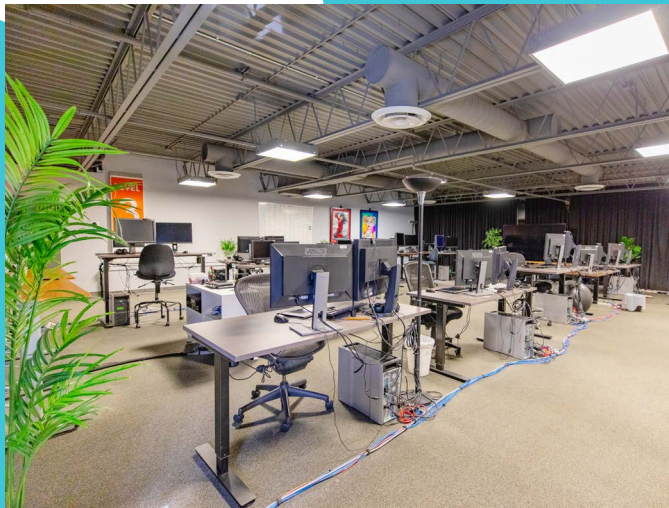
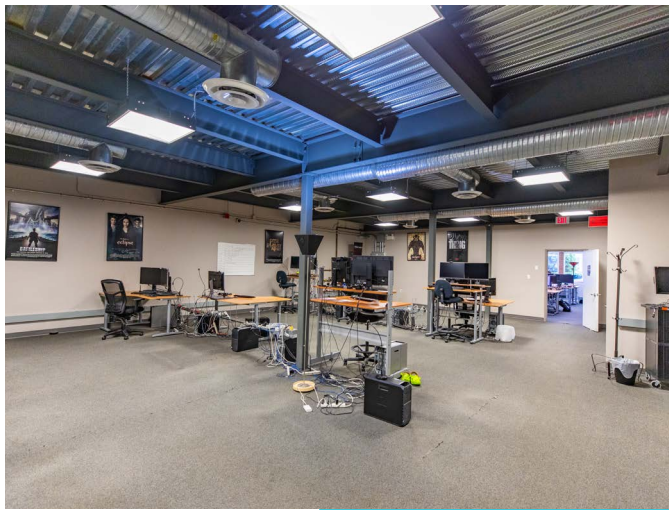
MAIN FLOOR



SECOND FLOOR



*Floor plans are not to scale.

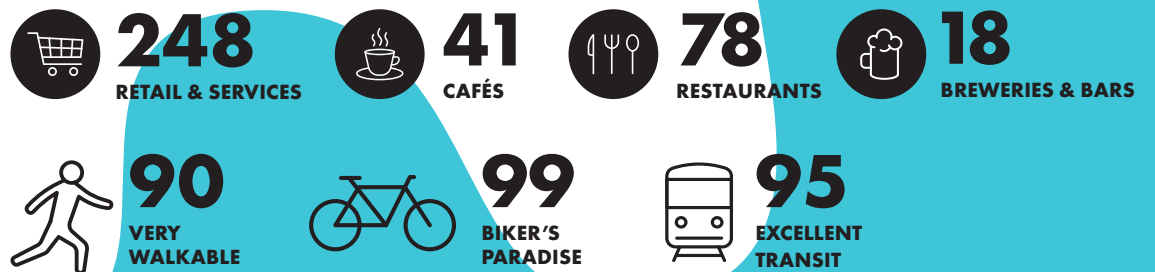




THE LOCATION

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



FOR MORE INFORMATION, CONTACT

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