



FOR LEASE | 6,840 SF
CREATIVE PRODUCTION OFFICE SPACE

WEST 5TH AVENUE

Vancouver, BC

Move In Ready Loft Style Character
Production Office Space in the Heart
of Mount Pleasant

Well Improved with Efficient Mix
of Open Plan and Offices

Freight Elevator Access and
Dock Loading at Rear





THE OPPORTUNITY

Located in the heart of Mt. Pleasant, 144 West 5th Avenue offers a rarely available move-in-ready boutique leasing opportunity featuring lofty exposed wood beam ceilings and an ideal mix of open plan creative production office space, breakout rooms, boardrooms, and executive offices. The property is surrounded by a wealth of nearby services and amenities including trendy eateries, craft breweries, and cafés just steps away from Olympic Village and Vancouver's world-famous seawall.

Unit Size:

Second Floor: 6,840 SF

Basic Rent:

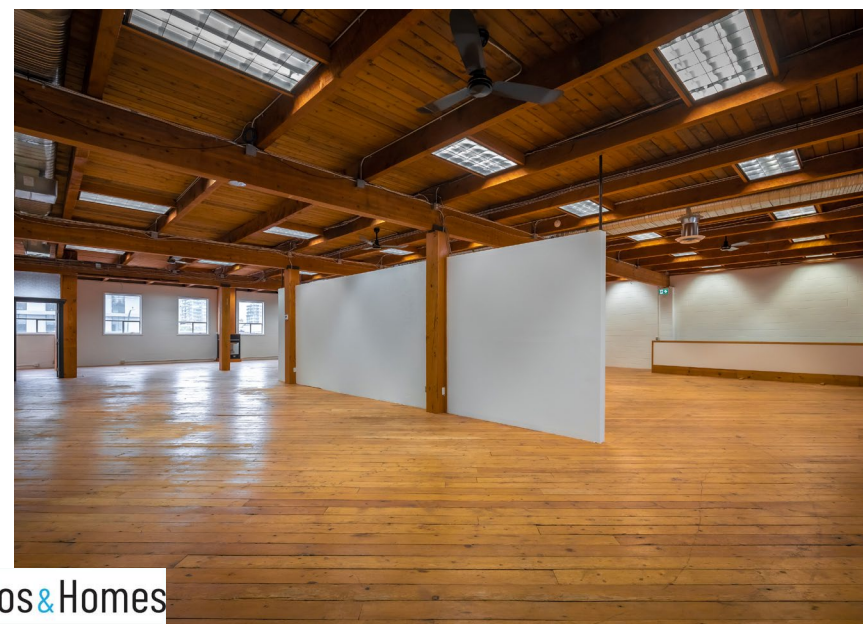
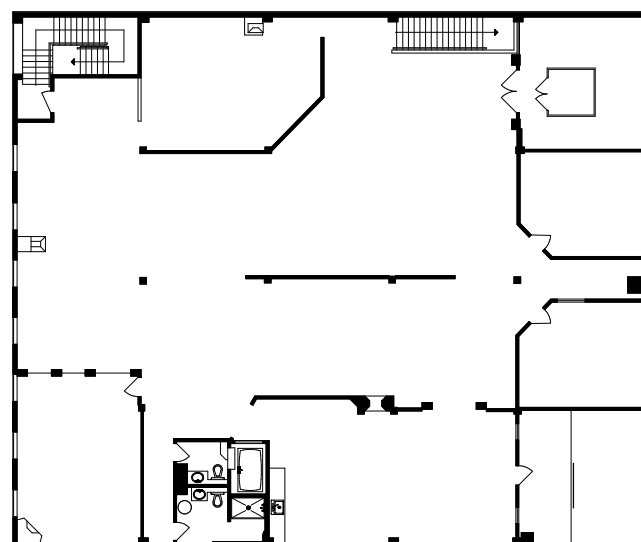
\$21.00 PSF per annum

Additional Rent:

\$8.63 PSF per annum (2023 estimate)

Parking:

Exclusive gated parking at rear



PROPERTY HIGHLIGHTS

- 6,840 SF of loft style character production space with exposed cedar ceilings and wood plank floors
- Efficient layout with mix of open plan workspace, meeting rooms, boardrooms, and executive offices
- Dock loading at rear and exclusive freight elevator access
- Private Washrooms and shower facilities
- New HVAC heating and cooling system
- Kitchen / staff lounge
- Windows on two sides provides ample natural light exposure and operable windows for fresh air
- 5-minute walk to Olympic Village Station
- Private street entrance
- Signage and building branding opportunity
- 120/240V single phase 200 amps

ZONING

I-1 zoning allows a combination of light industrial and commercial uses including office and accessory retail. Uses include but not limited to production, manufacturing, service storage and wholesale.



Photo Credits: VMF: Andy Dixon

THE LOCATION



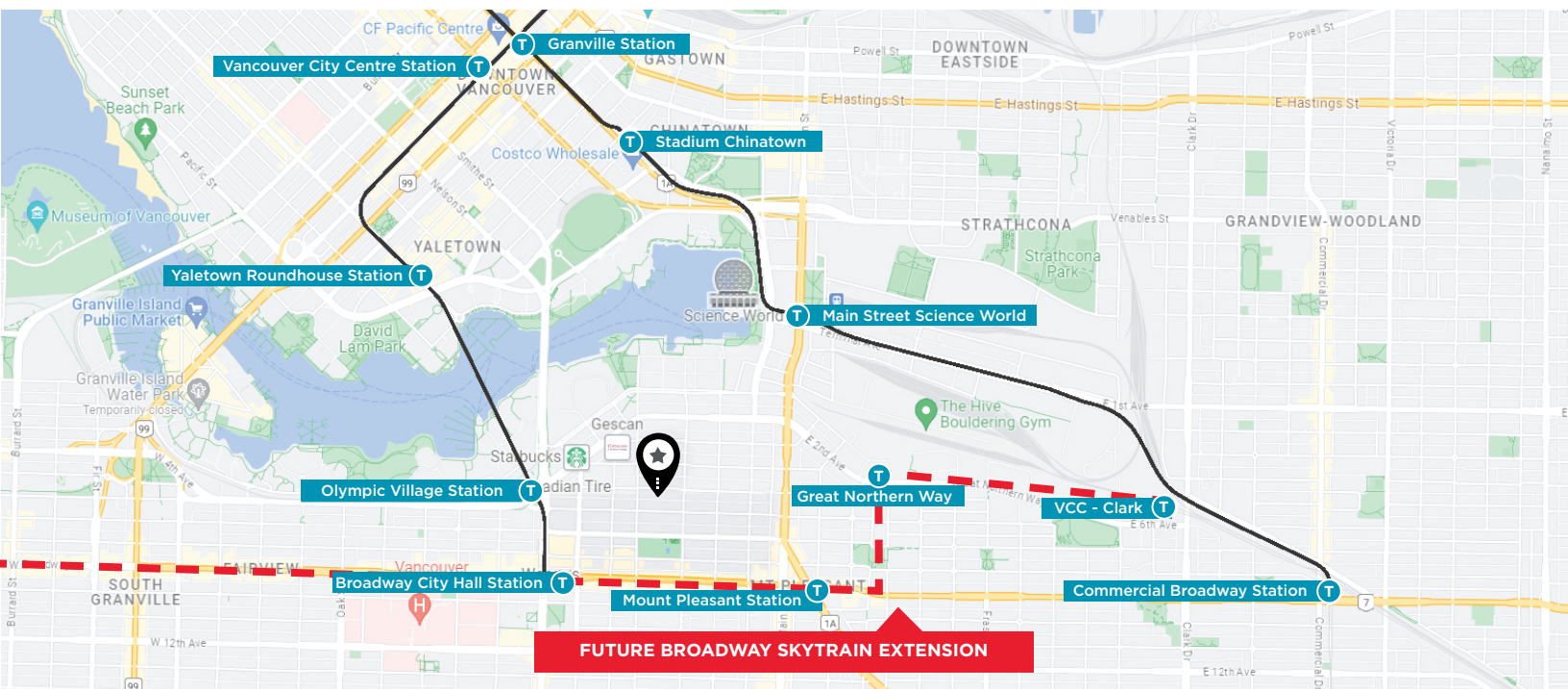
TRANSIT SCORE
RIDER'S PARADISE
92



BIKE SCORE
BIKER'S PARADISE
97



WALK SCORE
WALKER'S PARADISE
99



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