

# 120W3

OFFICE & PRODUCTION SPACES FOR LEASE

120 WEST 3<sup>RD</sup> AVENUE  
VANCOUVER, BC

PRIME MOUNT PLEASANT LOCATION

- SPACE FROM 3,348 - 11,227 SF
- CAPITAL UPGRADES COMPLETE WITH NEW OWNERSHIP
- MOVE IN READY OFFICE AND CREATIVE PRODUCTION SPACE
- BRAND NEW IMPROVEMENTS COMPLETED WITHIN SECOND FLOOR UNIT
- EXPOSED TIMBER WITH LOFTY CEILING HEIGHTS
- UNPARALLELED MT PLEASANT CORNER LOCATION
- SIGNAGE AND BUILDING BRANDING OPPORTUNITIES
- SECURE UNDERGROUND PARKING

UNDER NEW OWNERSHIP

**N** NICOLA  
REAL ESTATE



 CUSHMAN &  
WAKEFIELD



# I20W3



## OPPORTUNITY

Situated on the corner of West 3rd Avenue and Manitoba Street, is the opportunity to lease 3,348 – 11,227 SF of functional office and creative manufacturing space. Located in the highly sought after neighbourhood of Mount Pleasant, the growth and success of homegrown companies in the software production, social media and digital post production industries have lent the neighbourhood a reputation as a home for creators, makers and innovators. The neighbourhood has abundant amenities, offering residents and staff experiences ranging from the day-to-day to the exceptional. Start your day with an artisan coffee in the morning and a flight of world-class craft beer in the afternoon. Ride a mobi bike down one of Vancouver's most endearing high streets at lunchtime or go for a mid-afternoon walk through Jonathan Rogers Park or a workout at the Creekside Community Recreation Centre.

## BASE RENT

Please contact listing agents

## ADDITIONAL RENT

\$12.47 PSF, per annum (2025 estimate)

## BUILDING FEATURES

- High ceilings (est. 12' - 14' clear) with extra large natural wood beams
- HVAC and lighting in place throughout
- Operable windows for fresh air
- High speed fibre optic internet to the building
- East, south and north facing windows provide abundant natural light
- Second floor views of surrounding area and Downtown/North Shore
- Exterior and common area upgrades recently finished
- Distinct mural painted on entire west side of the building
- Secure underground parkade



WALK SCORE  
WALKER'S PARADISE

97



TRANSIT SCORE  
RIDER'S PARADISE

95

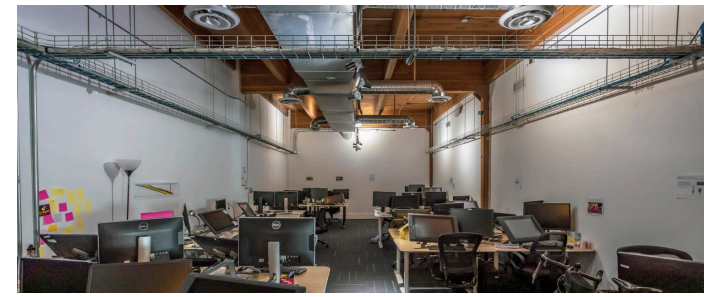
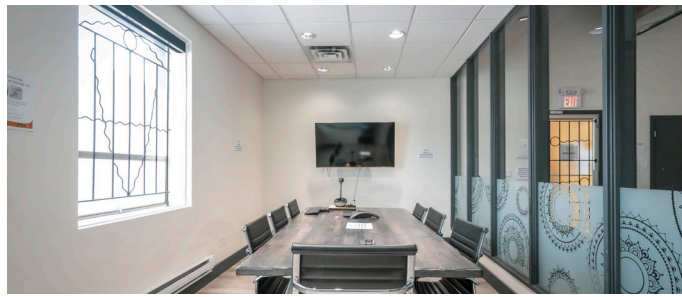
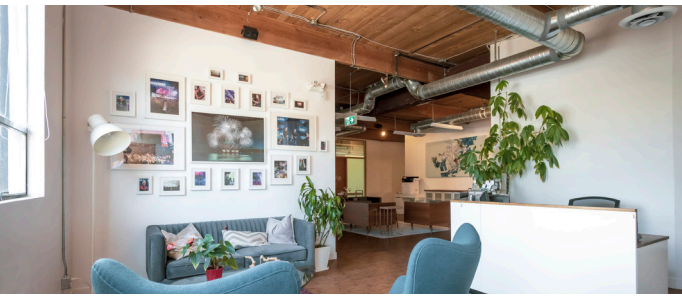


BIKE SCORE  
BIKER'S PARADISE

97

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**120 WEST 3<sup>RD</sup> AVENUE  
VANCOUVER, BC**



## SALIENT DETAILS

## ABILITY TO COMBINE UNITS FOR A TOTAL OF UP TO 11,227 SF

### LEVEL 1

	UNIT 100	UNIT 120	TOTAL
SIZE	3,348 SF	4,378 SF	7,726 SF
DESCRIPTION	Newly improved ready to occupy space with a mix of open areas, 1 office, 1 boardroom, & storage. HVAC & telecommunication infrastructure in place. Dock loading at rear.	Newly improved ready to occupy space with a mix of 3 offices, 2 boardrooms, large open areas, kitchenette / staff room, private washroom & shower. HVAC & telecommunication infrastructure in place. Dock loading at rear.	Ability to combine units
PARKING	2 stalls (available at market rates)	3 stalls (available at market rates)	5 stalls

### LEVEL 2

	UNIT 200	UNIT 201	UNIT 202
SIZE	5,559 SF	3,501 SF	6,068 SF
DESCRIPTION	Beautifully improved open concept space with high exposed wood ceilings, glass partitions, abundant natural light, HVAC, kitchenette, & private washroom. 8 offices, 3 boardrooms, reception area, open work areas, and storage.	Beautifully improved open concept space with two large boardrooms/meeting rooms, new flooring, lighting and updated HVAC. New common area accessible washrooms.	Expansive open concept space with two large boardrooms/meeting rooms, new flooring, lighting and updated HVAC. New common kitchen and washrooms.
PARKING	5 stalls (available at market rates)	2 stalls (available at market rates)	2 + 1 smart car (available at market rates)

**LEASED**

**LEASED**



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## OFFICE & PRODUCTION SPACES FOR LEASE

### 120 WEST 3<sup>RD</sup> AVENUE VANCOUVER, BC



**10 MINUTE WALK**  
TO MAIN BROADWAY-CITY HALL &  
ST-SCIENCE WORLD SKYTRAIN STATIONS



**MINUTES TO DOWNTOWN**  
SEVERAL MAJOR ROAD AND  
BRIDGE OPTIONS NEARBY



#### RESTAURANTS, COFFEE SHOPS & BREWERIES NEARBY



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