



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:

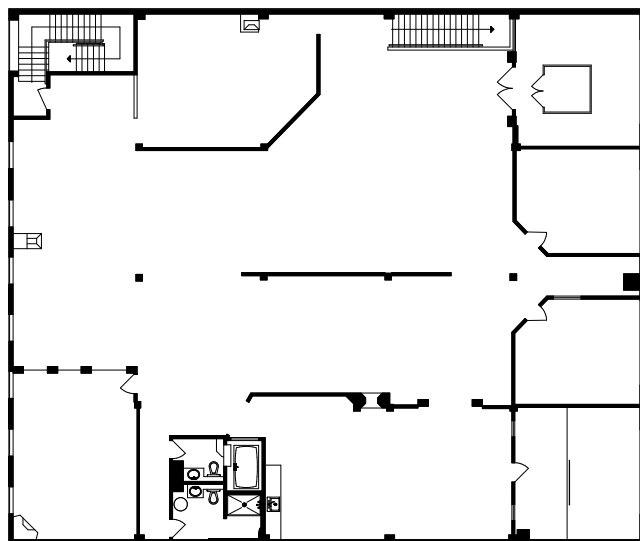
\$21.00 PSF per annum

## Additional Rent:

\$11.35 PSF (2025 estimate)

## Parking:

Exclusive gated parking at rear



FREIGHT ELEVATOR



# 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.

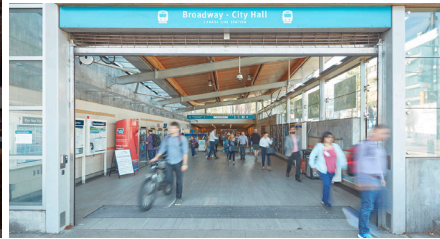


Photo Credits: VMF; Andy Dixon

# THE LOCATION



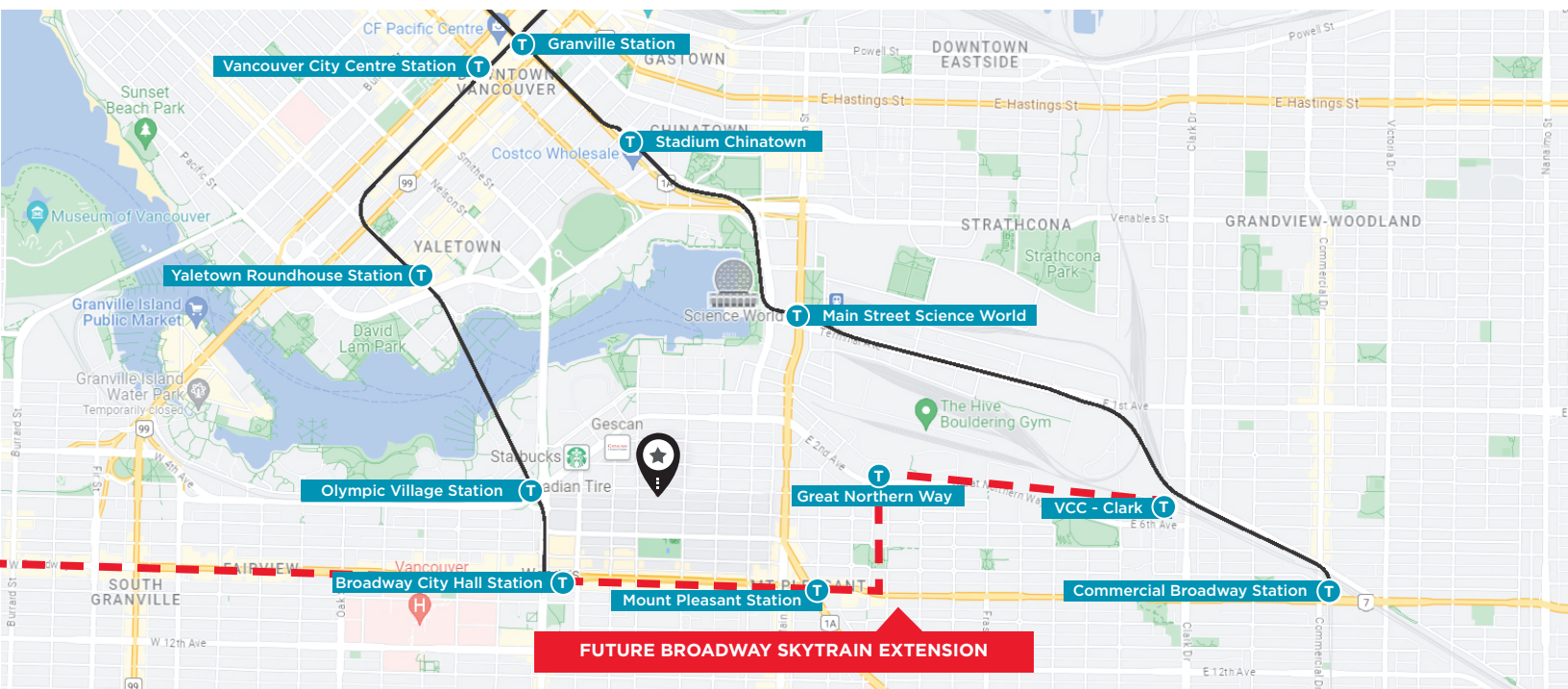
TRANSIT SCORE  
RIDER'S PARADISE  
**92**



BIKE SCORE  
BIKER'S PARADISE  
**97**



WALK SCORE  
WALKER'S PARADISE  
**99**



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