



FOR SUBLEASE | 14,070 SF
PLUG AND PLAY CREATIVE INDUSTRIAL SPACE

8 WEST 5TH 6 AVENUE

Vancouver, BC

Full Building Sublease Opportunity
in the heart of Mount Pleasant

Various demise options ranging from 1,000 SF
to entire asset or shared accommodation

Move In Ready Loft Style Character
Production Office Space

Well Improved with Efficient Mix
of Open Plan & Offices

Exclusive Roof Top Patio

Dock and Grade Loading

Ample Surface Parking





THE OPPORTUNITY

Located in the heart of Mt. Pleasant, 68 West 5th Avenue offers a rarely available move-in-ready boutique subleasing opportunity featuring high lofty ceilings and an ideal mix of open plan creative production office space, executive offices, boardroom, kitchen and lunch room. 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.

Available Area:

14,070 SF

*space can be demised into smaller units or shared accommodation with existing tenant

Lease Rate:

Please contact listing agents

Additional Rent:

\$15.25 (2025)

Sublease Term:

September 30, 2027

Availability:

Immediately

Parking:

14 Surface Stalls and 3 Loading Bays



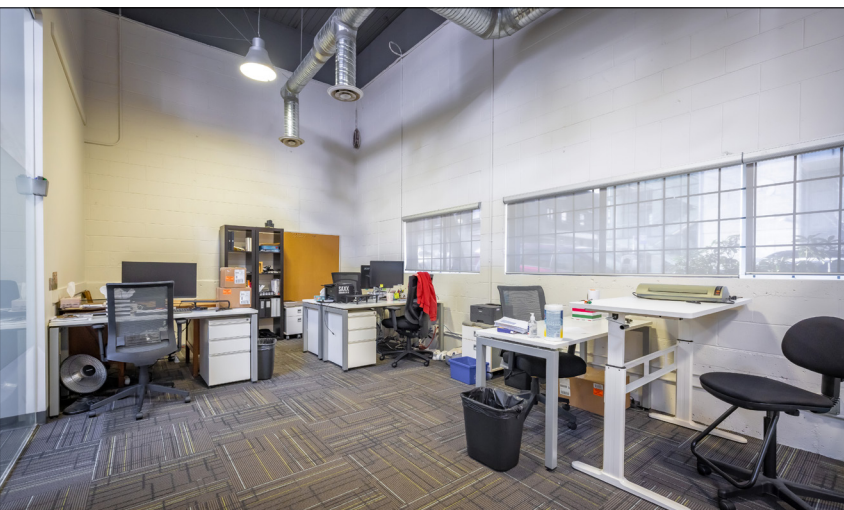


PROPERTY HIGHLIGHTS

- Full building sublease opportunity
- Beautifully improved loft style space
- Ideal mix of open plan creative production office space, executive offices, boardrooms, kitchen and lunch room
- Large private roof top patio
- Easily accessible surface parking
- High visibility corner branding/signage opportunity
- Two (2) dock & one (1) grade loading doors
- 18 ft ceiling heights with exposed timber
- 4/150 amp units and 1/400 amp unit

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.





THE LOCATION



TRANSIT SCORE
RIDER'S PARADISE
92



BIKE SCORE
BIKER'S PARADISE
95



WALK SCORE
WALKER'S PARADISE
99



For more information, please contact:

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