

Mt. Pleasant Production Office & Warehouse Space

# FOR LEASE

Newly Renovated 17,211 SF Building

# 75 WEST 5TH AVENUE

Vancouver, BC







## RARE STANDALONE BUILDING OPPORTUNITY AT THE CORNER OF MANITOBA & WEST 5TH AVENUE IN THE HEART OF MT PLEASANT

### PROPERTY DETAILS

|                                |                         |
|--------------------------------|-------------------------|
| AVAILABLE AREA                 | 17,211 SF               |
| ASKING RATE                    | Contact listing agents  |
| OP COSTS & TAXES<br>(2024 EST) | \$7.00 PSF              |
| ZONING                         | I-1, Light Industrial   |
| OCCUPANCY                      | Immediately             |
| PARKING                        | Surface parking at rear |
| POWER                          | 3-phase, 480V           |

## PROPERTY DETAILS

75 West 5th Avenue offers a rare chance to secure a fully renovated, two-storey standalone building in the heart of Mount Pleasant, Vancouver's most dynamic creative hub. The main floor features 11,211 SF, including a 600 SF entry office/showroom and 10,611 SF of warehouse/production space with ceiling heights up to 28'. With exposed ceilings, and flexible layouts, the space is ideal for production, fabrication, or lab conversion. The second floor provides 6,000 SF of bright, modern office improvements designed for collaboration. Skylights and exposed ceilings flood the space with natural light, while a mix of private offices, meeting rooms, and open work areas support a range of workstyles. Amenities include five washrooms (two with showers), a kitchenette, and lounge area—delivering a best-in-class environment for innovative teams.



#### PRIME LOCATION

Optimal corner site providing high exposure and excellent branding opportunity.



#### HIGH EXPOSURE ENTRANCE

Main entrance on West 5th Avenue, with several other access points and expansive loading at rear.



#### HIGH CEILINGS

Up to 28' high ceilings within warehouse, 11' ceilings throughout showroom & office.



#### LOADING

A total of four grade level loading doors from building to both Manitoba and laneway. One extra large 24' ft loading bay from warehouse.



#### NEW WASHROOMS

Five renovated washrooms with two shower facilities.



#### UPDATED BASE BUILDING SYSTEMS

New heating and cooling systems, LED lighting, and high efficiency windows.



#### QUALITY IMPROVEMENTS

Newly renovated with a mix of offices, open work areas, boardrooms, and kitchen.

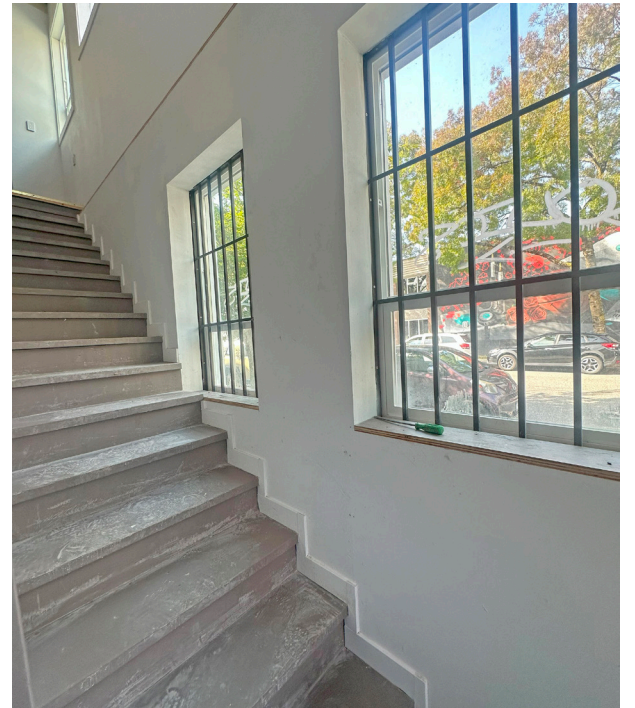


#### CHARACTER CONSTRUCTION

Beautifully crafted exposed vaulted ceilings with skylights providing abundant natural light.



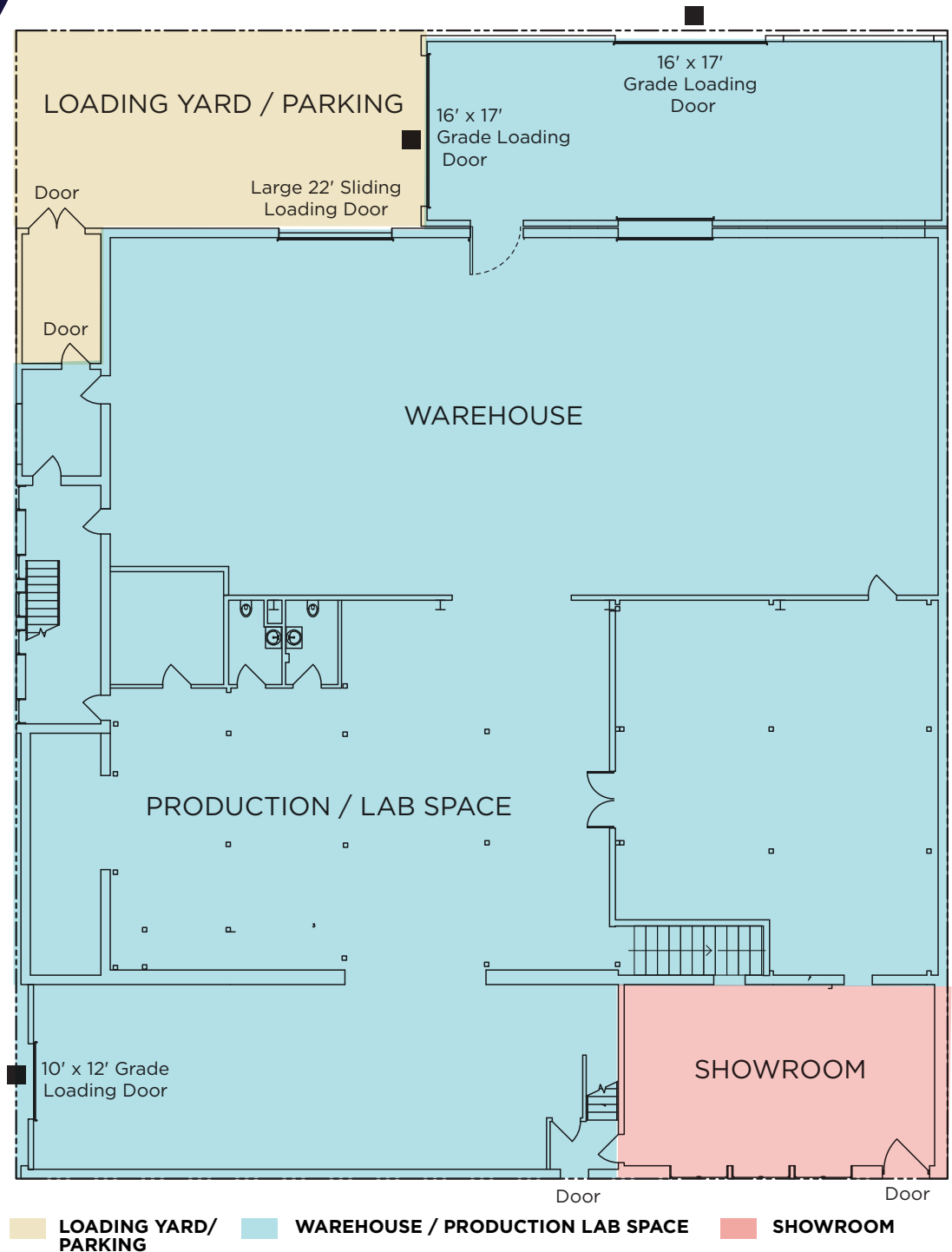
# PROPERTY PHOTOS





# FLOOR PLANS

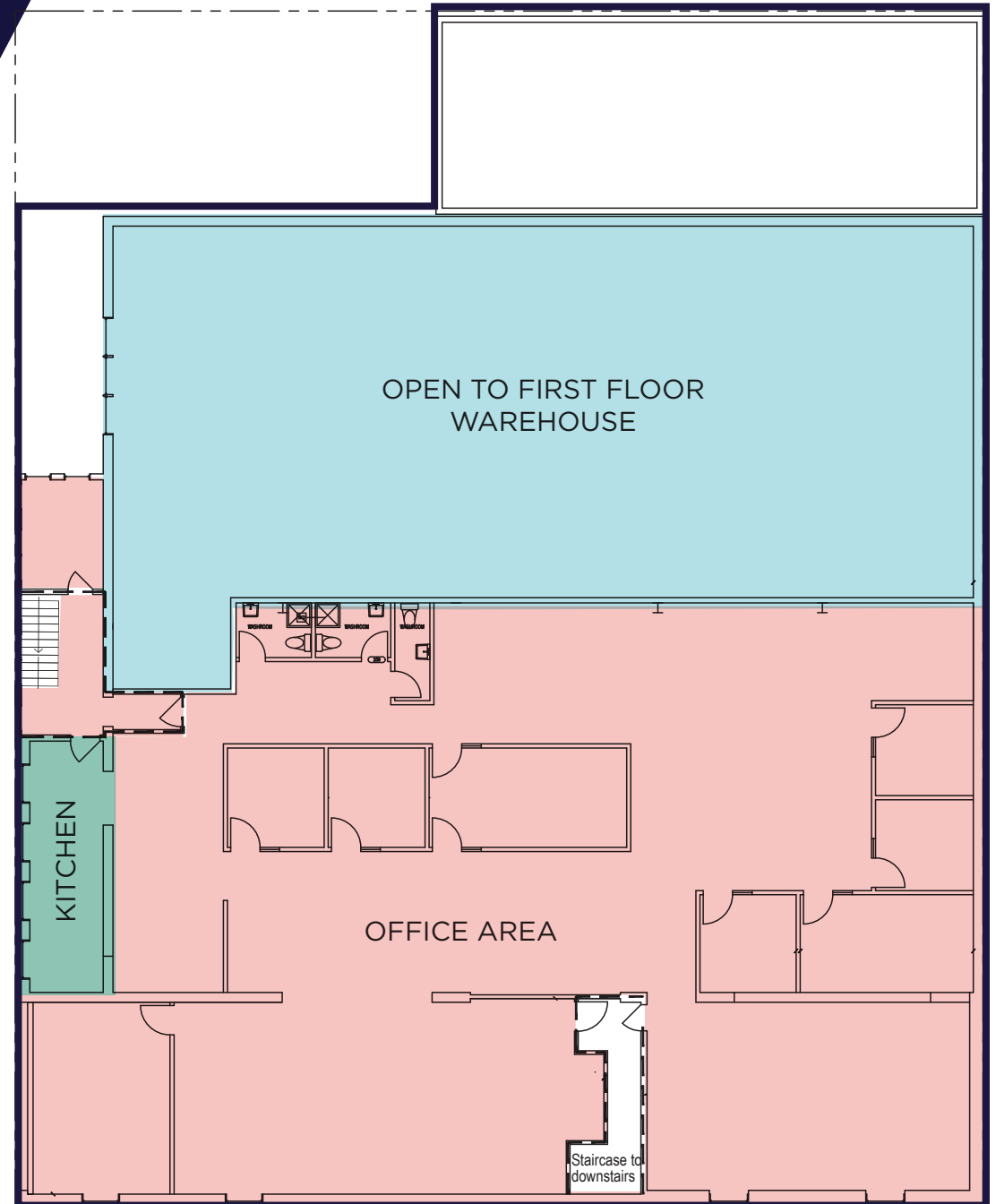
**FIRST FLOOR** 11,211 SF





# FLOOR PLANS

SECOND FLOOR 6,000 SF



COVERED AREA TO FIRST FLOOR WAREHOUSE

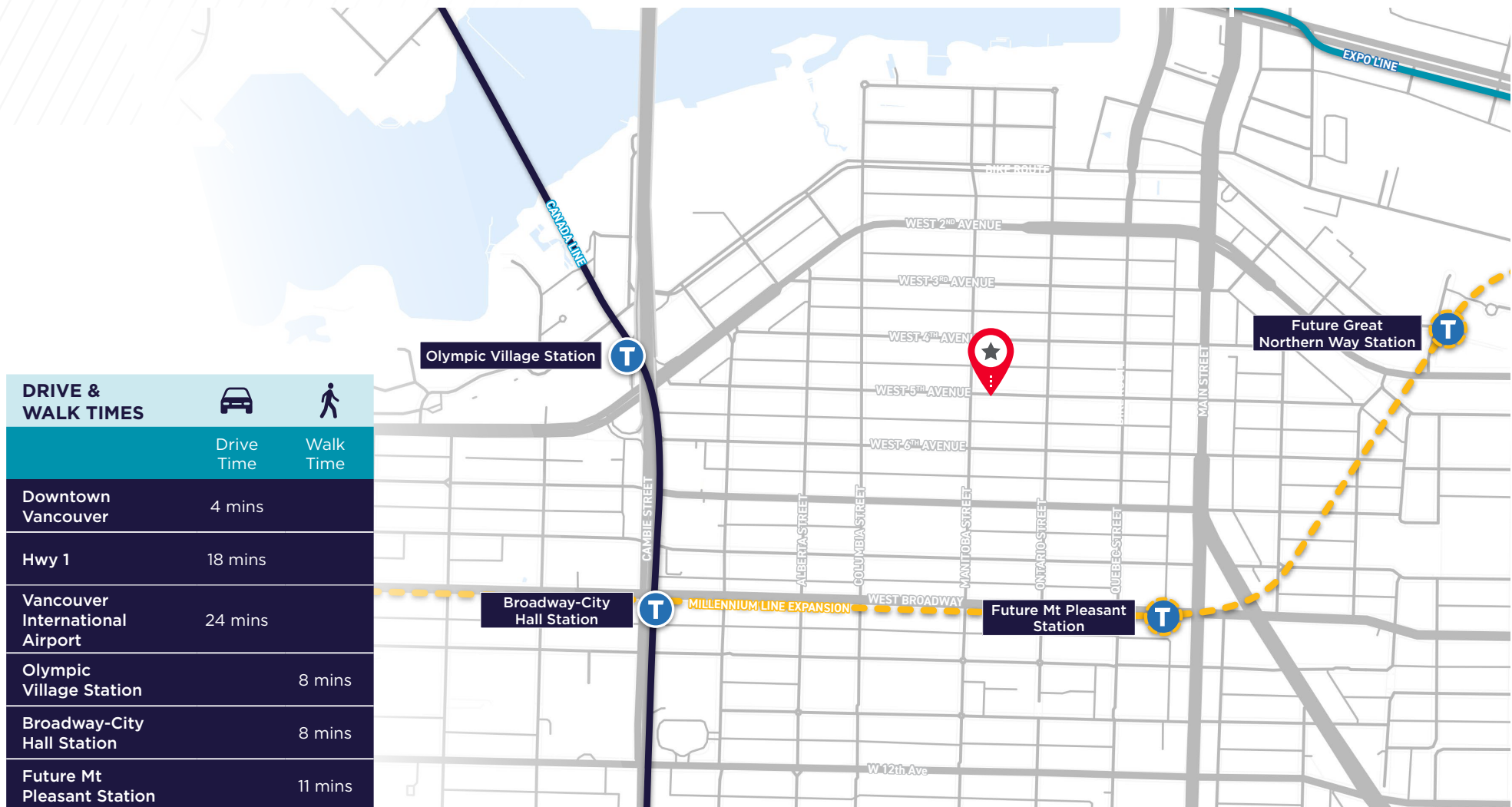
OFFICE

KITCHEN



# ZONING + TRANSIT

**I-1 Industrial** The purpose of this zoning is to permit light industrial uses, including advanced technology industry and industry with a significant amount of research and development activity, that are generally compatible with one another and with adjoining residential or commercial districts. Commercial uses, including office and retail uses, which are compatible with or complementary to light industrial uses, are also permitted, subject to the limitations of the zoning schedule. Click [here](#) to view the zoning information from the City of Vancouver.







## FOR MORE INFO, CONTACT

### ANDREI JELESCU

Personal Real Estate Corporation  
Associate Vice President  
Mobile: +1 778 996 9009  
Direct: +1 604 640 5812  
[andrei.jelescu@cushwake.com](mailto:andrei.jelescu@cushwake.com)

### SYDNEY OSLUND

Senior Associate  
Mobile: +1 604 726 4308  
Direct: +1 604 262 8775  
[sydney.oslund@cushwake.com](mailto:sydney.oslund@cushwake.com)

### MATTHEW MACLEAN

Personal Real Estate Corporation  
Executive Vice President  
Commercial Sales & Leasing  
Mobile: +1 604 897 7104  
Direct: +1 604 640 5855  
[matthew.maclean@cushwake.com](mailto:matthew.maclean@cushwake.com)

Cushman & Wakefield | 700 West Georgia Street | Pacific Centre | Suite 1200 | Vancouver, BC V7Y 1A1

[cushmanwakefield.com](http://cushmanwakefield.com)

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