

FLEX INDUSTRIAL SPACE FOR LEASE

27 WEST 6TH AVENUE VANCOUVER, BC

3,298 SF STAND ALONE BUILDING

OPPORTUNITY

The opportunity to lease a light industrial stand-alone building dispersed between main floor office and warehouse with grade loading and a 2nd floor office space, located in the highly sought-after neighbourhood of Mount Pleasant. The area 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 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. The Olympic Village SkyTrain Station is a short walk from the property and provides easy, convenient and affordable access to Downtown, Richmond and the airport.



27 WEST 6TH AVENUE

VANCOUVER, BC

3,298 SF STAND ALONE BUILDING

AVAILABILITY

FLOOR	AVAILABLE SPACE
First floor	1,781 SF
Second floor	1,517 SF
Total	3,298 SF

OCCUPANCY

Immediate

ASKING LEASE RATE

Please contact listing agents

OPERATING COST & TAXES

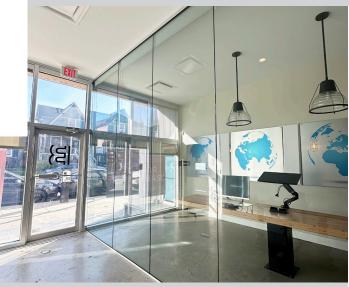
\$15.00 psf, per annum (2025 estimate)

KEY FEATURES

- Reception area
- Mix of open plan office space and private offices
- · Warehouse with grade loading door
- Ample Natural Light
- HVAC
- Two (2) Washrooms
- Kitchenette
- Private patio overlooking downtown and the Northshore Mountains
- Three (3) parking stalls at rear of building

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.





















































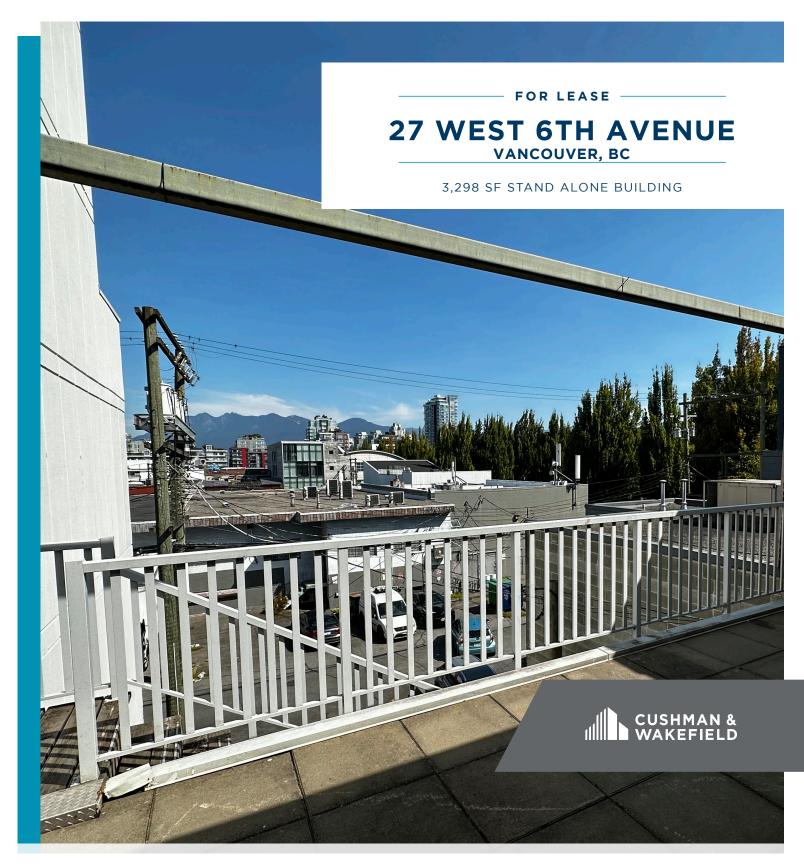












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