



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.



CUSHMAN &
WAKEFIELD

FOR LEASE

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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.



JOIN THE LIKES OF



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For more information, please contact:

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