



12 EAST 5TH AVENUE

Vancouver, BC

FOR LEASE

3,869 SF OF PRODUCTION
OFFICE SPACE IN THE HEART
OF MOUNT PLEASANT



PERTINENT DETAILS

SIZE

3,869 SF

NET RENT

Please contact listing agents

ADDITIONAL RENT

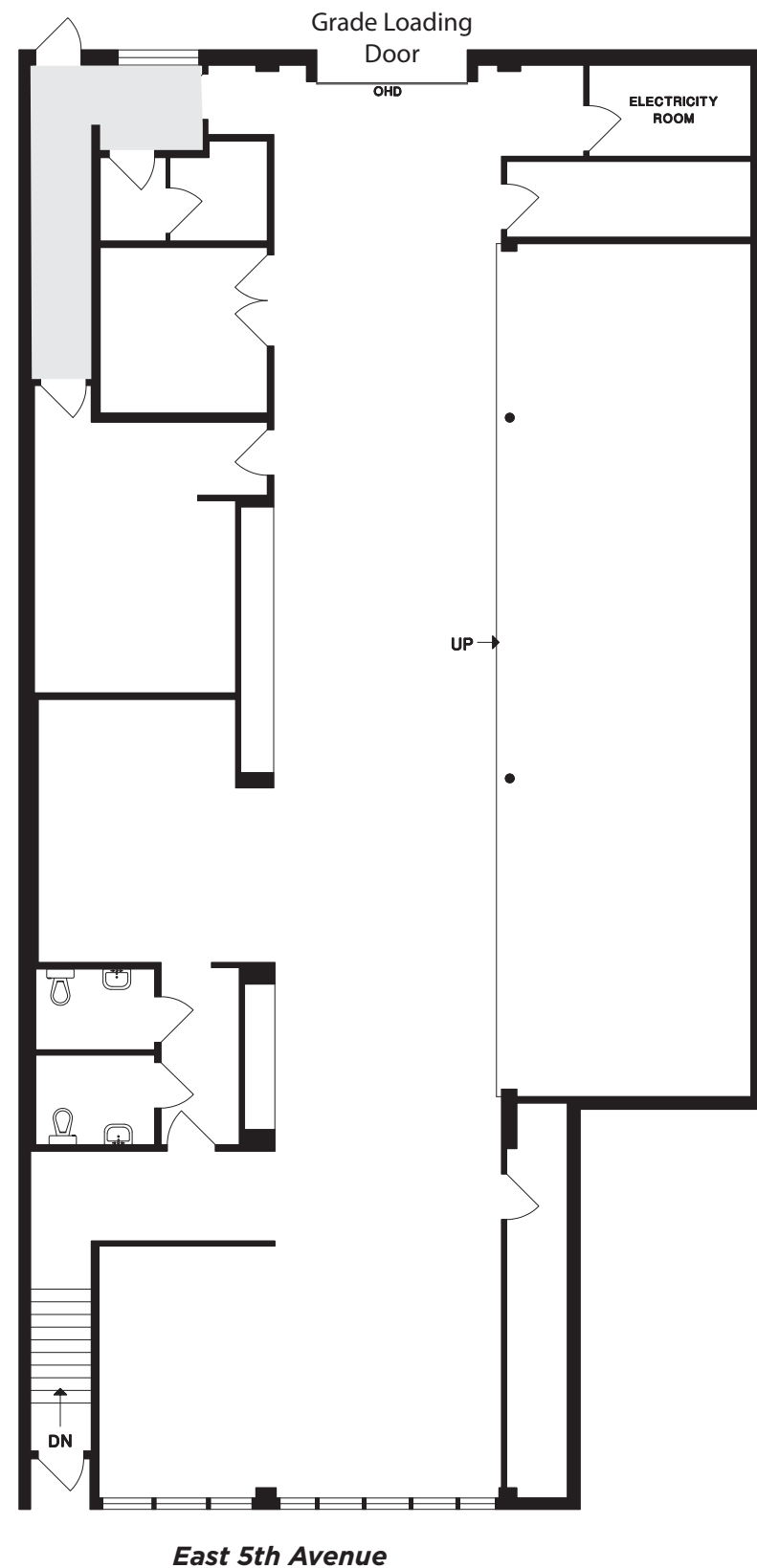
\$10.20 PSF (2025 Estimate)

AVAILABILITY

June 1, 2026

OPPORTUNITY HIGHLIGHTS

- Newly improved production office and warehouse space in the centre of Mount Pleasant
- Open concept space, built out with large kitchen and lounge area, two washrooms, meeting room/office and storage room
- High exposed ceilings and new hardwood flooring throughout premises
- Direct grade loading at rear
- Shared common rooftop patio, offering unencumbered views of the Vancouver skyline and North Shore mountains
- Three surface parking stalls available at rear of building
- Electrical capacity of 200 amps



PROPERTY PHOTOS





THE LOCATION



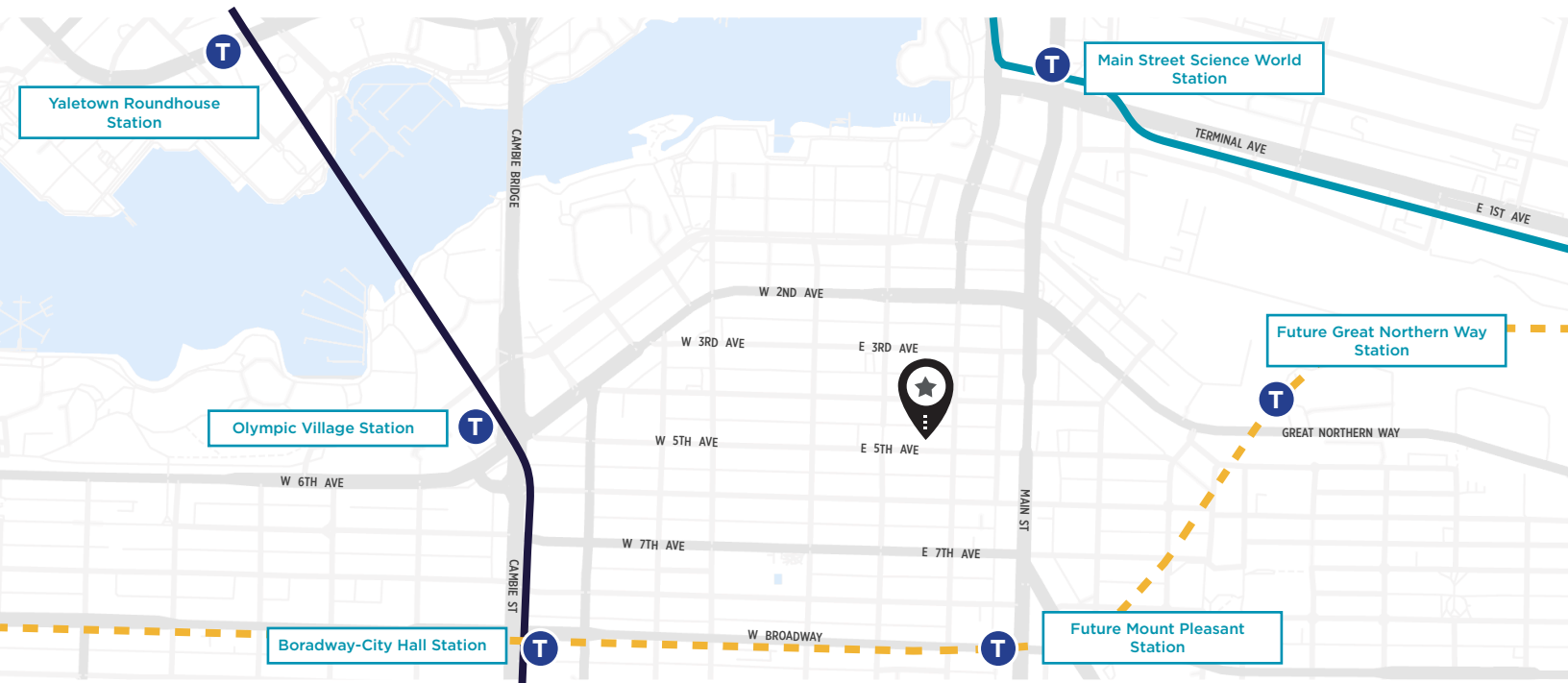
TRANSIT SCORE
RIDER'S PARADISE
91



BIKE SCORE
VERY BIKEABLE
89



WALK SCORE
WALKER'S PARADISE
100



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