



0 N5

FOR LEASE

N EAST 5TH AVENUE

Vancouver, BC

Rare 2,971 SF Light Industrial / Ancillary
Retail Opportunity

Entire ground floor of
high-performance mass timber building

Situated in the heart of
Mount Pleasant



THE BUILDING

Located in the centre of Vancouver's vibrant Mount Pleasant neighbourhood, ON5 at 17-19 East 5th Avenue is a thoughtfully designed mass timber building, offering four floors of boutique office and light industrial leasing opportunities. Built to meet the rigorous energy-efficient standards of Passive House, active heating and cooling systems are reduced compared to traditional concrete commercial buildings, making for sustainable building operations. Climate-friendly mass timber construction reduces a building's overall carbon footprint over its lifetime.

THE OPPORTUNITY

Rare opportunity to lease the entire ground floor and mezzanine space of ON5, a boutique mass-timber office and light industrial building in the heart of Mount Pleasant. The ground floor unit consists of 1,949 sf of open concept space, built out with two private washrooms, and 1,022 sf of mezzanine space, open to the ground level. Lofty high ceilings and significant glazing on East 5th Avenue provide abundant natural light, and great streetfront exposure. The property is surrounded by a wealth of nearby services and amenities, including craft breweries, cafés, and renowned restaurants. It is minutes from the new Main Street Broadway Line Station and Olympic Village Canada Line Station, offering excellent transit accessibility.

Property Features

- Significant glazing facing East 5th Avenue providing abundant natural light throughout premises
- Direct street front access from East 5th Avenue
- Open concept main level with two private washrooms built out, and open mezzanine overlooking the main level
- Excellent street visibility offering great branding and signage opportunities
- High exposed ceilings with polished concrete flooring throughout premises
- Direct dock loading at rear servicing the premises
- Bike storage available



Salient Details

SIZE

MAIN FLOOR	1,949 SF
MEZZANINE	1,022 SF
TOTAL AREA	2,971 SF

ADDRESS

17 East 5th Avenue
Vancouver, BC

AVAILABLE

Immediately

CLEAR HEIGHT

19' 2"

AVAILABLE

Immediately

NET RENT

Please contact listing agents

ADDITIONAL RENT

\$16.00 psf (2026 estimate)

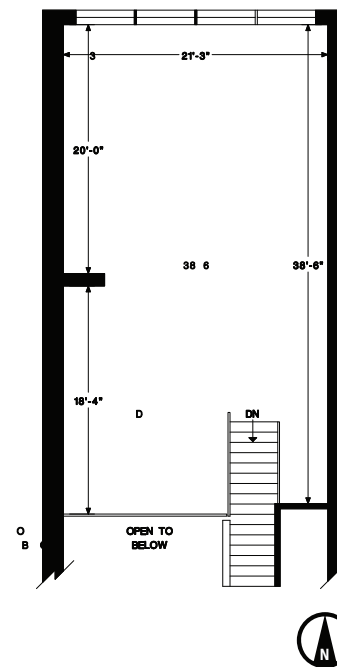
POWER

400 amps, 3-phase,
120v / 280v

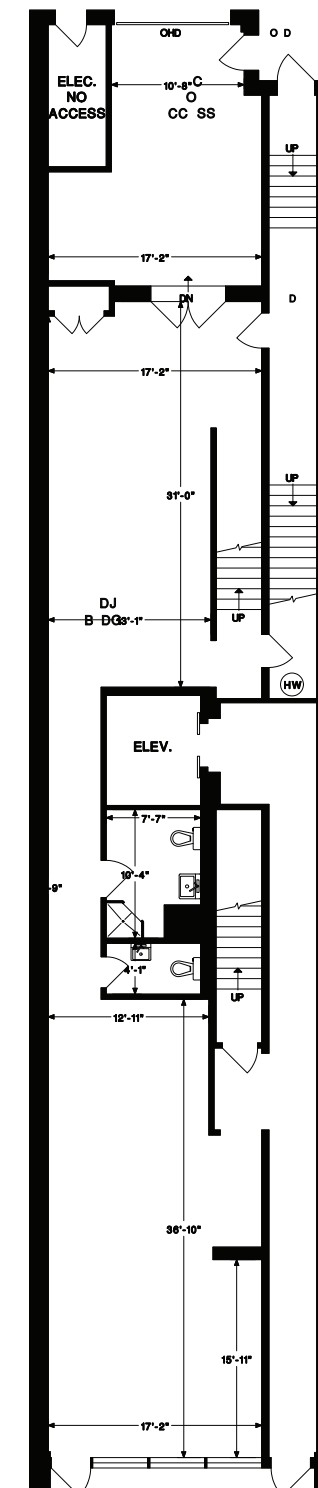
FLOOR PLANS

Main Floor and Mezzanine
2,971 SF

MEZZANINE



MAIN FLOOR





EAST 5TH AVENUE



NEIGHBOURHOOD AMENITIES

 **94**
TRANSIT SCORE
RIDER'S PARADISE

 **86**
BIKE SCORE
BIKER'S PARADISE

 **95**
WALK SCORE
WALKER'S PARADISE

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.



EAT & DRINK



- | | |
|------------------------------|------------------------------------|
| 1. Earnest Ice Cream | 12. Electric Bicycle Brewing |
| 2. Ophelia | 13. Main Street Brewing Co |
| 3. Craft Beer Market | 14. Red Truck Beer Company |
| 4. Tap & Barrel | 15. Brewhall |
| 5. Fable Diner | 16. Nook Olympic Village |
| 6. Purebread | 17. Dear Gus Snack Bar |
| 7. Tacofino | 18. Tractor Everyday Healthy Foods |
| 8. Elysian Coffee Roasters | 19. Field & Social |
| 9. Starbucks | 20. Fife Bakery |
| 10. Milano Coffee Roasters | |
| 11. 33 Acres Brewing Company | |

GROCERY & RETAIL

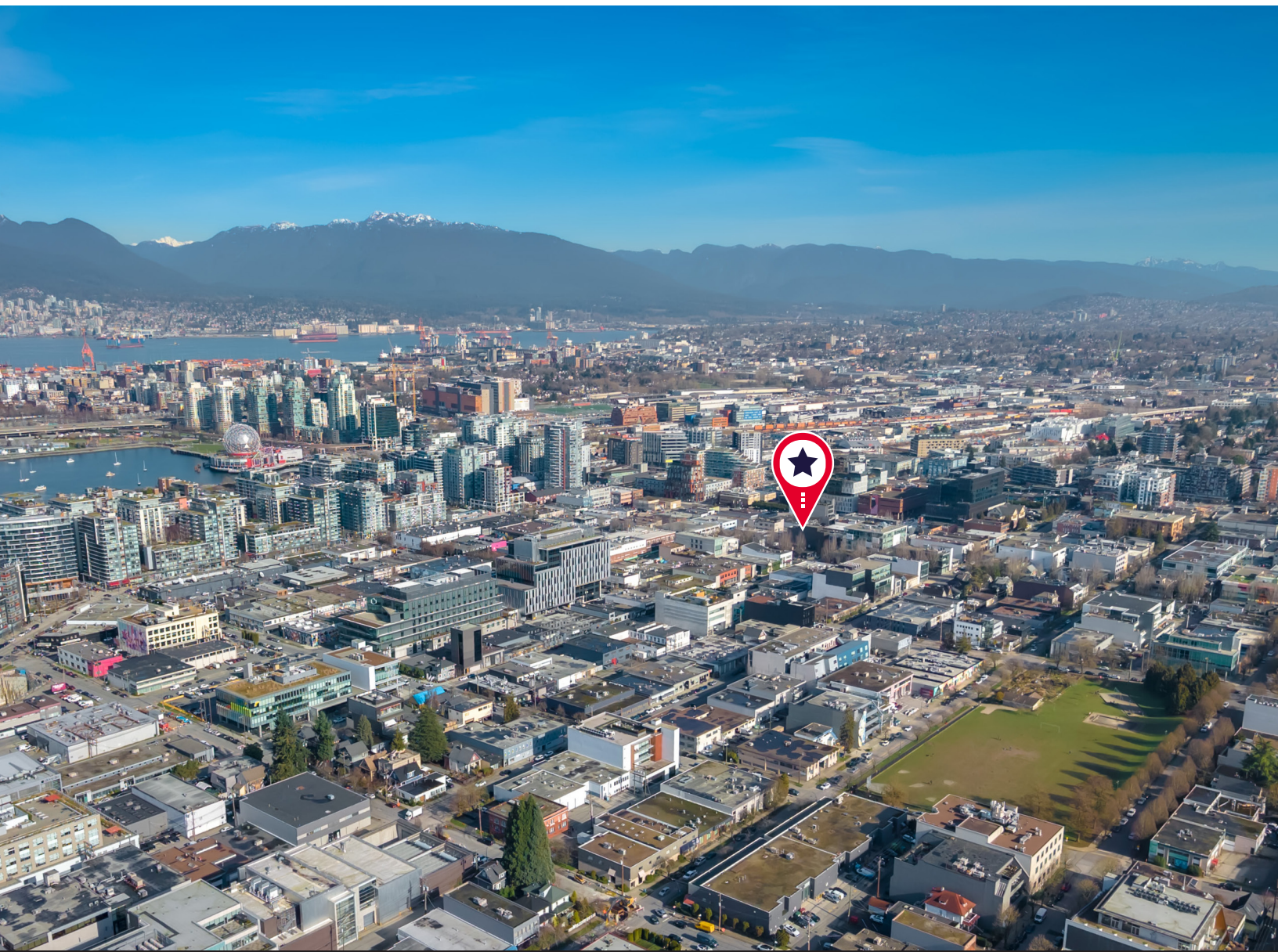
21. Whole Foods
22. BC Liquor Store
23. London Drugs
24. The Home Depot
25. Canadian Tire
26. Kingsgate Mall

FITNESS & AMENITIES

27. Altea Active
28. Mount Pleasant Community Centre
29. F45 Training False Creek
30. Creekside Community Centre
31. Anytime Fitness
32. CrossFit BC
33. Steve Nash Fitness World
34. Formation Studio
35. Modo Yoga Olympic Village
36. Monarc Boxing & Fitness
37. Rumble Boxing Studio Mount Pleasant
38. 604 Athletics
39. Tantra Fitness Mount Pleasant

DRIVE & WALK TIMES		
	Drive Time	Walk Time
Downtown Vancouver	10 mins	
Hwy 1	16 mins	
Vancouver International Airport	25 mins	
Olympic Village Station		16 mins
Broadway-City Hall Station		13 mins
Future Mt Pleasant Station		15 mins

17 EAST 5TH AVENUE



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