



SUITE 201 | FOR SUBLEASE

∞ WEST 7TH AVENUE

*Bright
North-Facing Views*

Vancouver, BC

Rare opportunity to sublease 2,418 sf of move-in ready, second floor production/showroom space with ancillary office in the heart of Vancouver's vibrant Mount Pleasant neighbourhood.



THE LOCATION

28 West 7th Avenue is ideally positioned in Vancouver's popular Mount Pleasant neighbourhood on West 7th Avenue between Ontario and Manitoba Streets. The building sits in proximity to Jonathan Rogers Park and provides access to abundant restaurant and shopping amenities including 33 Acres Brewing, Milano Coffee Roasters and Steamworks. 28 West 7th Avenue offers fantastic transit accessibility to both Olympic Village and Main Street-Science World Skytrain Stations, and immediate access to thoroughfares including Broadway, Kingsway, Main Street and West 2nd Avenue.

THE OPPORTUNITY

Situated in the heart of Vancouver's sought after Mount Pleasant neighbourhood, 28 West 7th Avenue offers a unique opportunity to sublease move-in ready production/warehouse space with ancillary office. This improved suite features a bright entry area, with an open concept layout suitable for open ancillary office area or showroom. Improvements include kitchenette, private washroom, large storage room and open work area. The building features prime exposure on West 7th Avenue and has direct dock loading access to the laneway at the rear.

Property Features

- North-facing unit with large windows providing abundant natural light and expansive views of the North Shore mountains
- Open concept space, suitable for production/warehouse use
- Bright window lined entry area ideal for showroom / ancillary office
- Kitchenette and private washroom
- Large storage room
- Exclusive dock loading into unit at rear
- Two (2) surfacing parking stalls at rear



Salient Details

SIZE:
2,418 SF

ASKING NET RENT:
\$18.00 PSF

ADDITIONAL RENT:
\$11.17 PSF (2025 estimate)

SUBLEASE EXPIRY:
September 29, 2027

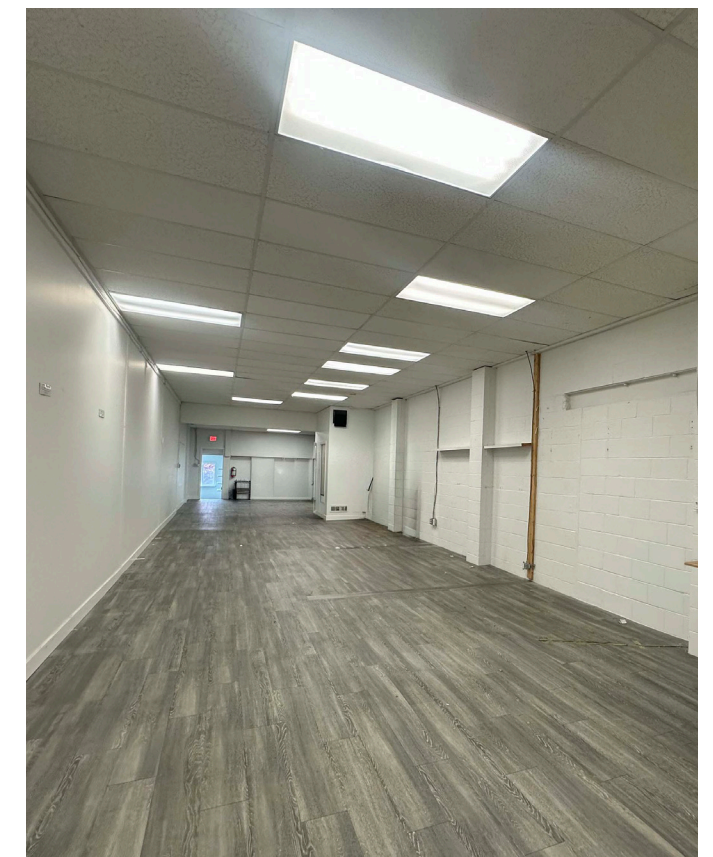
**Direct long term leases available*

ZONING:
I-1

PARKING
Two (2) surface parking stalls

AVAILABILITY
Immediately


PROPERTY PHOTOS




Note: Some photos have been edited using AI to remove or change certain objects, which may alter the appearance of the building or surroundings.

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

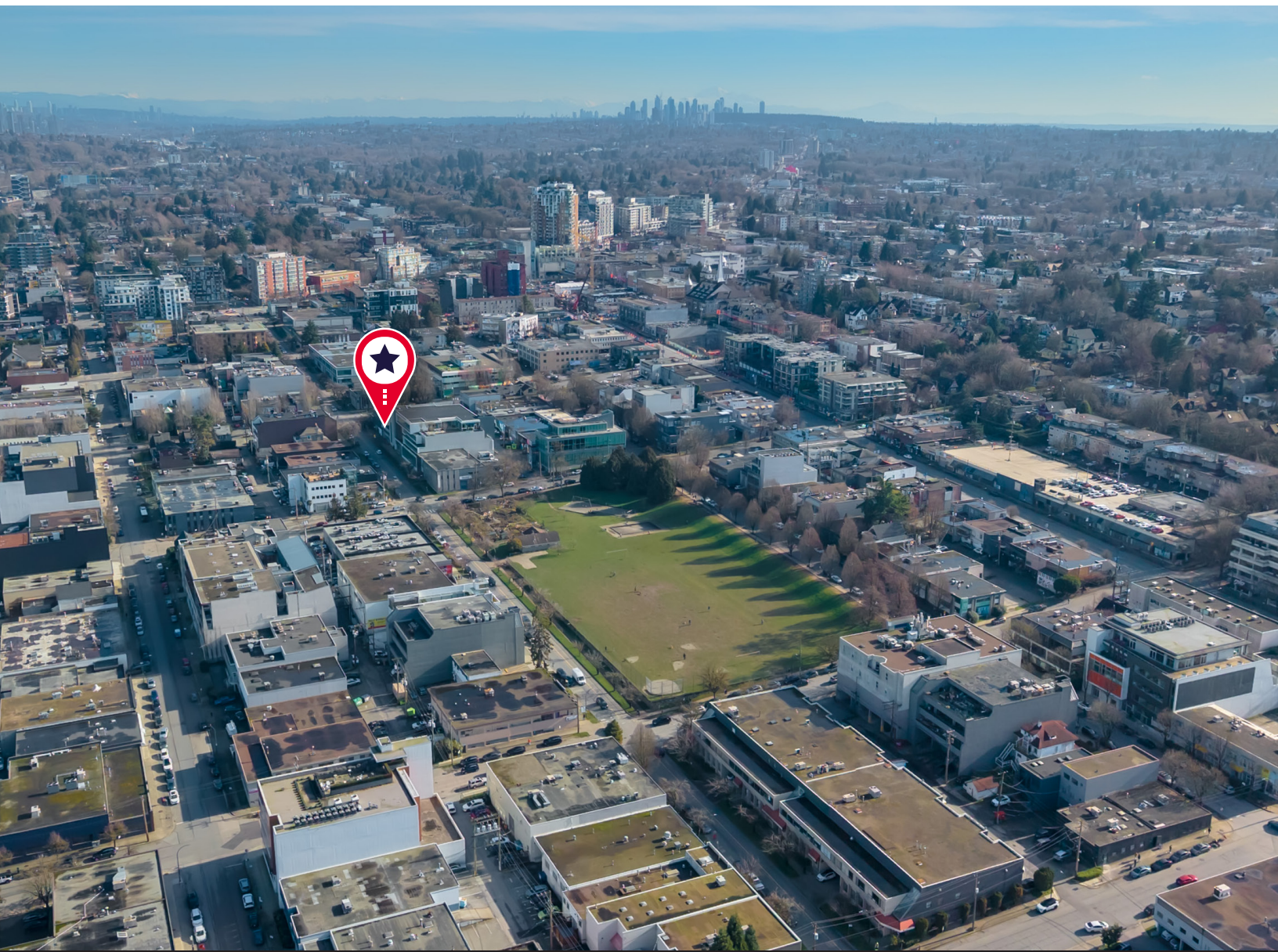
FITNESS & AMENITIES

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

FOR SUBLEASE

28 WEST 7TH AVENUE



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