



FOR LEASE | 14,070 SF  
**PLUG AND PLAY CREATIVE INDUSTRIAL SPACE**  
**CURRENTLY VACANT**

# 8 & WEST 5TH AVENUE

Vancouver, BC

Full Building Lease Opportunity  
in the heart of Mount Pleasant

Move In Ready Loft Style Character Space

Well Improved with Efficient Mix of Open Plan  
Production Areas and Ancillary Offices

Exclusive Roof Top Patio

Dock and Grade Loading

Ample Surface Parking





# THE OPPORTUNITY

Located in the heart of Mt. Pleasant, 68 West 5th Avenue offers a rarely available move-in-ready boutique leasing opportunity featuring high lofty ceilings and an ideal mix of open plan creative production office space, executive offices, boardroom, kitchen and lunch room. The property is surrounded by a wealth of nearby services and amenities including trendy eateries, craft breweries, and cafés just steps away from Olympic Village and Vancouver's world-famous seawall.

**Available Area:**  
14,070 SF

**Lease Rate:**  
Please contact listing agents

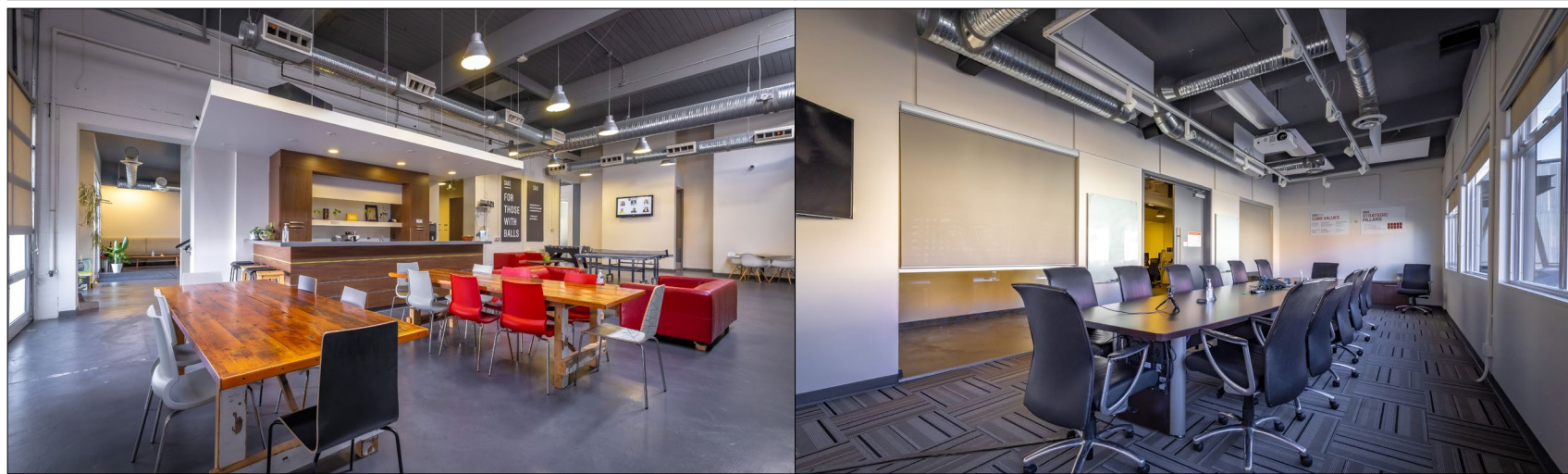
**Additional Rent:**  
\$15.50 per SF per annum (2026 estimate)

**Term:**  
5 Years

**Availability:**  
Please contact listing agents

**Parking:**  
14 Surface Stalls (available at market rates)  
and 3 Loading Bays

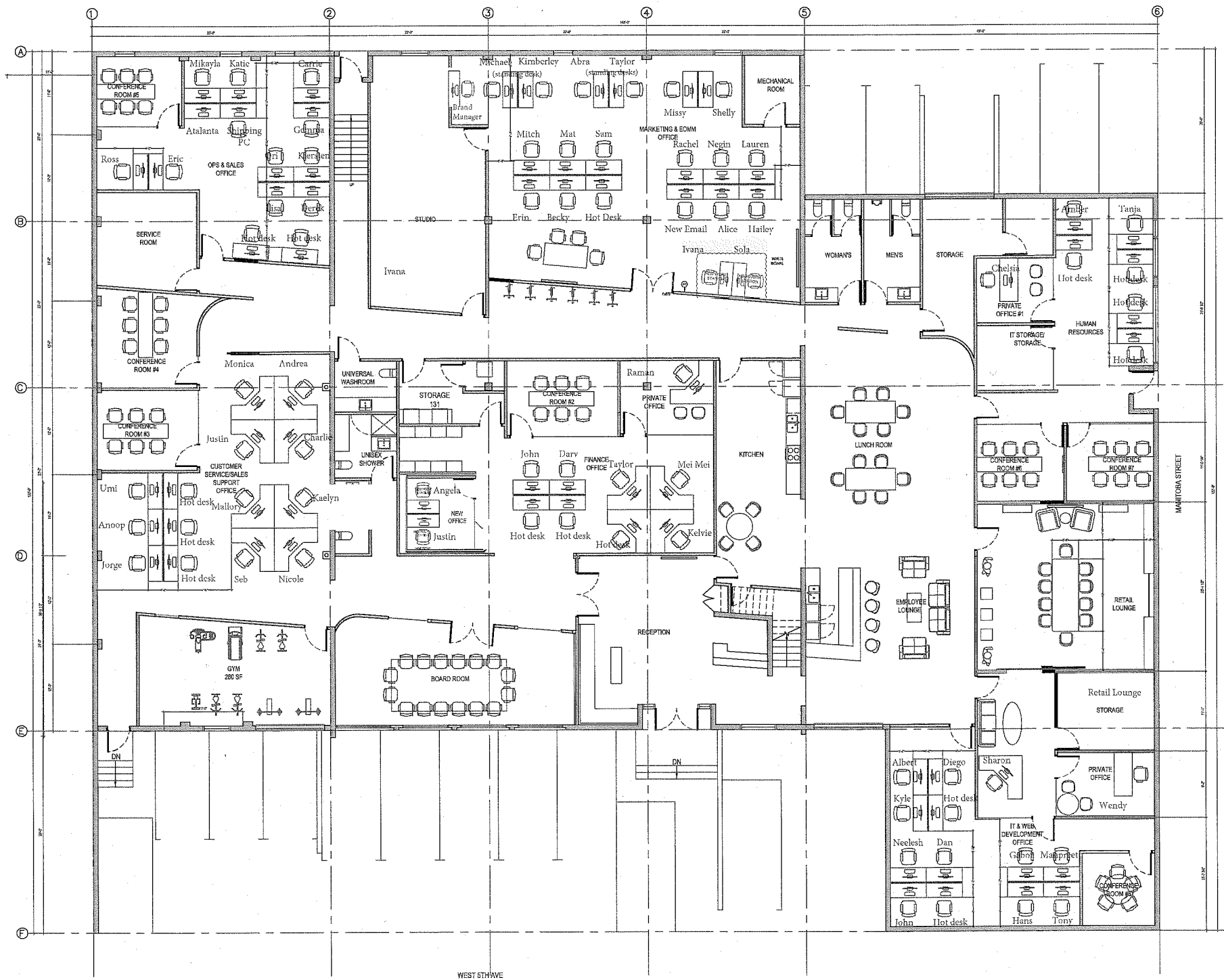
**Zoning:**  
Flexible I-1 Zoning



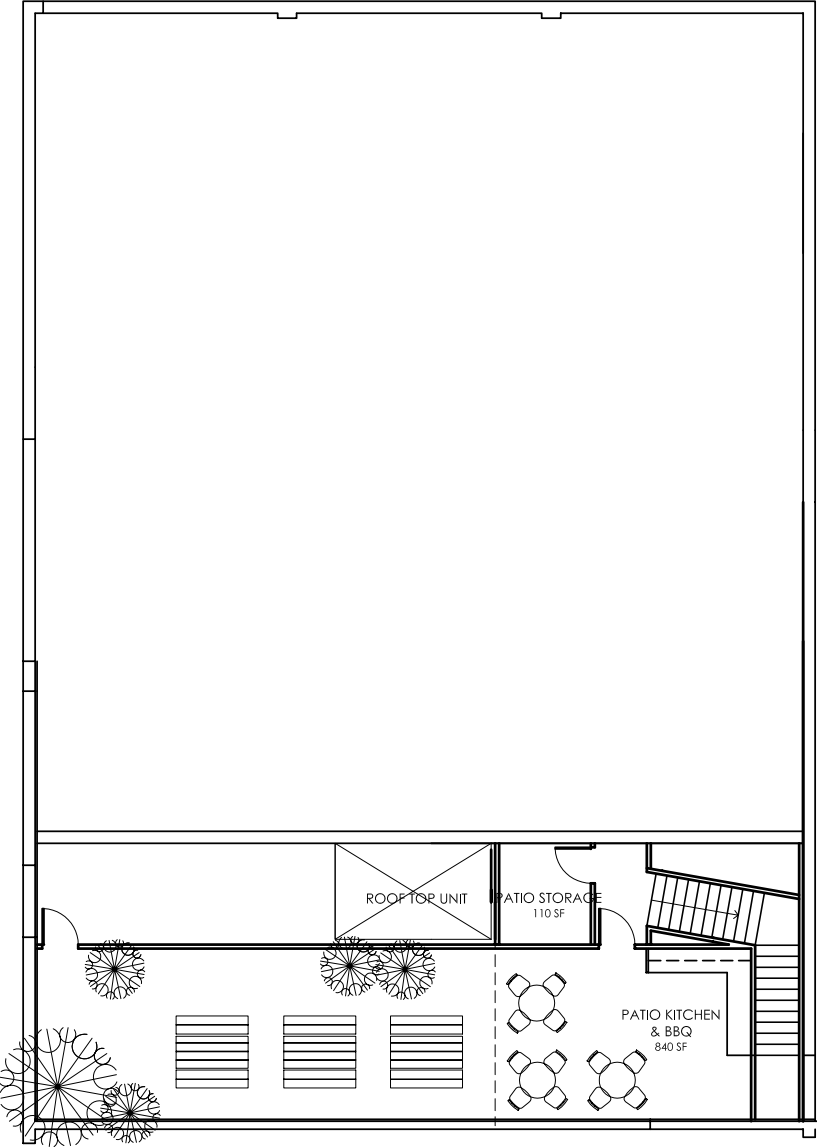
# PROPERTY HIGHLIGHTS

- Full building lease opportunity
- Move in ready improvements
- Ideal mix of open plan creative production office space, executive offices, boardrooms, weight room, bike storage, kitchen and lunch room
- Large private roof top patio
- Easily accessible surface parking
- High visibility corner branding/signage opportunity
- Two (2) dock & one (1) grade loading doors
- 18 ft ceiling heights with skylights and exposed timber
- 347/600V main switch with 4 x 150 amp units and 1 x 400 amp unit

FLOOR  
PLAN



PROPOSED ROOF TOP PATIO PLAN





# THE LOCATION



TRANSIT SCORE  
RIDER'S PARADISE  
**92**



BIKE SCORE  
BIKER'S PARADISE  
**95**



WALK SCORE  
WALKER'S PARADISE  
**99**



For more information, please contact:

**MATTHEW MACLEAN**  
Personal Real Estate Corporation  
Executive Vice President  
+1 604 640 5855  
matthew.maclean@cushwake.com

**ANDREI JELESCU**  
Personal Real Estate Corporation  
Associate Vice President  
+1 604 640 5812  
andrei.jelescu@cushwake.com

700 West Georgia Street, Suite 700  
Pacific Centre, PO Box 10023  
Vancouver, BC V7Y 1A1  
+1 604 683 3111  
cushmanwakefield.com



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