

FOR LEASE | COMMERCIAL SPACE
45 WEST 7TH AVENUE
VANCOUVER, BC

FREESTANDING BUILDING WITH PARKING LOT



- ▶ **Approximately 4,387 SF Office/Production Space**
- ▶ **Walking Distance to SkyTrain Stations**
- ▶ **Completely Renovated Building**

Location

The subject property is located on the north side of West 7th Avenue in the emerging commercial district of Mount Pleasant. This location allows exceptional access to public transit via SkyTrain, with Olympic Village, and Broadway-City Hall stations, only minutes away.

Highlights

- ▶ Newly renovated
- ▶ Private entrance lobby
- ▶ Parking available
- ▶ Close to public transit
- ▶ Full HVAC
- ▶ Freestanding building

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The Site

This 4,387 SF space single story concrete block building offers an opportunity to locate in a highly sought after and central neighbourhood surrounded by major population nodes. This incredibly central location is within a five minutes drive of downtown with far less congestion and at a significantly lower cost.

Zoning

I-1 – zoning is intended to permit a wide range of industrial commercial uses including offices, brewing or distilling, software, laboratory, wholesaling, manufacturing, post production, and some service based businesses.

Features

This office/production/warehouse building is unique to the area as it offers high quality with concrete construction, high ceilings, abundance of glass, private offices, and open areas.

- ▶ Reflective storefront glazing
- ▶ HVAC system
- ▶ 2 washrooms
- ▶ Signage opportunity
- ▶ Boardrooms
- ▶ Heavy electrical service
- ▶ LED high output lighting fixtures
- ▶ Fibre lines to the building
- ▶ Large kitchen
- ▶ Storage Area



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Parking

16 parking stalls available at prevailing monthly parking rates

Available Space (Approximate)

4,387 SF

**Not pure office, please discuss with listing agent.*

All measurements are approximate and must be verified by the subtenant.

Basic Rent

\$30.00 PSF net

Additional Rent (2020 Estimate)

\$25.40 PSF net, inclusive of janitorial and utilities

Lease Term

3 - 5 year lease, or longer

Availability

February 1, 2020

Actual Floor Plan

