

FOR SUBLEASE

SUITE 202
28 WEST 7TH AVENUE

Vancouver, BC

2,580 sf of well-appointed light industrial and ancillary office space



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**Personal Real Estate Corporation* | Macdonald Commercial Real Estate Services Ltd.

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CORFAC
INTERNATIONAL

SUITE 202

28 WEST 7TH AVE

Vancouver, BC

PROPERTY DESCRIPTION

Extensively renovated second-floor premises featuring skylights, rear-facing glazing, and 14 ft ceilings. Improved with a dedicated front entrance off West 7th Avenue, rear dock loading access, in-suite kitchenette, boardroom, open collaborative areas, and enclosed storage. Well suited for office, creative, light industrial, production, or showroom uses. Sublease to October 31, 2028, with potential for a direct headlease with the landlord.

LOCATION DESCRIPTION

Ideally situated in Vancouver's Mount Pleasant neighbourhood between Ontario and Manitoba Streets, 28 West 7th Avenue offers excellent access to Jonathan Rogers Park, Olympic Village, and Broadway, with strong transit and arterial connectivity via Broadway, Kingsway, and West 2nd Avenue.

PROPERTY SUMMARY

ADDRESS

Suite 202 – 28 West 7th Avenue, Vancouver, BC

AVAILABLE SPACE

2,580 sq ft

NET RENT

\$30.50 per sq ft per year

CEILING HEIGHT

14 ft

ADDITIONAL RENT

\$11.38 per sq ft per year

SUBLEASE

Term to October 31, 2028

PARKING

5 reserved stalls at \$135 per stall per month (4 underground, 1 at rear)

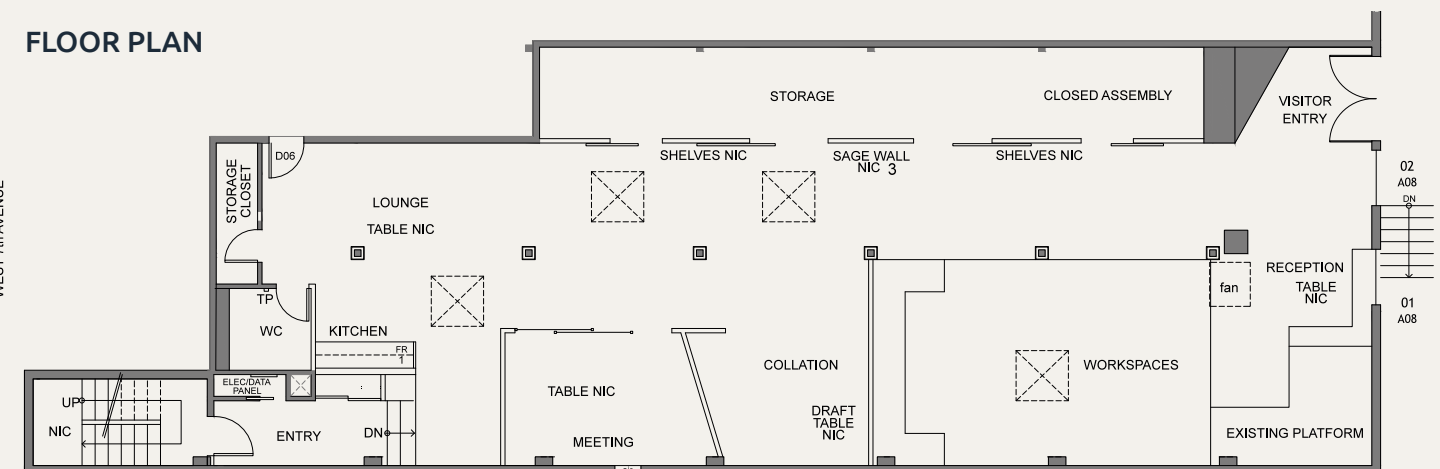


FEATURES & AMENITIES

- » Extensively renovated second-floor premises
- » Front entrance and walk-up access from West 7th Avenue
- » Signage opportunity
- » Skylights and rear-facing glazing providing ample natural light
- » Double man-door access from rear dock loading ramp
- » In-suite kitchenette and large boardroom
- » Open collaborative work areas
- » 14 ft ceiling height
- » Enclosed storage areas
- » Flexible layout suitable for a variety of zoning-compliant uses
- » Five reserved parking stalls (4 underground, 1 at rear)
- » Sublease term to October 31, 2028, with potential for additional term via direct headlease with the landlord



FLOOR PLAN





NEARBY AMENITIES

● RESTAURANTS / CAFES

- | | |
|---|-----------------------------------|
| 1. Tap & Barrel | 13. Tacofino Ocho |
| 2. Terra Breads Bakery/Café | 14. Elysian Coffee |
| 3. CRAFT Beer | 15. 33 Acres Brewing Company |
| 4. Nook | 16. Milano Coffee Roasters |
| 5. BREWHALL | 17. Cream Pony |
| 6. Earnest Ice Cream | 18. The Whip Restaurant & Gallery |
| 7. The Narrow Lounge | 19. Como Taperia |
| 8. Nuba | 20. Fox Cabaret |
| 9. R&B Ale & Pizza House | 21. Budgies Burritos |
| 10. Purebread | 22. Fable Diner |
| 11. The Juice Truck | 23. AJ's Brooklyn Pizza Joint |
| 12. Mount Pleasant Vintage & Provisions | |

● PARKS & RECREATION

- Jonathan Rogers Park
- Mount Pleasant Community Centre
- Guelph Park

● SHOPPING AND SERVICES

- Canadian Tire
- Whole Foods Market
- The Home Depot
- London Drugs
- MEC Vancouver

..... LEGEND

- BROADWAY PROJECT
 — CANADA LINE
 — EXPO LINE

Walk Score
100
VERY WALKABLE

Bike Score
92
VERY BIKEABLE

Ride Score
90
RIDER'S PARADISE

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