

FOR LEASE

Thesis

SL 7, 147 West 49th Avenue, Vancouver, BC



Sid Sachdeva*

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Macdonald Commercial Real Estate Services Ltd.

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COMMERCIAL

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CORFAC
INTERNATIONAL

THESIS

SL 7, 147 West 49th Avenue
Vancouver, BC

Unit SL7 at Thesis offers approximately 783 SF of premium commercial space in a brand-new, mixed-use development by Alabaster Homes. The building pairs modern architecture and strong pedestrian exposure with a built-in residential community above, creating a steady, day-to-day customer base at your doorstep.

Ideally suited to office, medical, wellness, studio, or service-based uses, SL7 is a rare opportunity to establish your business in one of Vancouver's fastest-growing communities.

Location

Unit SL7 at Thesis offers approximately 783 SF of premium commercial space in the heart of Vancouver's rapidly evolving Oakridge neighbourhood. Located directly across from Langara College and just a 5-minute walk to Langara-49th Canada Line Station, this brand-new mixed-use development by Alabaster Homes provides exceptional connectivity to Downtown Vancouver, YVR, UBC, Metrotown, and Richmond.

Features

Thesis features modern architecture, strong pedestrian exposure, and a built-in residential community above. Ideal for office, medical, wellness, studio, or service-based uses, SL7 benefits from proximity to Oakridge Park, Langara Golf Course, YMCA, and surrounding retail amenities. A rare opportunity to establish your business in one of Vancouver's fastest-growing transit-oriented communities.

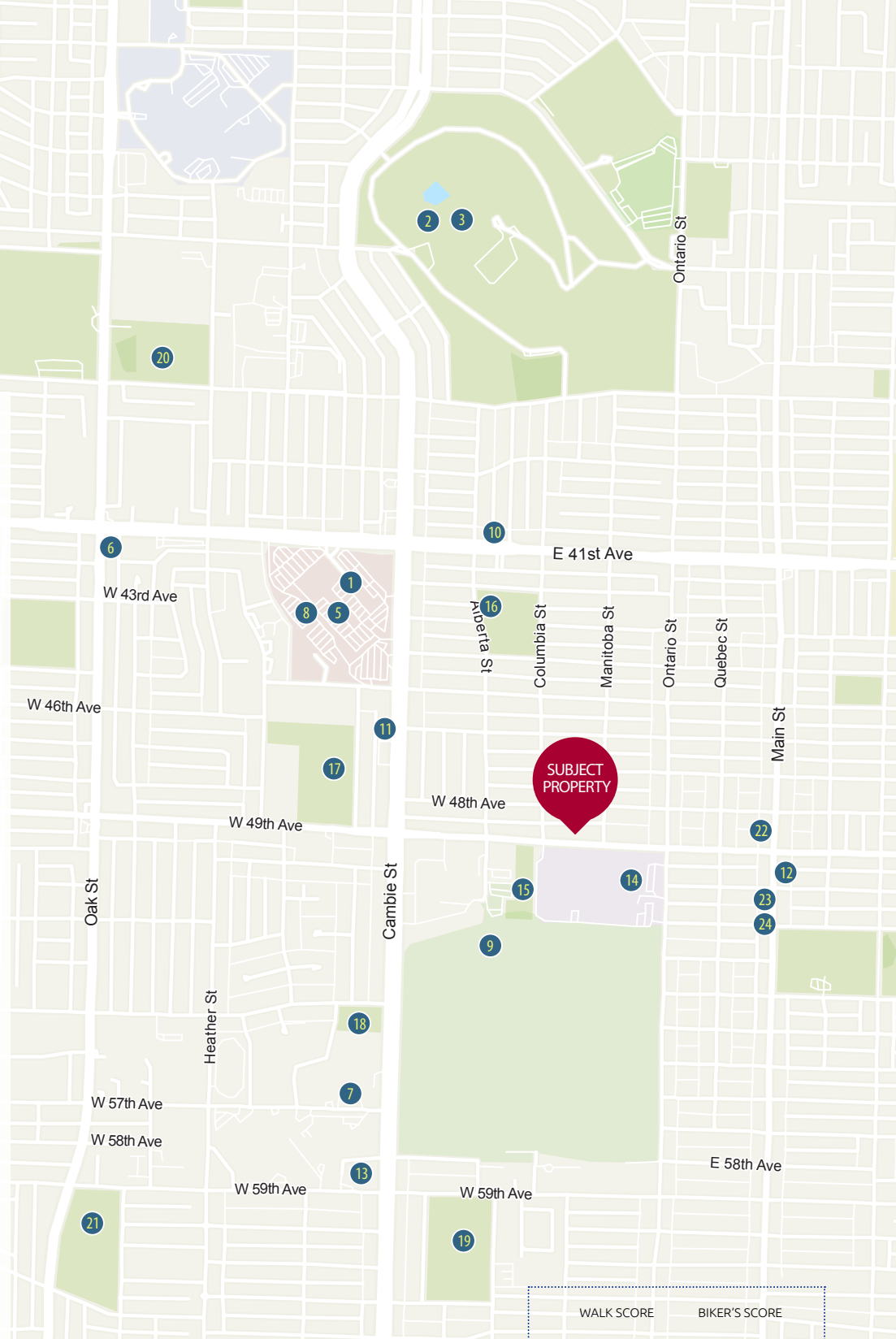


PROPERTY DETAILS

PROPERTY TYPE	AVAILABLE AREA
Office / Commercial	±783 SF
UNIT	BASIC RENT
SL7	\$60.00 / SF / yr
DEVELOPMENT	Thesis, by Alabaster Homes
IDEAL USES	Office, medical, wellness, studio, or service-based

NEARBY AMENITIES & SHOPPING

1. Oakridge Park
2. Queen Elizabeth Park
3. VanDusen Botanical Garden
4. Bloedel Conservatory
5. Time Out Market Vancouver
6. Maple Cafe
7. Dylan's
8. Mee Bar
9. Langara Clubhouse
10. Feast & Fallow
11. Elysees Cafe & Bakery
12. Roots Café
13. Cafe Algan
14. Starbucks (W 49th Ave)
15. Langara Park
16. Columbia Park
17. Tisdall Park
18. Cambie Park
19. Winona Park
20. Montgomery Park
21. Marpole Oakridge Community Centre
22. Persia Foods Produce Markets
23. Punjab Food Center
24. Bangla Bazar



WALK SCORE	BIKER'S SCORE
85	82
source: walkscore.com	

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