



FOR SUBLEASE
THE NICKEL BUILDING
285 WEST 5TH AVENUE

VANCOUVER, BC

- +16,144 TO 32,288 SF
- + TECH & CREATIVE OFFICE SPACE IN MT PLEASANT
- + ROOFTOP PATIO WITH VANCOUVER NORTH SHORE VIEWS



THE HIGH
TECHNOLOGY
FACILITIES GROUP



PROPERTY DETAILS

Area:	3rd Floor: 16,144 SF 4th Floor: 16,144 SF Total 32,288 SF Note: Floors can be subleased separately or together
Asking Rent:	Please contact agents
Additional Rent:	\$18.24 PSF (2025 est.) includes janitorial and hydro
Availability:	With notice
Furniture:	Available
Parking:	Ample secure underground parking at monthly market rates



Shared Rooftop Patio



Lobby

BUILDING FEATURES

Shared rooftop furnished patio

North Shore mountain views

12.5' ceilings

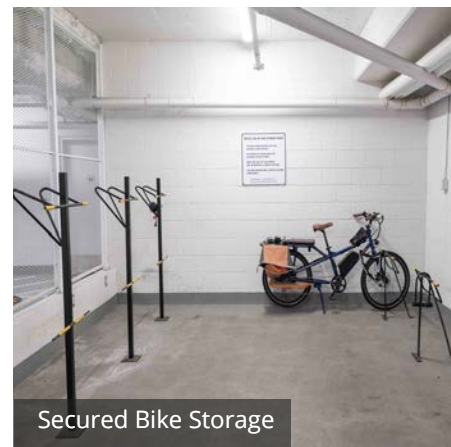
Built in 2019

Floor to ceiling windows

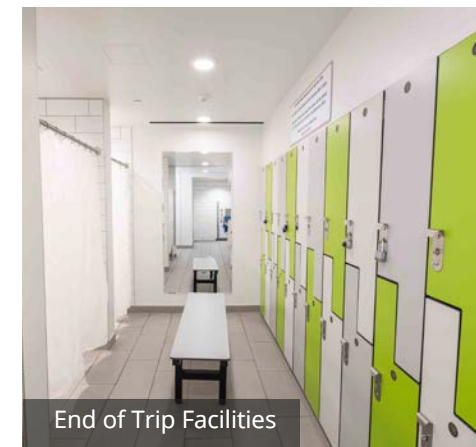
End of trip facilities

Secured bike storage

Secure underground parking



Secured Bike Storage



End of Trip Facilities

FLOOR PLANS

3RD FLOOR - 16,144 SF

285 WEST 5TH AVENUE, VANCOUVER, BC



16,144 SF

- Multiple Large Open "Neighbourhood" Areas
- 4 Meeting Rooms
- 2 Boardrooms
- 3 Sound Proof Meeting Rooms
- Large Kitchen with Staff Lounge
- Storage/Copy Room



FLOOR PLANS

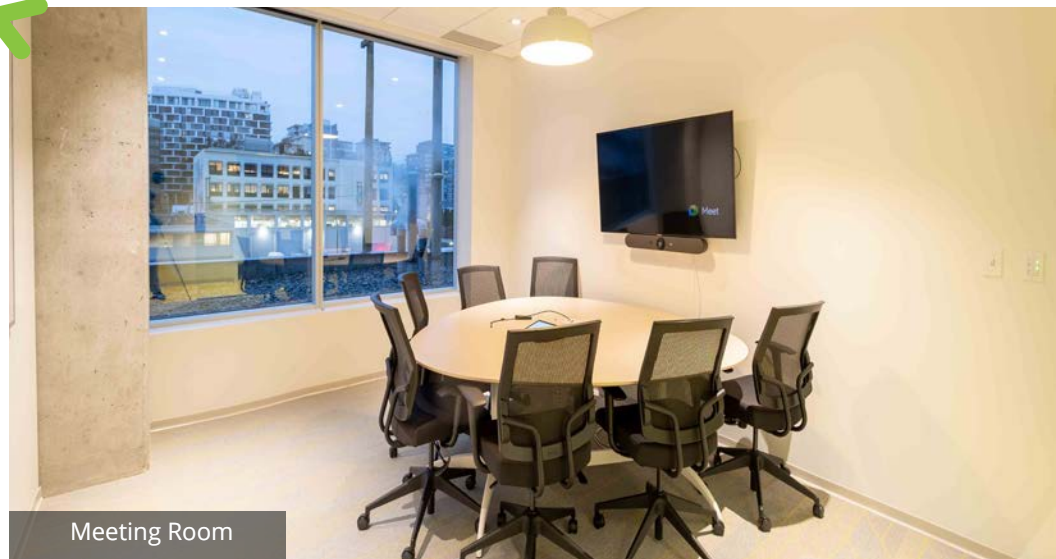
285 WEST 5TH AVENUE, VANCOUVER, BC

4TH FLOOR - 16,144 SF



16,144 SF

- Multiple Large Open "Neighbourhood" Areas
- 8 Meeting Rooms
- 4 Sound Proof Meeting Rooms
- Large Kitchen with Staff Lounge
- Storage Room
- Server Room



3RD & 4TH FLOOR FEATURES

285 WEST 5TH AVENUE, VANCOUVER, BC



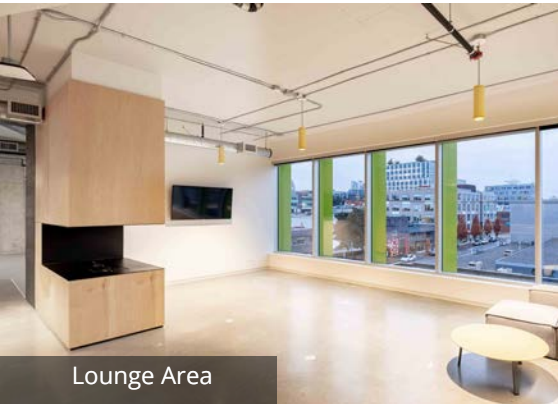
Meeting Room



Open Workspace



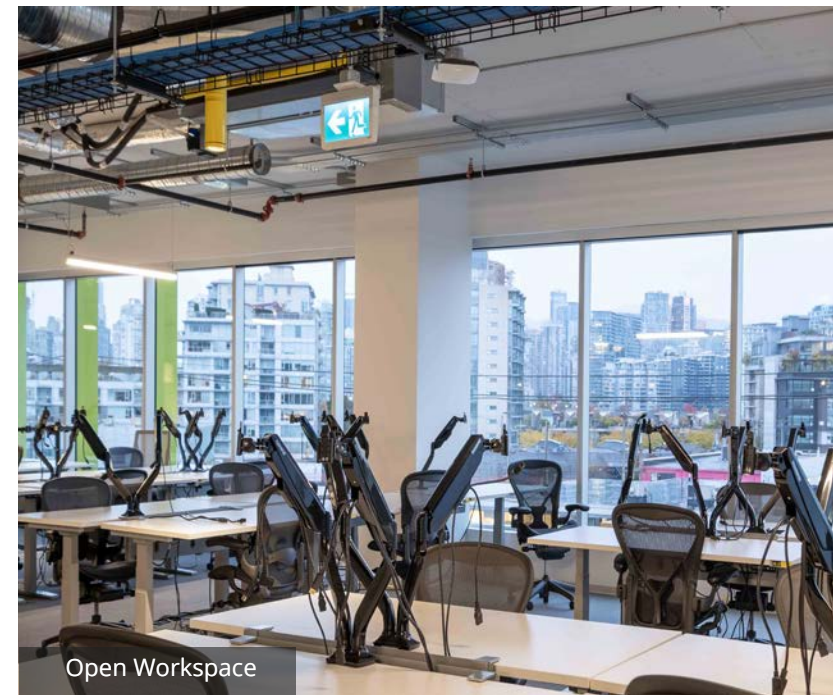
Kitchen & Lounge Area



Lounge Area



Kitchen



Open Workspace



Boardroom




Seating Area

THE LOCATION

285 West 5th Avenue is located in the heart of Mount Pleasant, Vancouver's melting pot of innovation and creativity. The building is located close to the Yukon Street bike path and features on-site bike end of trip facilities. The location is a 'Commuter's Paradise' with an exceptional Transit Score for easy access. It is close to Olympic Village and Broadway-City Hall Canada Line Stations, plus the Broadway SkyTrain Extension line coming 2026.

Tenants will be nearby shops, restaurants, food trucks, breweries, grocery stores, and the world famous Seawall. A true West Coast experience to work in.

 **90**
Very Walkable

 **99**
Biker's Paradise

 **95**
Excellent Transit

A Few Neighbourhood Amenities

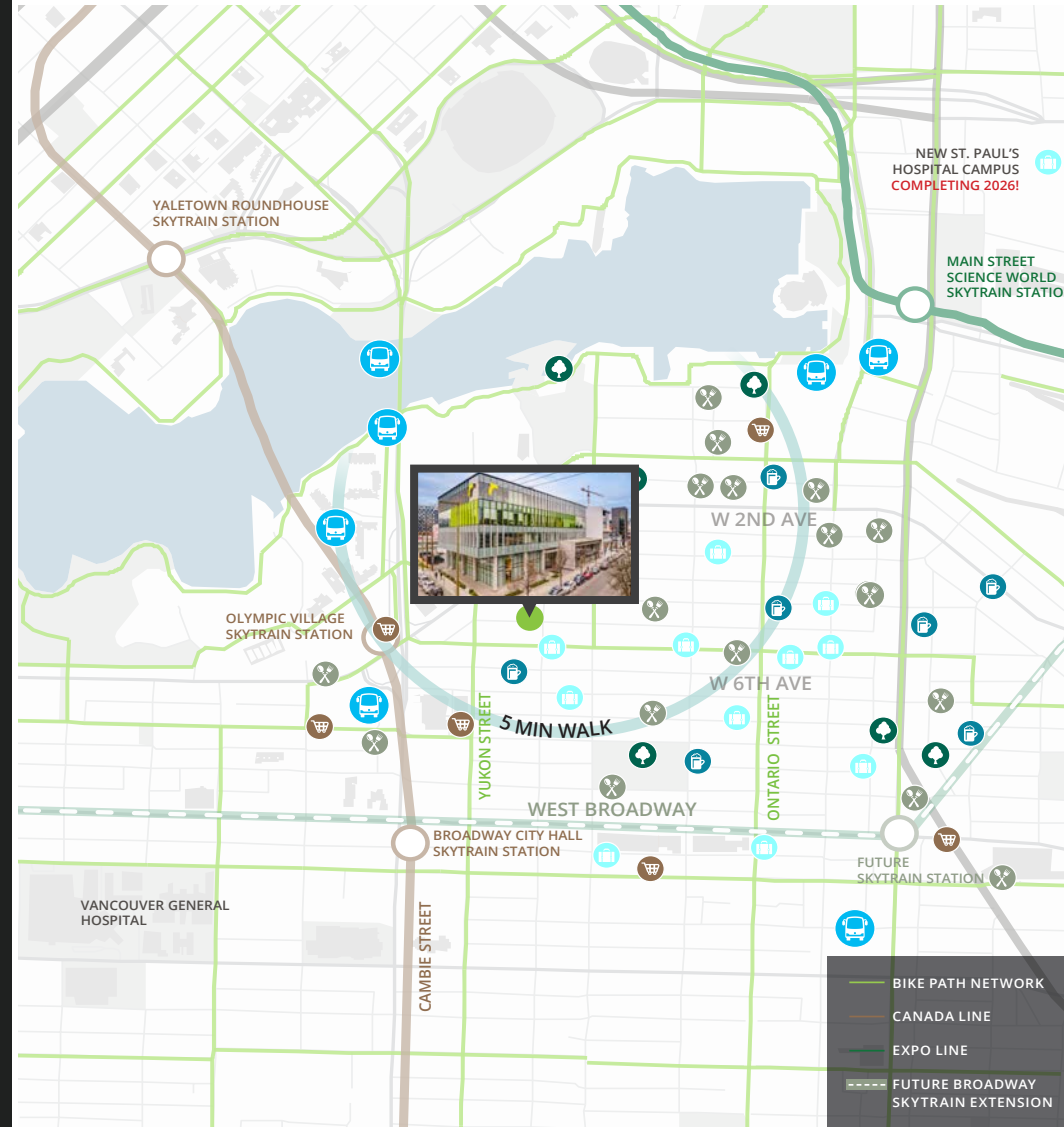
- Blenz Coffee
- Brewhall
- CRAFT Beer Market
- Elysian Coffee
- Faculty Brewing Co
- Gusto A Taste of Italy
- JJ Bean Coffee
- Nook
- Prototype Coffee
- Purebread
- Tacofino Ocho
- Tap & Barrel
- Terra Breads
- The Juice Truck
- Tractor
- Vintage and Provisions
- Altea Gym
- Best Buy
- BMO Bank
- Canadian Tire
- Creekside Recreation Centre
- Hinge Park
- London Drugs
- New St. Paul's Hospital
- RBC Royal Bank
- Save-On-Foods
- Seawall
- Scotiabank
- TD Canada Trust
- The Home Depot
- Vancouver City Hall
- Vancouver General Hospital



147+
RESTAURANTS

72+
BARS/CAFES

8
BUS LINES



CONVENIENCE & CONNECTIVITY

285 WEST 5TH AVENUE, VANCOUVER, BC

The Nickel building at 285 West 5th Avenue is conveniently located in the heart of transit, amenities and services. The Canada Line, Expo Line, and the future Broadway Millenium Line are all in close proximity and will easily get you around Metro Vancouver. Explore a variety of restaurants, from cozy bistros to trendy fusion spots. Whether it's a quick lunch, client meeting, banking, gym, or just a coffee break, the building is close to everything.



TRANSIT

Travelling from either Canada Line, Expo Line, or the future Broadway Millenium Line, tenants are connected within Metro Vancouver. You can reach YVR Airport in about 20 minutes and Downtown Vancouver is only a 5 minute ride away.



CAFES

Local cafes like Please Beverage Co across the street and Protoype Coffee offer cozy atmospheres and excellent coffee, making them ideal spots for remote work or casual office meetings.



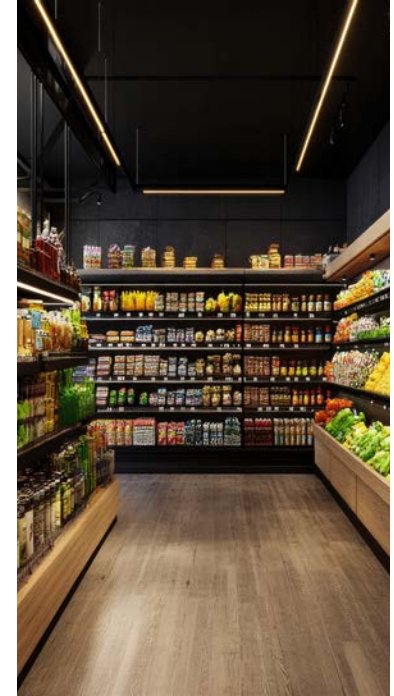
RESTAURANTS

Mount Pleasant has popular restaurants that feature everything from local farm to table initiatives and bring together cuisines from all over the world. These dining spots make the neighbourhood a culinary hotspot in Vancouver.



BREWERIES & BARS

The area is a craft beer lover's paradise, featuring a variety of unique breweries and bars like 33 Acres Brewing Company and Mount Pleasant Vintage and Provisions.



GROCERY & RETAIL

Local grocery stores and retailers offer diverse and culturally rich products, fostering a deep sense of community and connection among people. Most notable grocery stores include Whole Foods and Save on Foods which are only an 8 minute walk away.



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