



FOR LEASE | 128 West 6th Avenue, Vancouver, BC

STRATA OFFICE IN MOUNT PLEASANT

Opportunity to lease approximately 5,701 SF of second floor office space. The combined units are comprised of private offices, meeting rooms, reception area, kitchen, open work areas, private washrooms. 6 secure underground parking stalls.



Chris Oteman

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Salient Details

Civic Address

Units 201–207, 128 West 6th Avenue, Vancouver, BC
V5Y 1K6

Size (Approx.)

5,701 SF

Basic Rent

\$29.00/SF

Additional Rent

\$16.62 (2023 est.)

Parking

6 secured stalls at market rate

Available

Immediately

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Location

This property is located on West 6th Avenue between Columbia and Manitoba Streets which is a 10-minute walk to the Canada Line Station. Within close proximity are many restaurants, banks, retail and amenities that Mount Pleasant has to offer.

Property

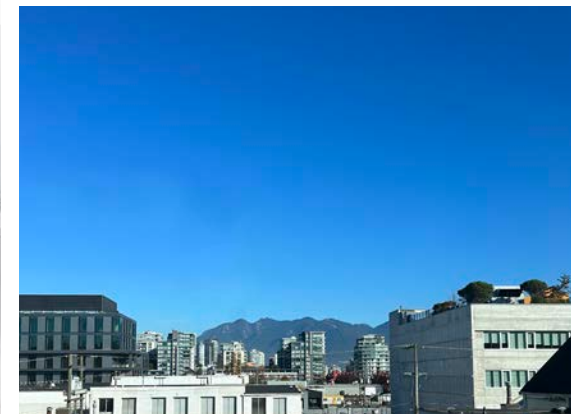
The units are located on the second floor of this 4-storey concrete mixed commercial and residential strata building.

These 7 strata units are combined into one continuous space with excellent natural light from North facing windows with views of the Downtown skyline and the North-shore mountains.

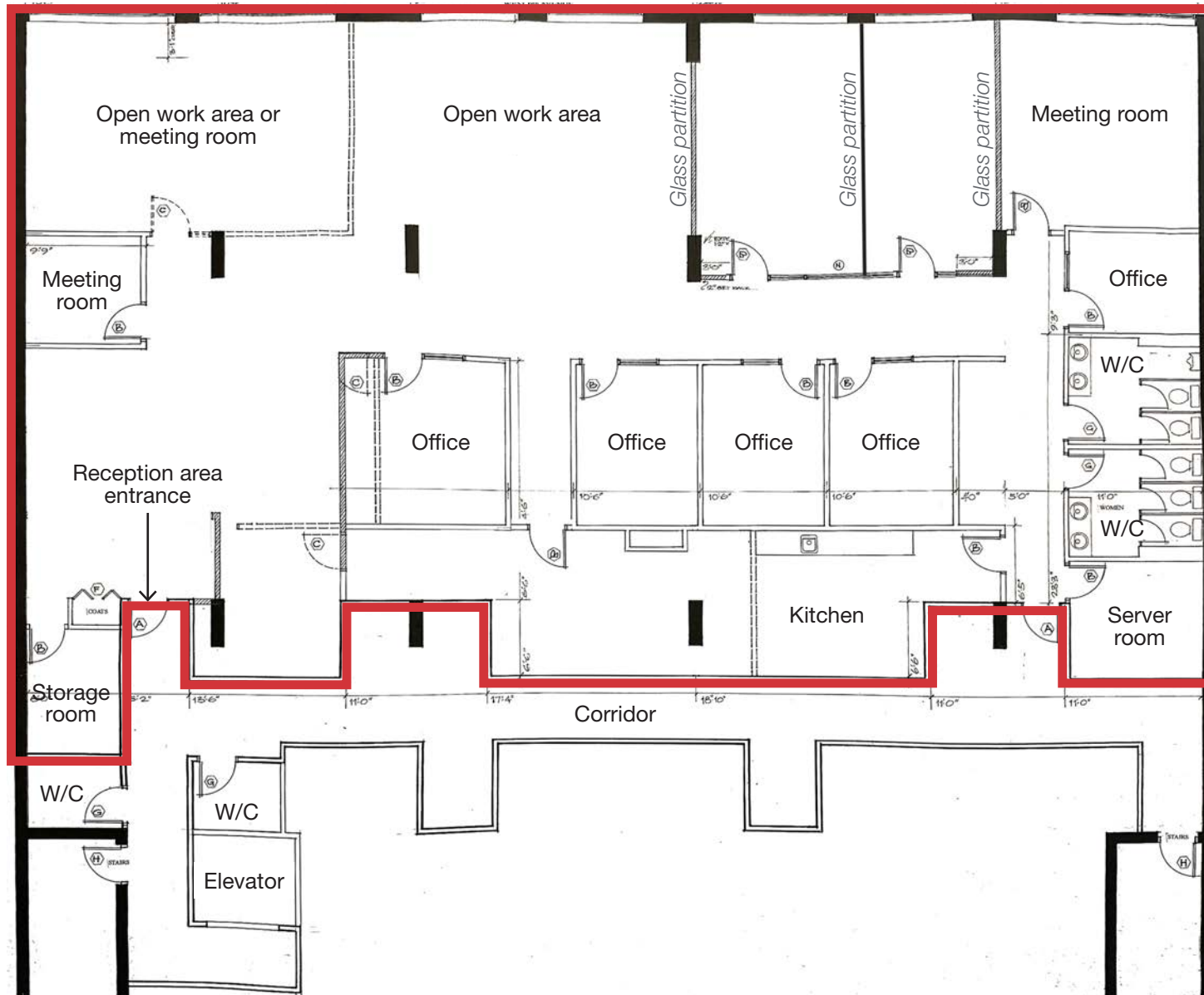
The building has a grade-level loading door with access from the alley and a large freight elevator. 6 secured underground parking stalls are available.

Features

- ▶ North facing city and mountain views
- ▶ Heat and air-conditioned
- ▶ Sprinklered
- ▶ Lots of natural light
- ▶ Opening windows
- ▶ **6 secure underground parking stalls**
- ▶ Grade-level loading
- ▶ Freight elevator

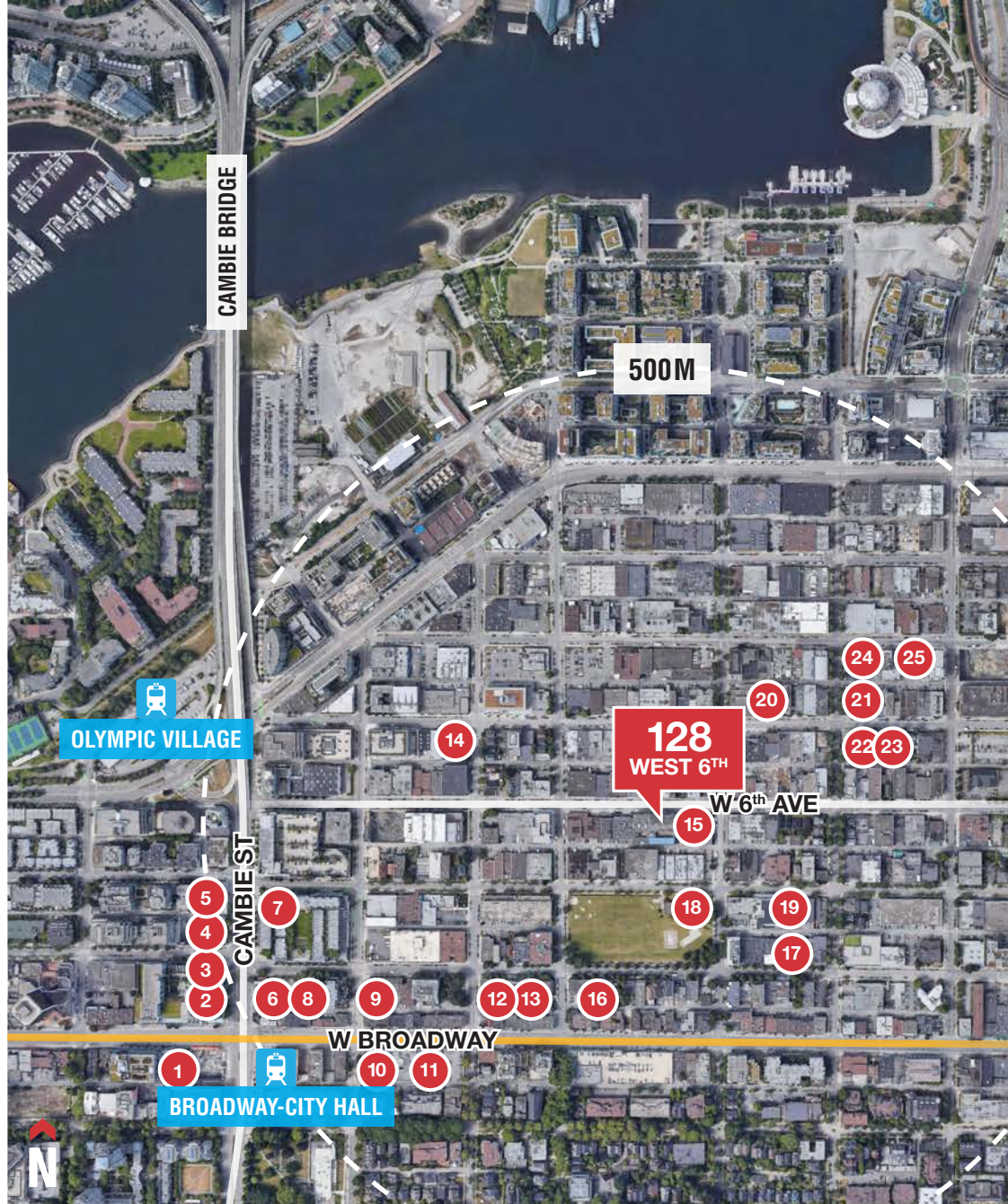


WEST 6TH AVENUE



Current Layout

Mix of private offices and meeting rooms, reception area, large open spaces with glass partitions for workstations, large kitchen, server room, and private washrooms.



1. le Mexican Grill
2. RBC Royal Bank
3. Whole Foods Market
4. BC Liquor Store
5. La Ruota Pizzeria
6. Wendy's and A&W
7. Save-On-Foods
8. Uma Sushi
9. La Taqueria
10. Sushi California
11. No Frills Market
12. Fatburger
13. Aperture Coffee Bar
14. Honest to Pete Coffee
15. Mangia Cucina & Bar
16. Milano Coffee Roasters
17. 33 Acres Brewing
18. Camion Cafe
19. Elysian Coffee
20. Terra Breads
21. Purebread
22. Tacofino
23. Field & Social
24. Electric Bicycle Brewing
25. R&B Ale & Pizza House

91 WALKER'S PARADISE

93 RIDER'S PARADISE

97 RIDER'S PARADISE

NAI Commercial

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