

Office Space

For Sublease

22 East 5th Avenue

Vancouver, BC

3rd Floor - 11,692 Rentable Square Feet

6th Floor - 11,541 Rentable Square Feet

Two Full Floors Available - Mount Pleasant Improved Office Space



Contact Agents

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CBRE

The Opportunity

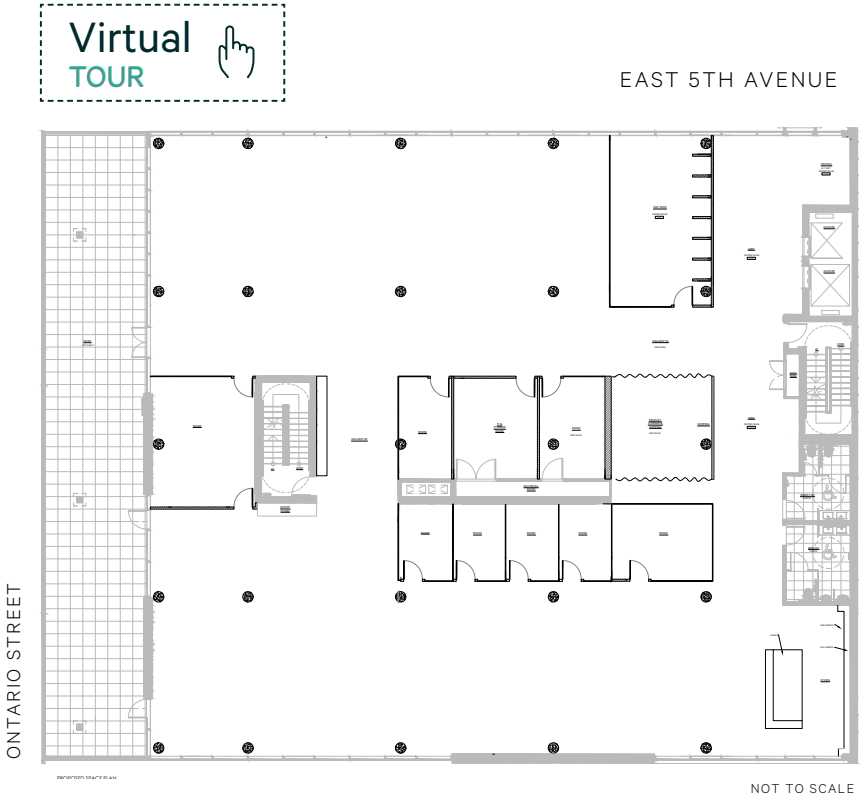
This new, modern six storey building features covered and secure parking and bike storage with access to lockers and showers. The entire 3rd and 6th floor premises are fully improved with offices and open plan ready for occupancy, and features opening windows and fantastic outlook into a rapidly developing office node near Main Street. HVAC is provided from a heat pump system allowing flexible hours of operation. It is serviced by two passenger elevators. Building managed by Warrington PCI.

3rd Floor Details

Premises:	3rd Floor / Suite 300
Rentable Area:	11,692 SF
Asking Net Rent:	Contact Listing Agent
Additional Rent:	\$19.63 (2025 Est.)
Available:	December 1, 2025
Expiry:	September 29, 2028
Parking:	Secured covered parking in building
Private Deck Space:	West side exterior deck for Subtenant's exclusive use

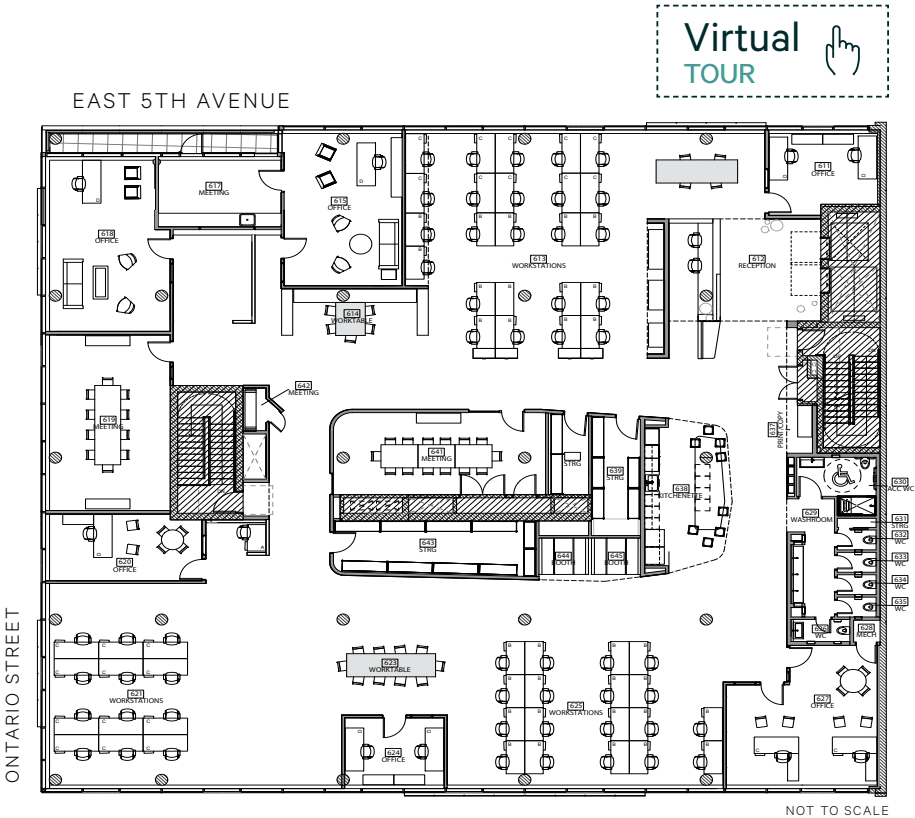


The 3rd & 6th floors feature a private deck for Subtenant's exclusive use



6th Floor Details

Premises:	6th Floor / Suite 600
Rentable Area:	11,541 SF
Asking Net Rent:	Contact Listing Agent
Additional Rent:	\$19.63 (2025 Est.)
Available:	June 1, 2025
Expiry:	September 29, 2028
Parking:	Secured covered parking in building
Private Deck Space:	North side exterior deck for Subtenant's exclusive use

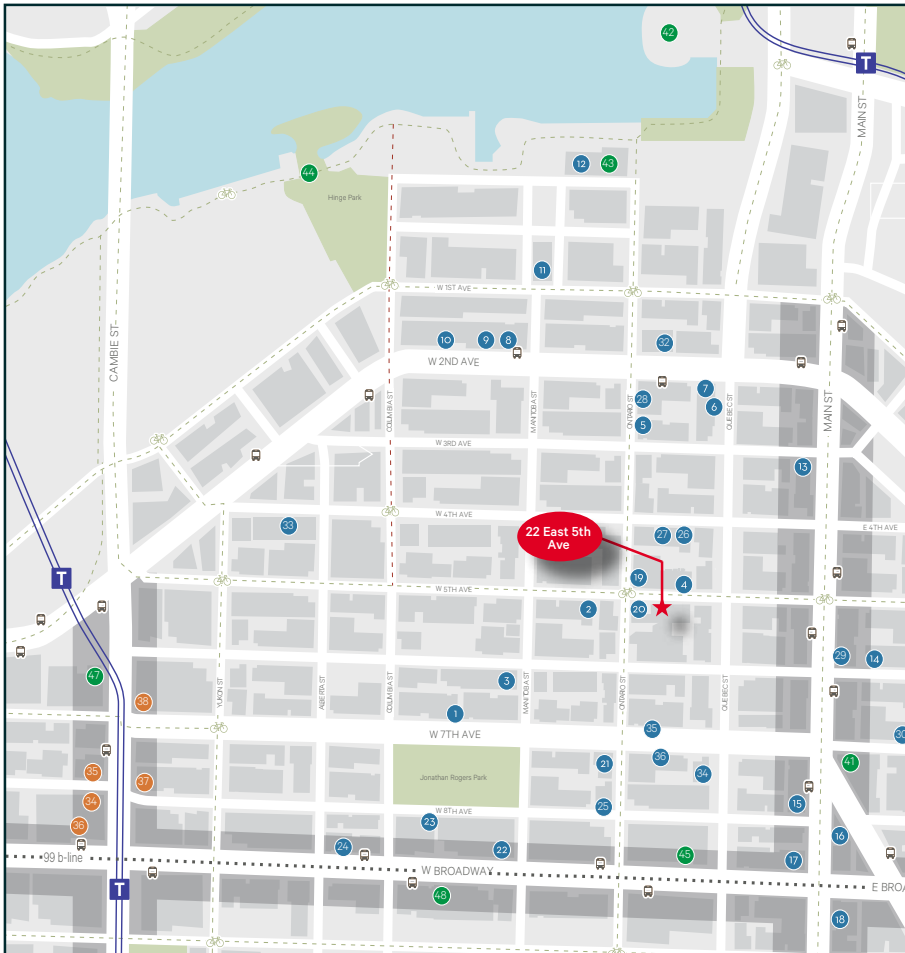


OPERABLE WINDOWS



The Location

22 East 5th Avenue is located in Vancouver's emerging Mount Pleasant neighbourhood, a vibrant commercial, office, light manufacturing, dining and entertainment hub. The convenient location on the southeast corner of East 5th Avenue and Ontario Street provides excellent access to Downtown Vancouver and all major transport arterial routes to Greater Vancouver.



Neighbourhood Amenities

RESTAURANTS | BARS | PUBS | BREWERY

1. Nectar Juice
2. Juice Truck
3. Mangia Cucina & Bar
4. Peaceful Restaurant
5. Argo Café
6. Earnest Ice Cream
7. Glory Juice
8. Bao Down Gastropub
9. The Flying Pig
10. Ophelia
11. Craft Beer Market
12. Tap & Barrel
13. Nuba Café
14. The Whip
15. Eight 1/2 Restaurant Lounge
16. The Wallflower
17. Fable Diner
18. Caffé Barney
19. Purebread
20. Tacofino
21. Elysian Coffee Roasters
22. Starbucks
23. Milano Coffee Roasters
24. Aperture Coffee Bar
25. 33 Acres Brewing Company
26. R&B Ale & Pizza House
27. Electric Bicycle Brewing
28. Faculty Brewing Co.
29. Brassneck Brewery
30. Main Street Brewing Co.
31. Red Truck Beer Company
32. Brewhall
33. Big Rock Urban Brewery & Eatery

SHOPS

34. Whole Foods
35. BC Liquor Store
36. London Drugs
37. The Home Depot
38. Canadian Tire
39. Kingsgate Mall

OTHER

40. City Hall
41. Mount Pleasant Community Centre
42. Science World
43. Creekside Community Centre
44. Seawall
45. Just Yoga Vancouver
46. Steve Nash Fitness World
47. Fit in 30 Minutes
48. TaG Cycling Studio

Walk Score

SOURCE: WALKSCORE.COM

 **98** Walker's Paradise

 **91** Biker's Paradise

 **95** Rider's Paradise

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