

**AVISON  
YOUNG**

# For Sublease

**107 East 3rd Avenue**  
Vancouver, BC

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3,244 sf of newly renovated  
and modernized office space with high ceilings,  
ample natural light and  
an unbeatable location in  
Mount Pleasant

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## Property details

### SUITE 701

3,244 sf

### AVAILABLE

30 days' notice

### SUBLEASE EXPIRY

April 30, 2030

### PARKING

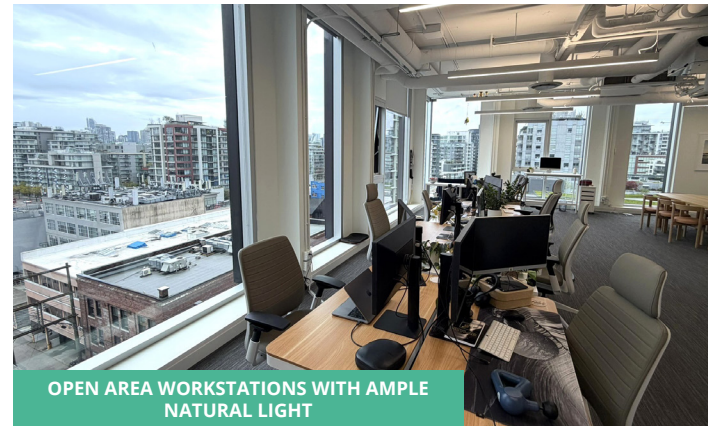
Up to four (4) parking stalls at prevailing monthly rental rates plus applicable taxes

### NET RENT







Please contact listing agents

### ADDITIONAL RENT

\$19.88 psf (2026 estimate)



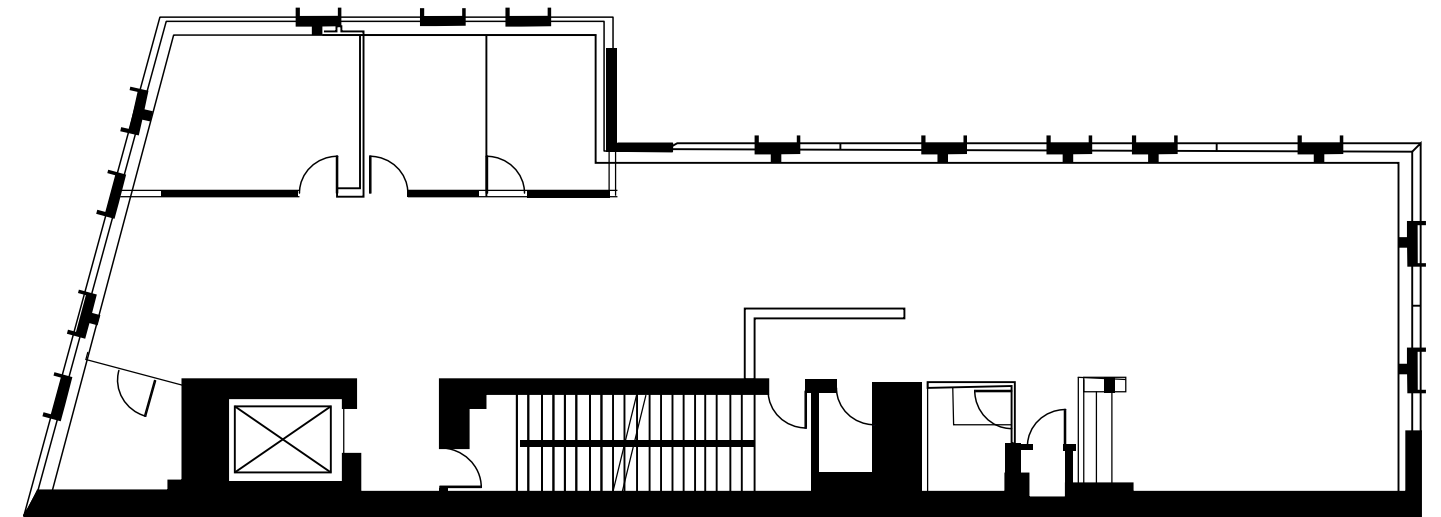
## Property highlights

-  AAA-class boutique, eight storey office building located in the heart of the Mount Pleasant neighbourhood
-  Proximity to rapid transit including Main Street-Science World Station, Olympic Village Canada Line and future Mount Pleasant station
-  Immediate access to Quebec Street, Ontario Street, Seaside and Central Valley bike routes and secure bicycle storage
-  Common rooftop patio, end-of-trip facilities with washrooms, showers and lockers
-  Oversight elevator, 1 class A and 1 class B loading space(s)
-  Secured underground parking with car elevator









## Location

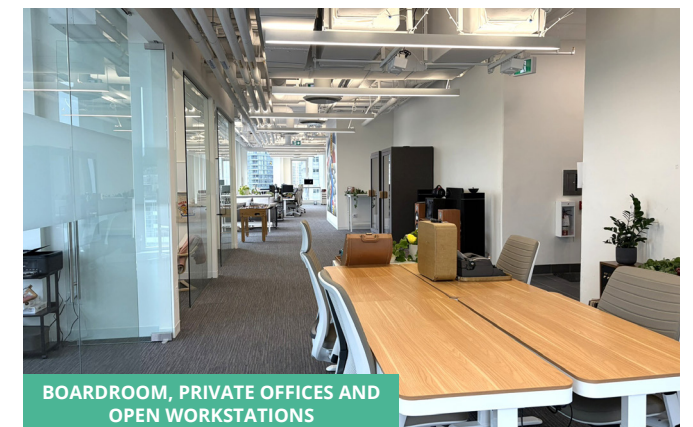
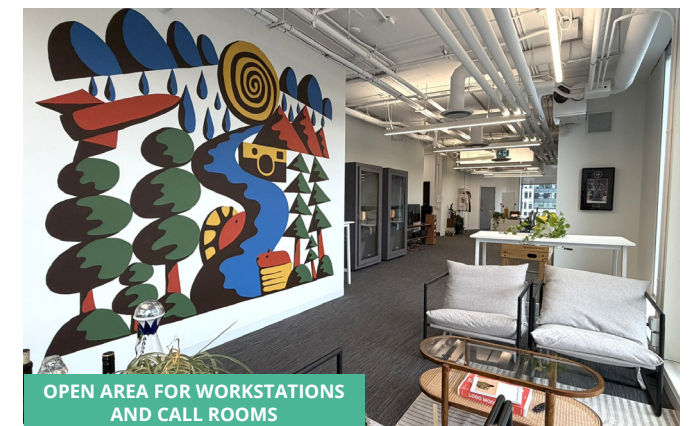
Focal at 107 East 3rd Avenue is located in the increasingly popular Mount Pleasant neighbourhood. The property offers excellent transit and bike accessibility and is nearby Skytrain and Canada Line station(s). The building is ideally situated next to ample restaurant, fitness and entertainment amenities including Steamworks, Brewhall, Tractor and Earnest Ice Cream. This location provides an exceptional occupier experience in a highly amenitized, transit-oriented area in one of Vancouver's most desirable office markets.

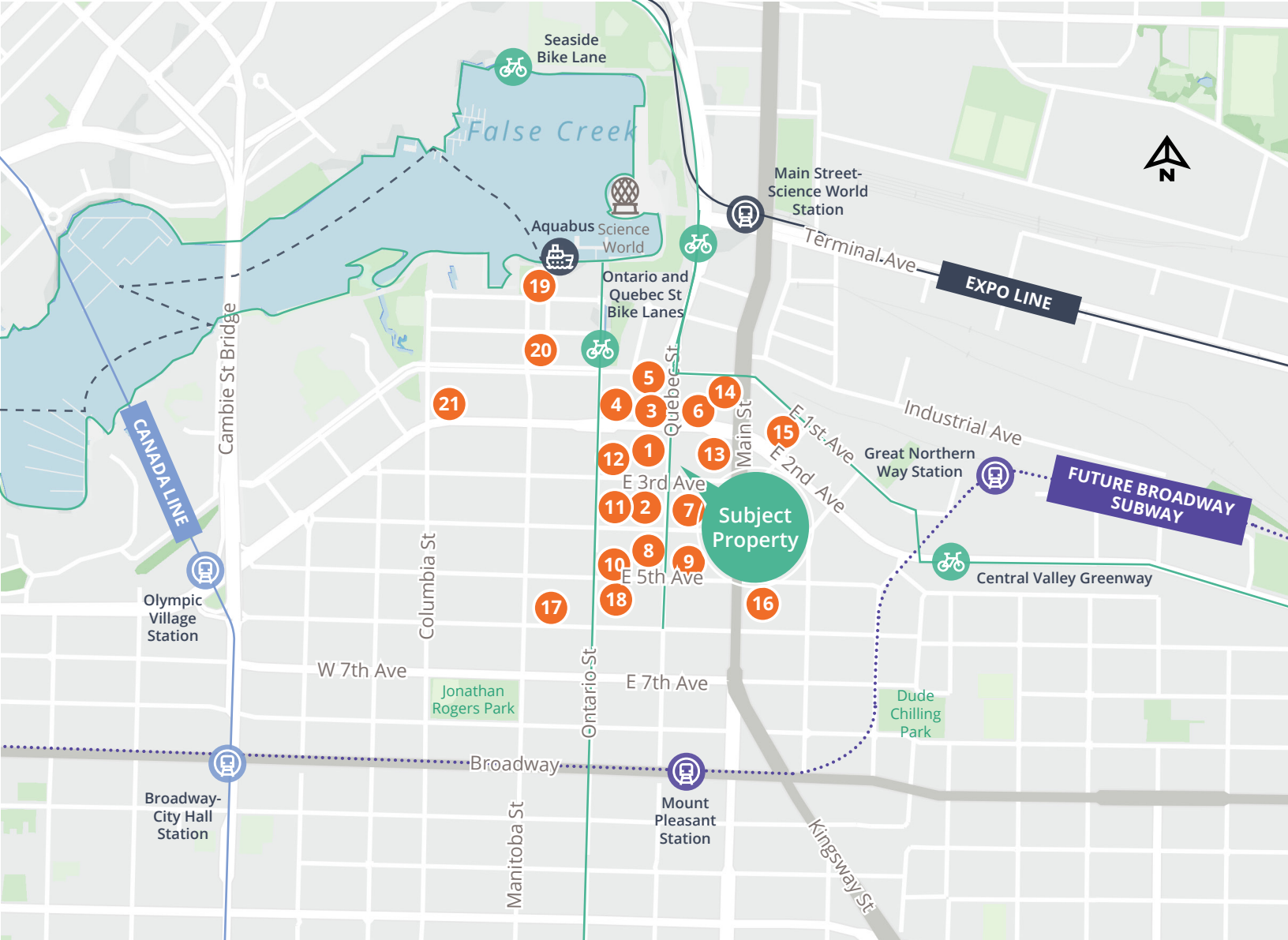
## Floorplan



## Suite highlights

-  Features a private floor, LED lighting and 12' ceiling heights
-  Two (2) medium offices
-  One (1) boardroom/meeting room
-  Kitchenette and lounge area
-  Server room and storage
-  Two (2) private washrooms
-  10 workstations with room for more if desired
-  Furniture negotiable





## Nearby amenities

- |                                   |                                 |   |
|-----------------------------------|---------------------------------|---|
| 1. Earnest Ice Cream   Quebec St. | 9. Dear Gus Snack Bar           | 17. Mount Pleasant Vintage & Provisions |
| 2. Fife Bakery                    | 10. Purebread Bakery + Coffee   | 18. Tacofino Ocho                       |
| 3. Starbucks Coffee Company       | 11. Body Energy Club: Vancouver | 19. Tap & Barrel                        |
| 4. BREWHALL                       | 12. Faculty Brewing Co.         | 20. CRAFT Beer Market                   |
| 5. Tractor Everyday Healthy Foods | 13. Chai Wagon                  | 21. Nook Olympic Village                |
| 6. Mountain Equipment Company     | 14. yYoung Pharmacy             |   |
| 7. Nuba Cafe and Catering         | 15. West Point Cycles           |   |
| 8. R&B Ale & Pizza House          | 16. Zarak by Afghan Kitchen     |   |

## Contact for more information

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