

For Lease - **Rate Reduced**

CBRE

175 West 5th Avenue

Vancouver, BC

Freestanding Building in the Heart of Mount Pleasant



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Property Details

Address	175 West 5th Avenue, Vancouver	
Gross Building Area	Office Area	480 sq. ft.
	Warehouse Area	4,124 sq. ft.
	Total:	4,604 sq. ft.
Zoning	I-1 (Industrial) Permits a wide range of uses including wholesale, showroom, artisinal and light manufacturing, sales & service, and tech & innovation businesses.	
Taxes & Op. Costs (2025 est.)	\$15.07 per sq. ft. \$5,785 per month	
Lease Rate	\$23.00 per sq. ft., triple net \$19.75 per sq.ft., triple net \$8,825 per month, triple net \$7,577 per month, triple net	

Features



Freestanding, well maintained building with high security door shutters



Grade level loading



20' ceiling height



3 phase, 200 amp, 600 volt power supply



Ample natural light



Two washrooms



Building constructed circa 1986

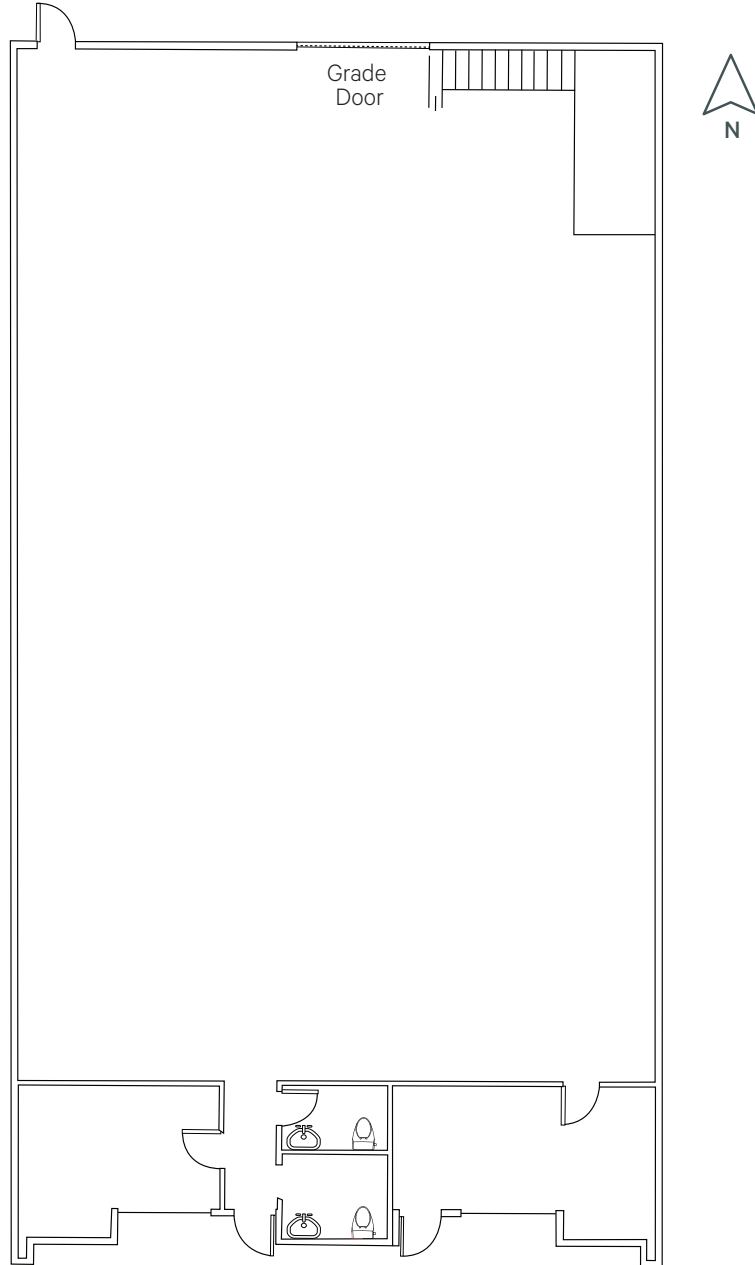


4 parking stalls



Property Photos & Floorplans

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West 5th Avenue



The Location

175 West 5th Avenue is strategically located in the dynamic Mount Pleasant neighbourhood of Vancouver. This area is highly sought after due to its close proximity to Downtown, Kitsilano, Strathcona and provides outstanding SkyTrain connectivity via Broadway-City Hall, Olympic Village and new Mount Pleasant Station.

Mount Pleasant has emerged as a preferred location for leading companies such as AbCellera Biologics, Saje Natural Wellness, Atomic Cartoons, and WildBrain Studios, and is critically located within minutes of Vancouver General Hospital and the new St. Paul's Hospital. The area offers an abundance of amenities including Jonathan Rogers Park, Brassneck Brewing, CRAFT Beer Market, Small Victory Bakery, Purebread and Elysian Coffee.

With excellent walkability, transit access, and a rich mix of lifestyle and employee amenities Mount Pleasant has become a hub for technology, creative industries and professional offices.



For more information contact:

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