



Office space for lease

The property is located on the corner of West 7th Ave and Alberta Street in the heart of the Mount Pleasant neighbourhood. It's only a short walk to Broadway-City Hall Station (450 metres) and two blocks away from Cambie Street.

Additional Rent (2026 estimate):

- Realty Taxes: \$10.97 psf
- Operating Expenses: \$3.93 psf.
- Management Fee: 5% of Base Rent

1st floor available: 2,933 sf

2nd floor available: 3,423 sf



Zoning: I-1



Exclusive use of parking lot behind building

For further information

Aaron Burry

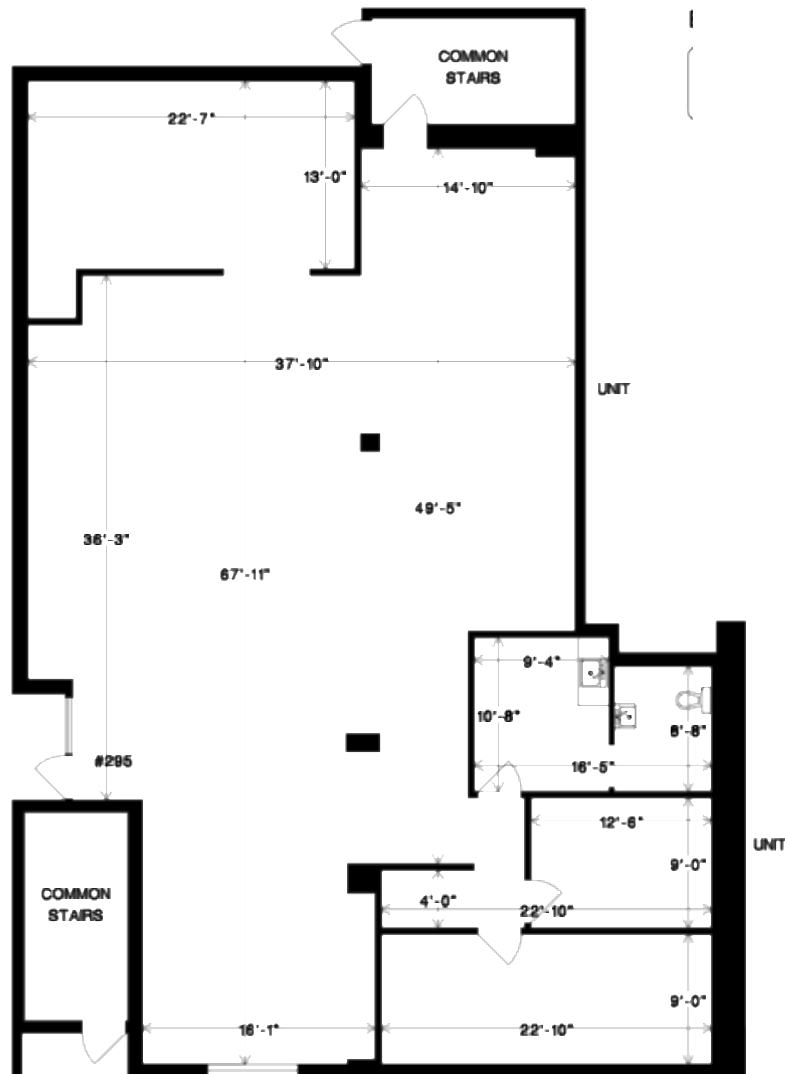
Principal, Client & Asset Advisory Services - Western Canada
+1 604.757.4991

avisonyoung.com

Floor plans

295 W 7th Ave
Vancouver, BC V5Y 1L9

1st floor
2,933 sf
Lease rate: \$19



For further information

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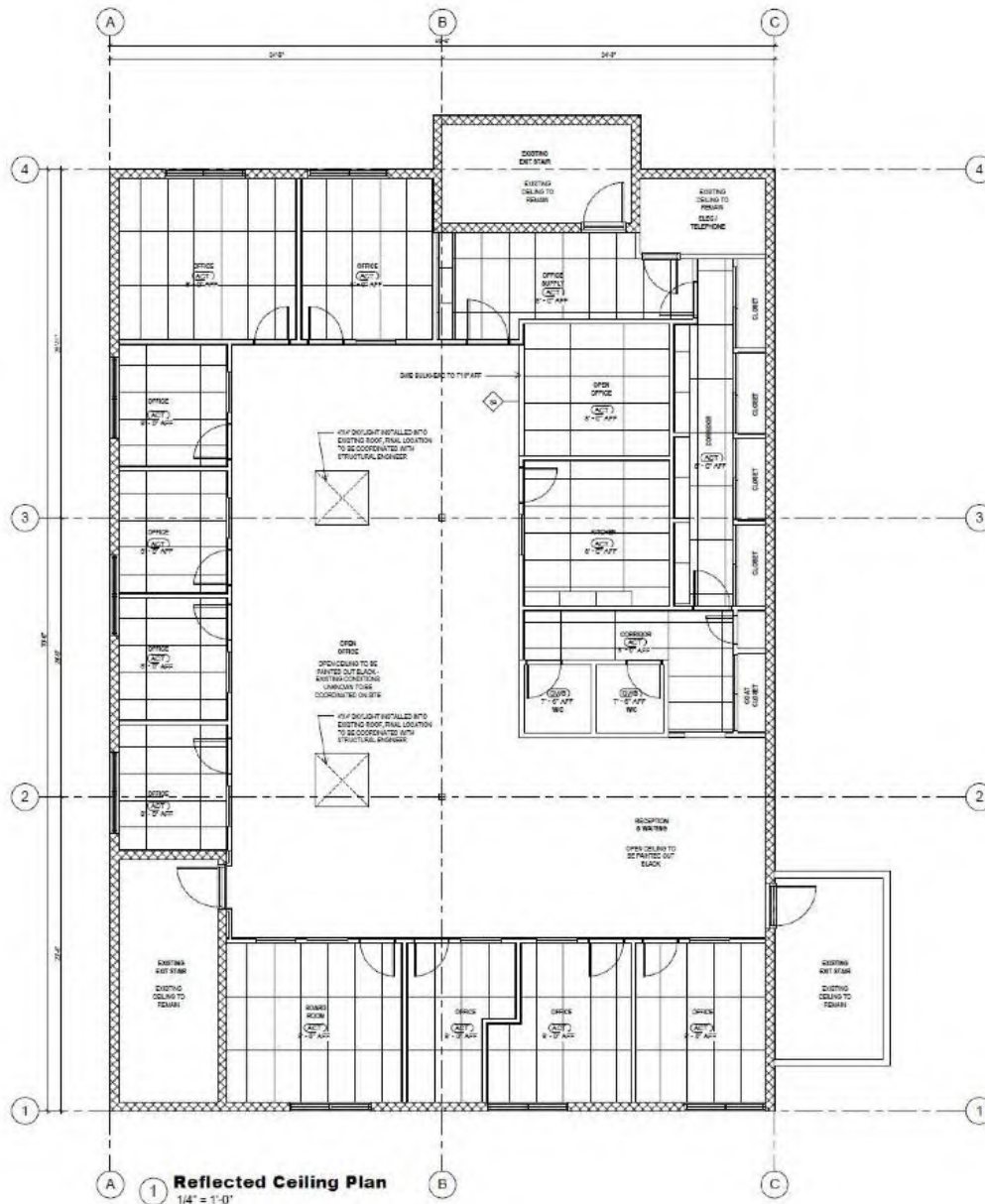
Floor plans

295 W 7th Ave
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2nd floor

3,423 sf

Lease rate: \$13



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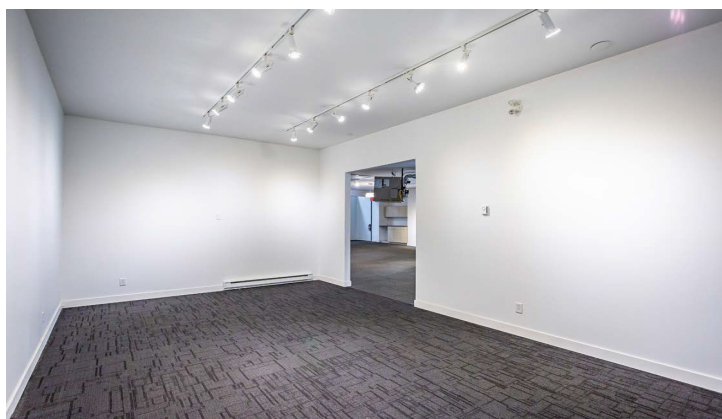
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Additional images

295 W 7th Ave
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1st floor



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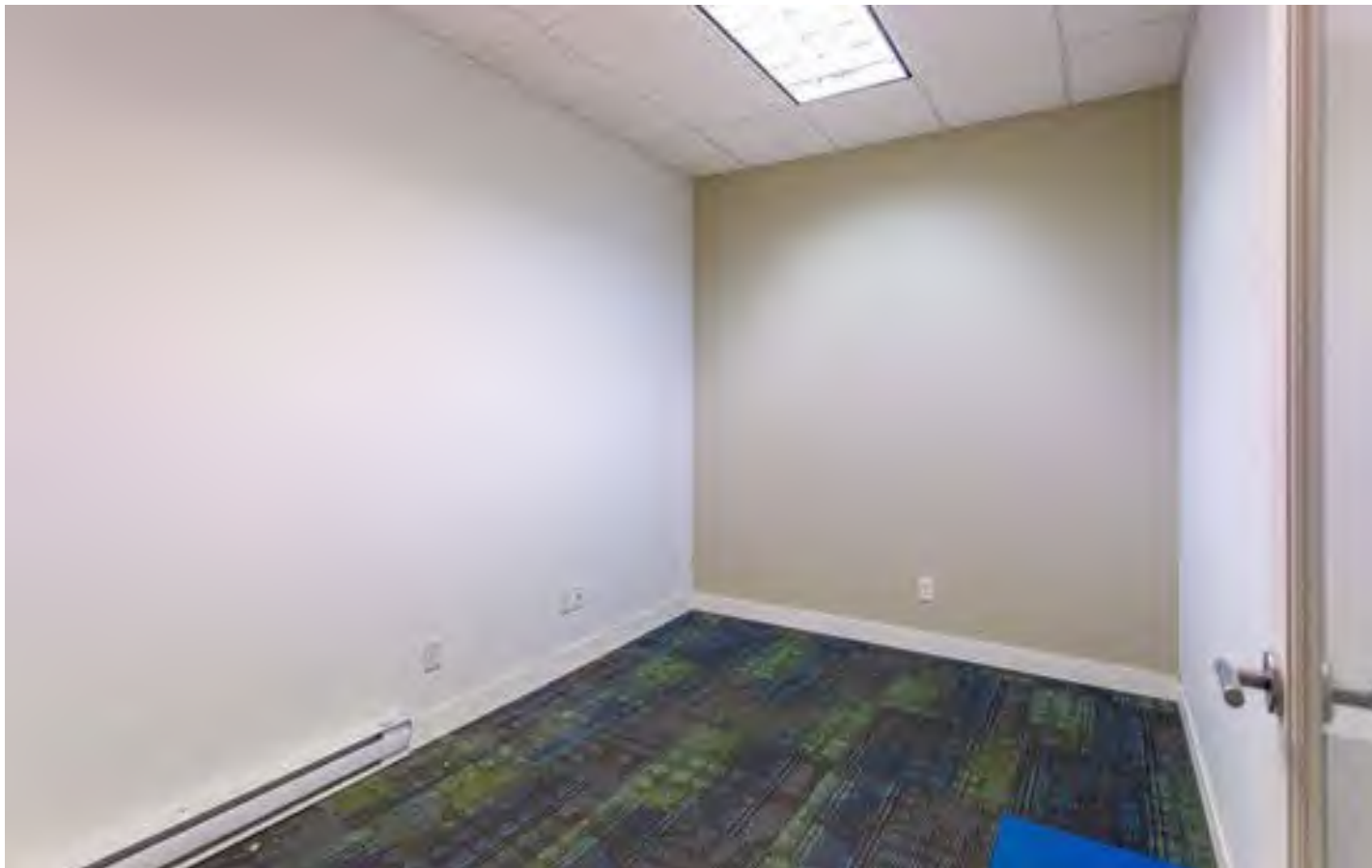
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1st floor



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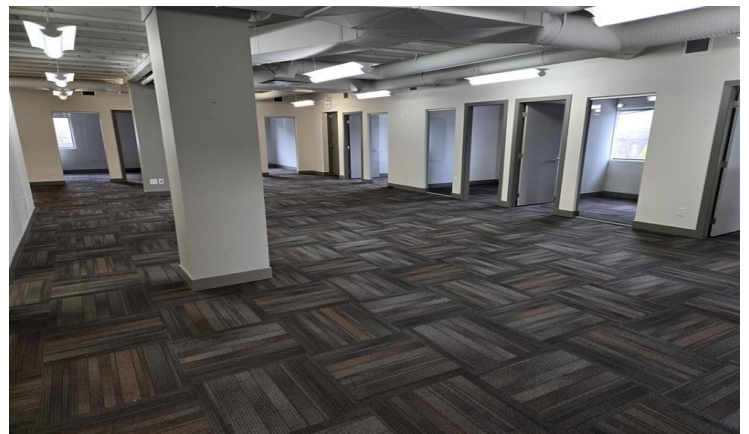
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2nd floor



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