

Unit 225

34 West 7th Avenue

Vancouver, BC

Move-In Ready Production Office in Mount Pleasant with Private Patio





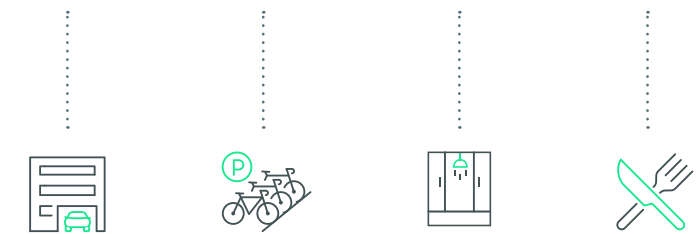
Production Space | For Lease

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Building Features

The building itself is a standout in the area, providing secure underground parking and modern end of trip and bicycle storage facilities – enhancing functionality and accessibility for today’s urban workforce.

Offers unparalleled walkability and access to incredible tenant amenities.



The Opportunity

Welcome to 34 W 7th Avenue, a newly improved, move-in ready space in the heart of Vancouver’s vibrant Mount Pleasant neighborhood.

Featuring an open-concept layout with expansive windows, this bright and flexible workspace is designed to inspire creativity and productivity. With a thoughtful mix of private offices, meeting rooms, and a large production work area, the property offers versatility to suit a variety of business needs.

Salient Details

Unit 225: 7,100 SF

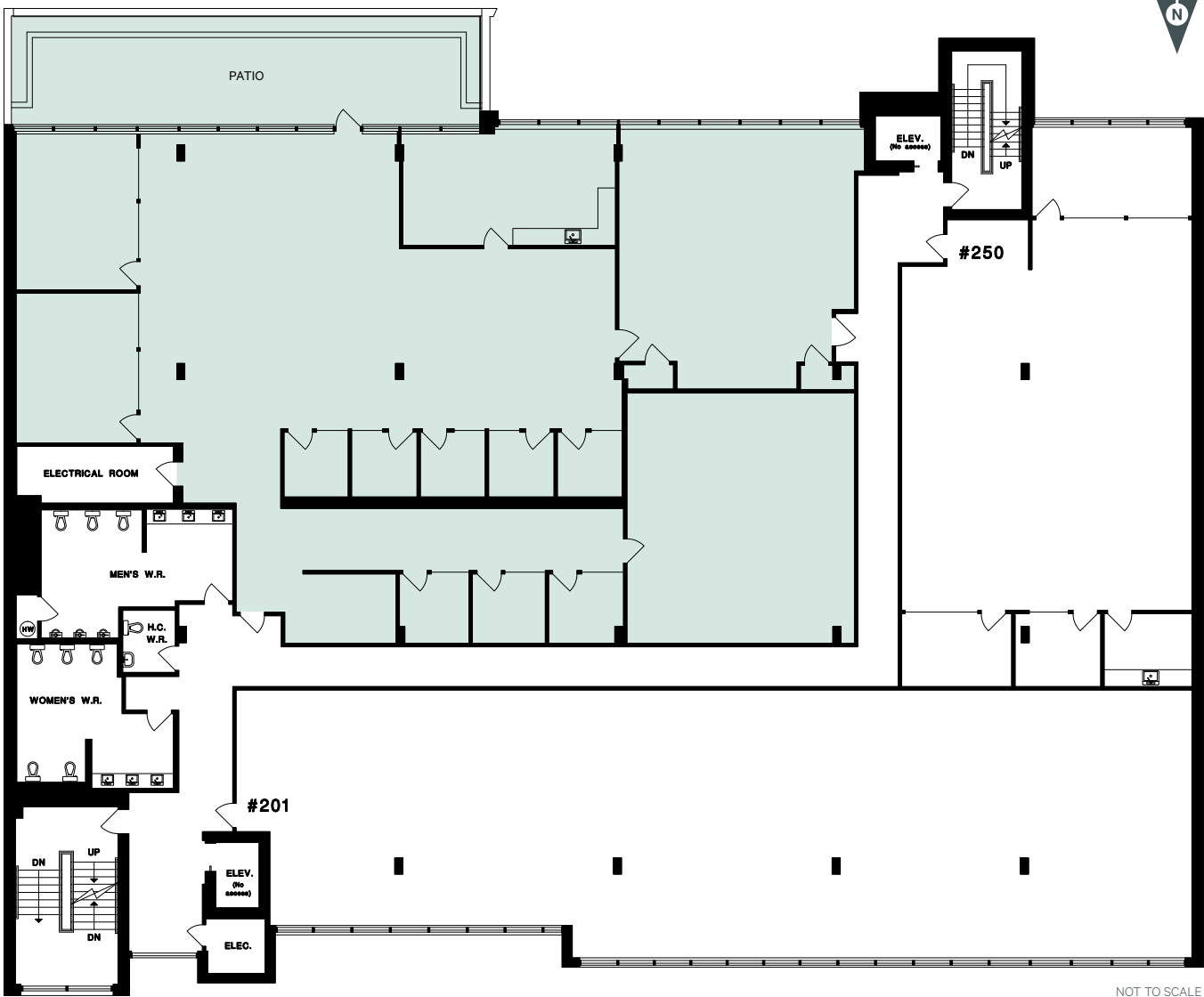
Additional Rent	\$20.44 PSF per annum (2026)
Net Asking Rent	Contact Listing Agent
Availability	Immediately
Parking	Up to 1/1,000 SF available
Zoning	I-1A

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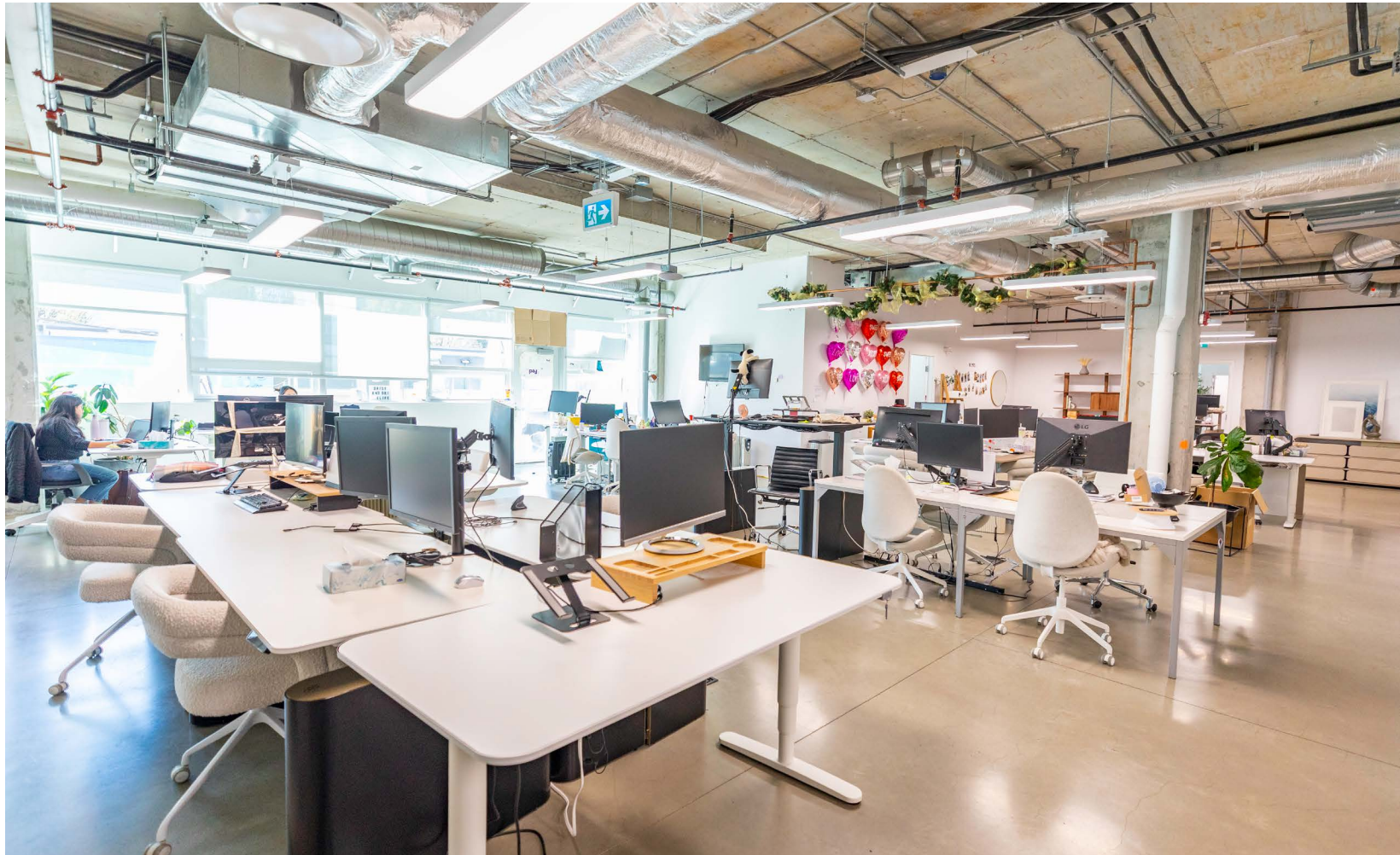
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Unit 225
7,100 SF

- + Kitchen
- + 8 private offices / meeting rooms
- + Boardroom
- + Large production areas
- + Freight elevator easily accessible
- + Private patio

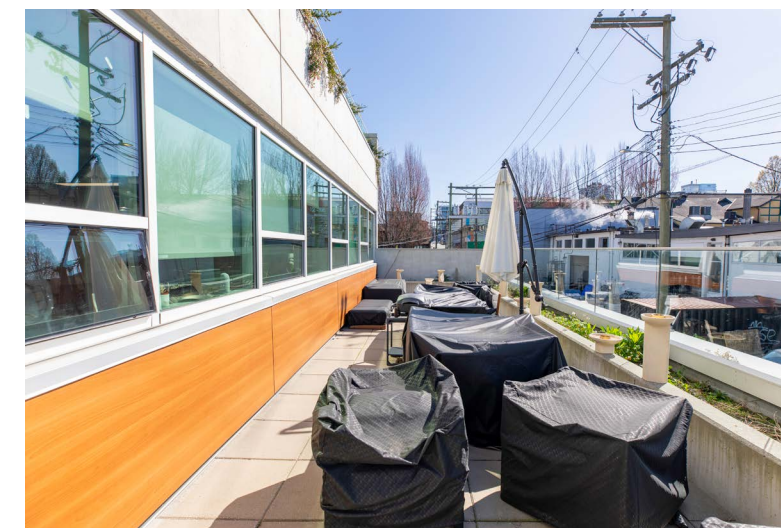
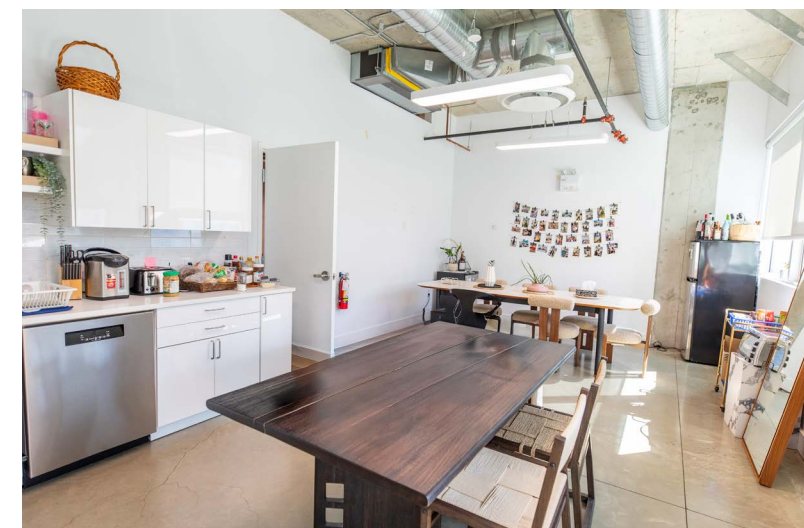
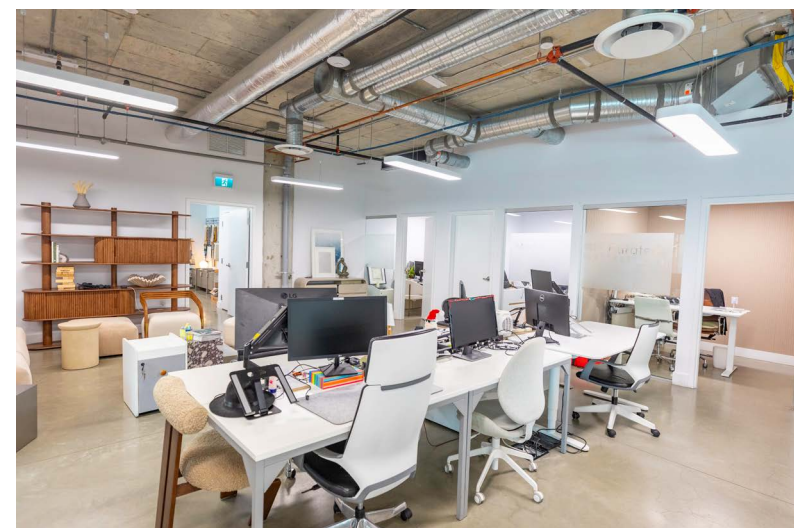
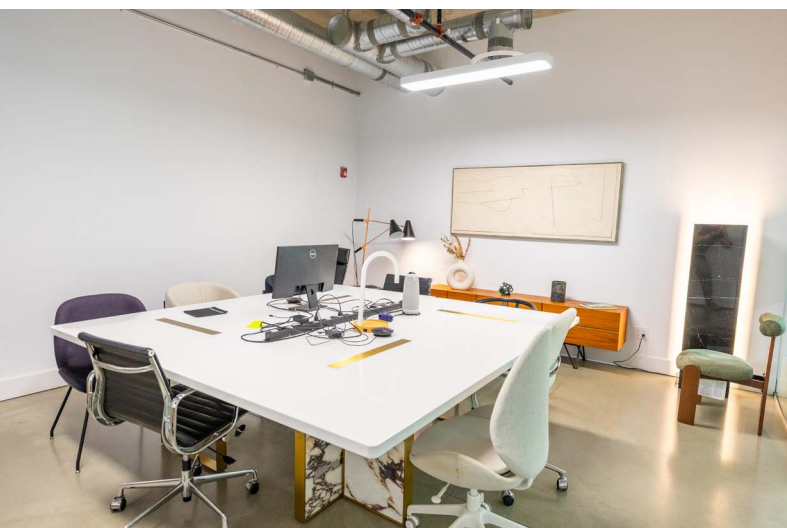
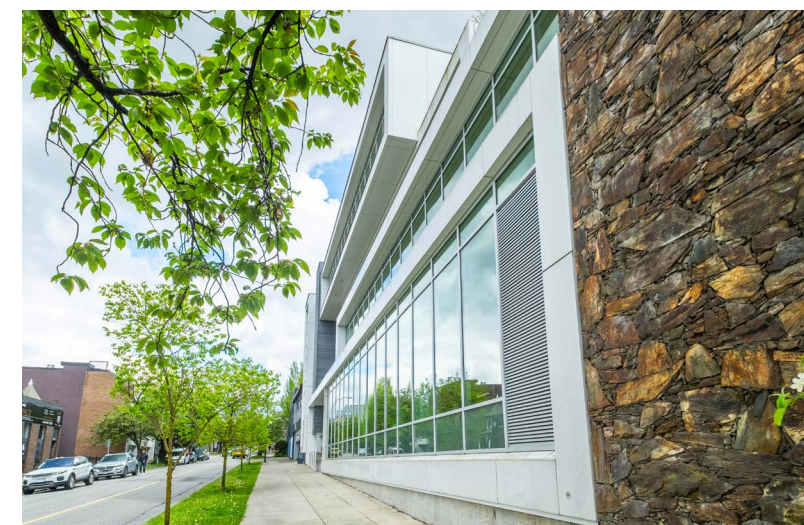
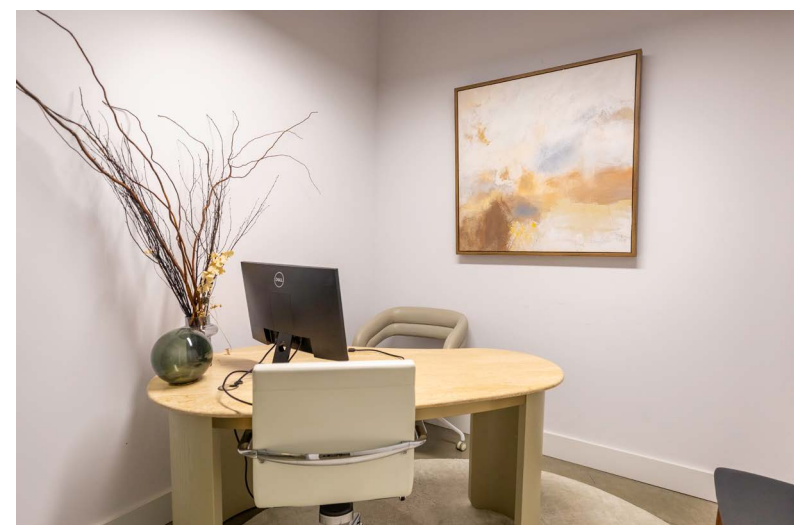
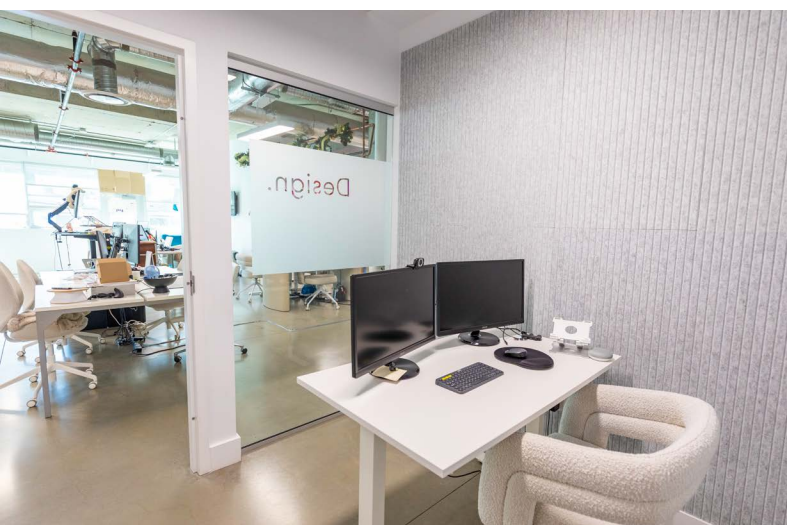


NOT TO SCALE



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Location

Situated just steps from the False Creek Seawall and adjacent to Jonathan Rogers Park, 34 W 7th Avenue offers a perfect balance of urban convenience and green space. The surrounding neighborhood is a vibrant cultural hub, home to some of Vancouver's most beloved local spots like 33 Acres Brewing Company, Tacofino, and Elysian Coffee. With excellent access to major transit lines and bike routes, the location offers seamless connectivity to the rest of Vancouver and the Lower Mainland. This is more than just an office – it's a place where your team can grow, connect, and succeed within a dynamic, creative community.



MAJOR VEHICLE ROUTES BIKE PATHS SKYTRAIN LINES RESTAURANTS BREWERIES

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