

FOR LEASE

141 EAST 7TH AVENUE

Vancouver, BC

8,416 sf three-storey demisable building in the heart of Mount Pleasant, designed for flexible leasing by office, light industrial, or laboratory users.



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Macdonald
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CORFAC
INTERNATIONAL

141 EAST 7TH AVENUE

Vancouver, BC

Opportunity to lease a transit-oriented light industrial and office building in Vancouver's highly desirable Mount Pleasant neighbourhood.

LOCATION

The property is located on the north side of East 7th Avenue between Quebec Street and Main Street, just two blocks from the future Mount Pleasant Station along the Millennium Line Extension. The building benefits from exceptional exposure along East 7th Avenue and Main Street, convenient access via Kingsway, and immediate proximity to the retail amenities, cafés, and services of Mount Pleasant Centre.





PROPERTY HIGHLIGHTS

- » Abundant natural light
- » Tenant and visitor parking available
- » Flexible floor plans
- » Suitable for dental lab use
- » Signage potential
- » Upper level downtown and cityscape views

SPACE DETAILS

FLOOR AREA*

Upper Floor	1,919 SF
Main Floor	3,432 SF
Lower Unit	3,065 SF
Total	8,416 SF

Units can be leased together or separately. For additional information, please contact the listing agent.

ZONING

I-1 permitting a wide range of industrial and office use

BASE RENT

Contact Listing Agent

ADDITIONAL RENT

\$9.69 PSF (2025 estimates)

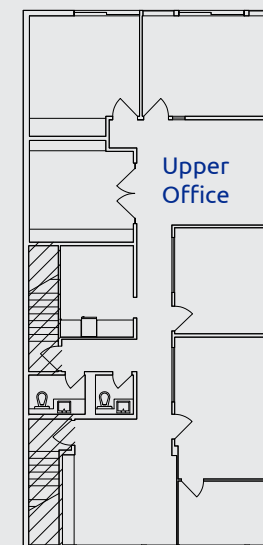
*All measurements are approximate and must be verified by the tenant.



FLOOR PLAN

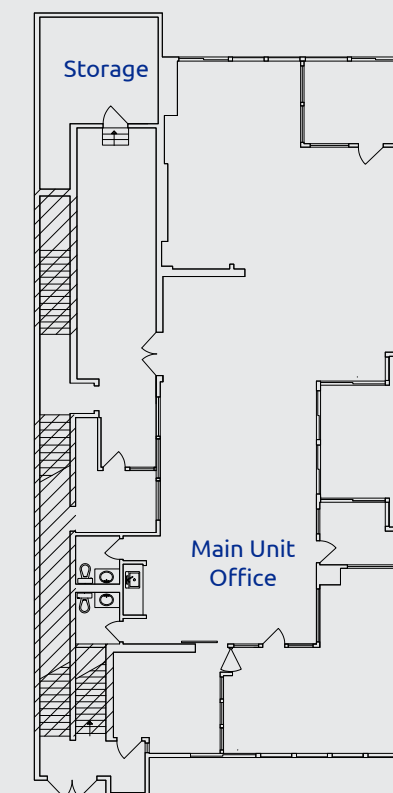
UPPER FLOOR

1,919 SF



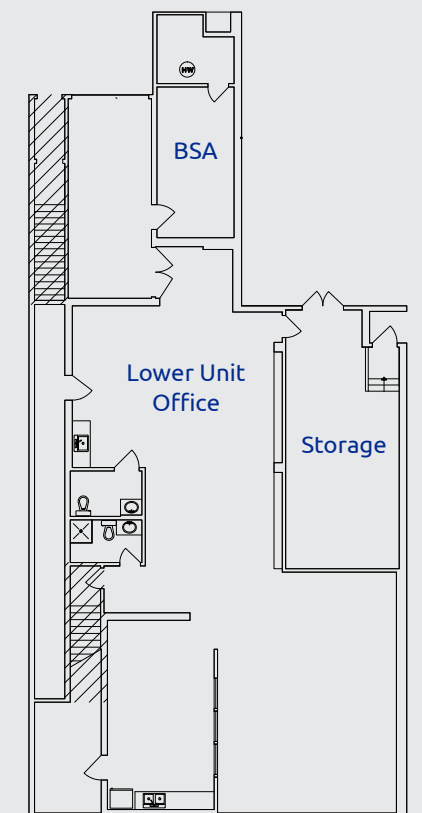
MAIN FLOOR

3,432 SF



LOWER FLOOR

3,065 SF





NEARBY AMENITIES

RESTAURANTS / CAFES

- | | |
|---|-----------------------------------|
| 1. Tap & Barrel | 13. Tacofino Ocho |
| 2. Terra Breads Bakery/Café | 14. Elysian Coffee |
| 3. CRAFT Beer | 15. 33 Acres Brewing Company |
| 4. Nook | 16. Milano Coffee Roasters |
| 5. BREWHALL | 17. Zarak by Afghan Kitchen |
| 6. Earnest Ice Cream | 18. The Whip Restaurant & Gallery |
| 7. The Narrow Lounge | 19. Como Taperia |
| 8. Nuba | 20. Fox Cabaret |
| 9. R&B Ale & Pizza House | 21. Budgies Burritos |
| 10. Purebread | 22. Fable Diner |
| 11. The Juice Truck | 23. AJ's Brooklyn Pizza Joint |
| 12. Mount Pleasant Vintage & Provisions | |

SHOPPING AND SERVICES

1. Canadian Tire
2. Whole Foods Market
3. The Home Depot
4. London Drugs
5. MEC Vancouver


PARKS & RECREATION

1. Habitat Island Park
2. Hinge Park
3. Jonathan Rogers Park
4. Creekside Community Recreation Centre
5. Mount Pleasant Community Centre
6. Guelph Park

LEGEND

- MILLENNIUM LINE EXTENSION (2027)
- CANADA LINE
- EXPO LINE

Ride Score 91 RIDER'S PARADISE	Walk Score 86 VERY WALKABLE	Bike Score 82 VERY BIKEABLE
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