

FOR LEASE

101 WEST 5TH AVENUE

VANCOUVER, BC

**Mount Pleasant Creative Office
10,316 SF Free Standing Building**



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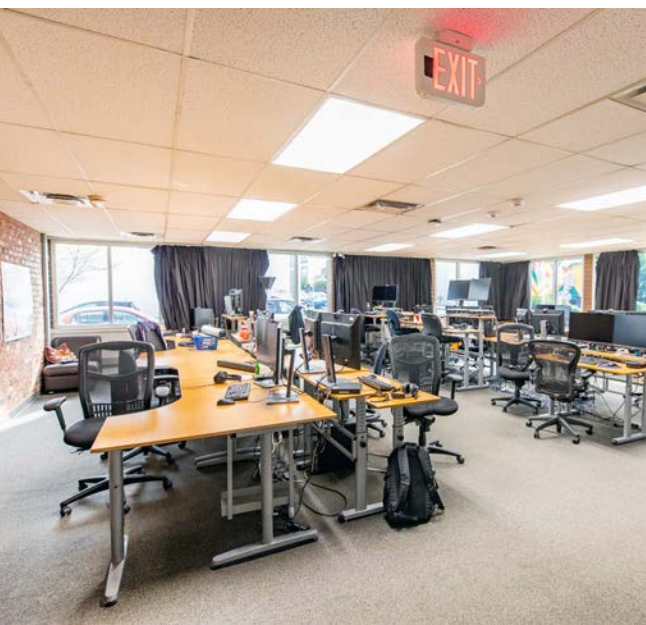
THE BUILDING

This unique freestanding building presents a wonderful opportunity for a **creative office** or **industrial** users to occupy their own building. The building is efficiently arranged over 2 floors with:

- high ceiling warehouse space
- theatre room production space
- kitchen/lounge on the ground level
- private office space on the 2nd level
- dock loading

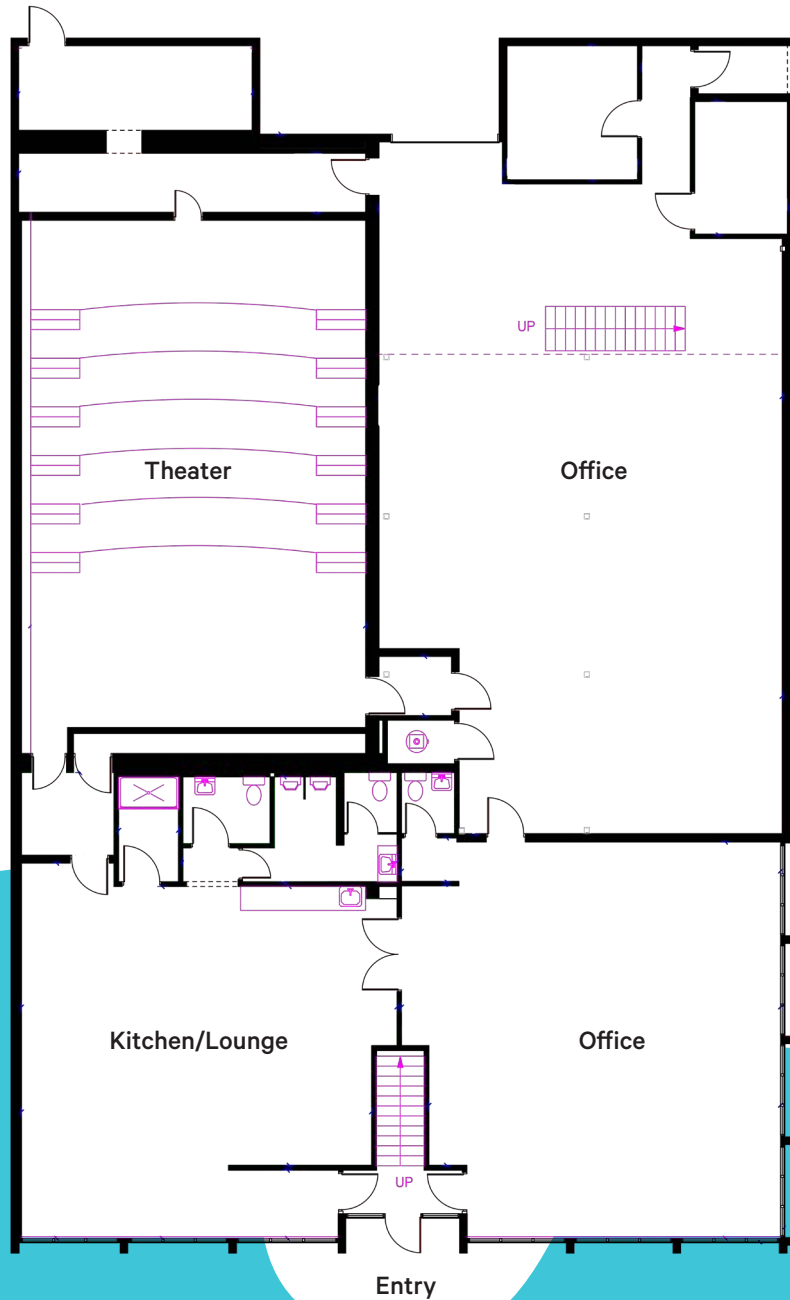
Located in the heart of Mount Pleasant, employees at this building are only steps away from transit and the best coffee shops/breweries in town!

AREA	10,316 SF
NET RENT	Contact listing agents
ADDITIONAL RENT	\$9.98 PSF (2024 est.)
AVAILABLE	Immediately
PARKING	5 surface parking stalls at market rates

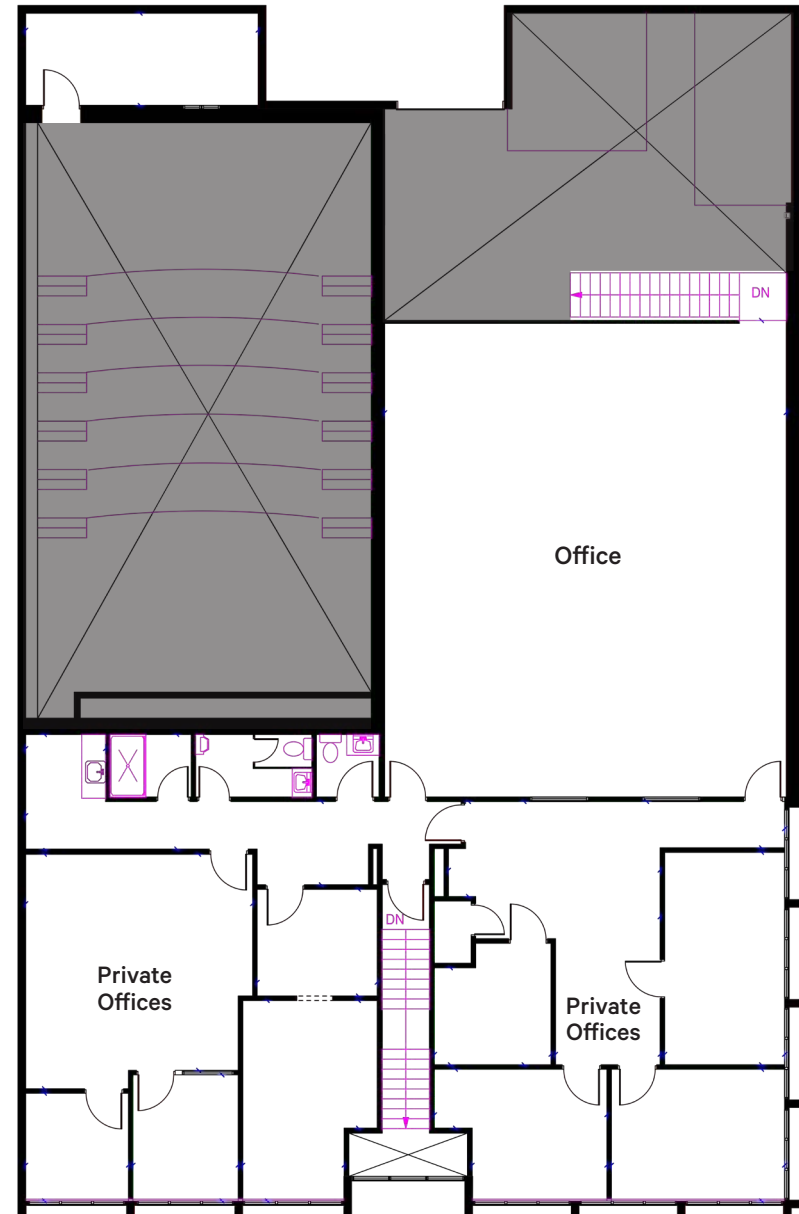


FLOOR PLANS

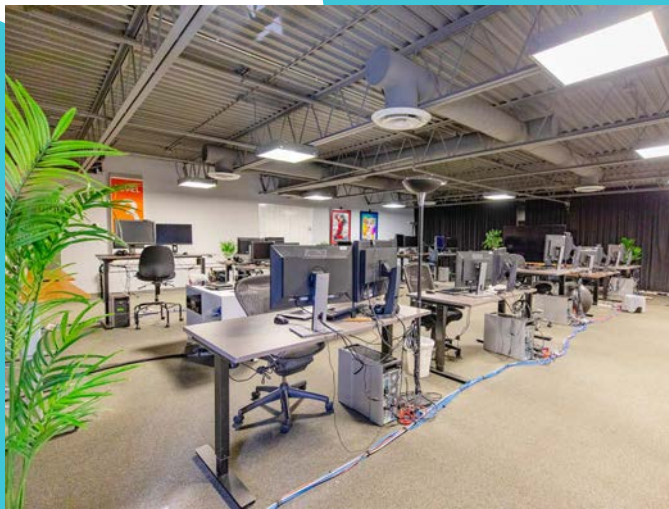
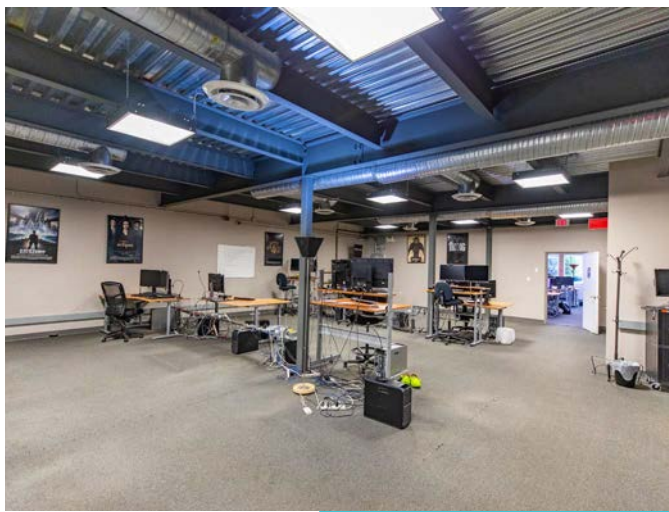
MAIN FLOOR



SECOND FLOOR



*Floor plans are not to scale.



FOR MORE INFORMATION, CONTACT

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