



Office space for lease

The property is located on the corner of West 7th Ave and Columbia Street in the heart of the Mount Pleasant neighbourhood. It has access to all modes of transportation and is 550 metres away from Broadway-City Hall Station.

Two units available immediately

Unit 201A: 2,815 sf

Unit 201E: 799 sf



Ground floor with parking available at the back of the building



Washrooms located in the common area



Unit 201 A has shared access to loading bay at the back

For further information

Aaron Burry

Principal and Practice Leader of Property Management, B.C.
+1 604.757.4991

avisonyoung.com

Floor plans

201 W 7th Ave
Vancouver, BC V5Y 1L9

Unit 201A

Lease rate: \$22

Additional Rent (2023 estimate):

- Realty Taxes: \$9.60 psf.
- Operating Expenses: \$8.34 psf.
- Management Fee: 5% of Base Rent

Unit 201E

Lease rate: \$22

Additional Rent (2023 estimate):

- Realty Taxes: \$9.60 psf.
- Operating Expenses: \$8.96 psf.
- Management Fee: 5% of Base Rent



201 West 7th
Ground Floor

For further
information

Aaron Burry

Principal and Practice Leader of Property Management, B.C.
+1 604.757.4991

**AVISON
YOUNG**

Additional images

201 W 7th Ave
Vancouver, BC V5Y 1L9

Loading bay



**For further
information**

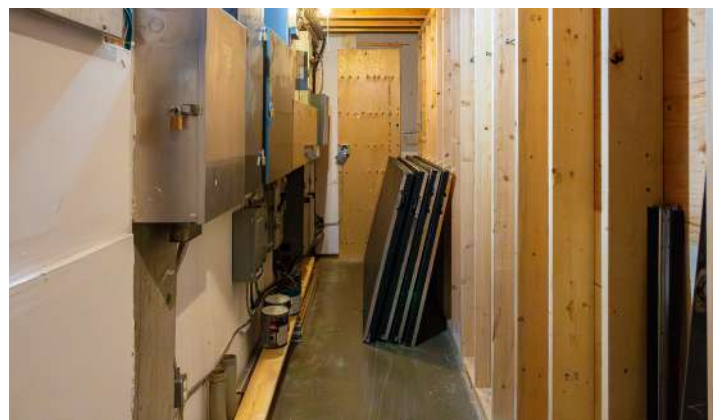
Aaron Burry
Principal and Practice Leader of Property Management, B.C.
+1 604.757.4991

**AVISON
YOUNG**

Additional images

201 W 7th Ave
Vancouver, BC V5Y 1L9

Unit 201A



**For further
information**

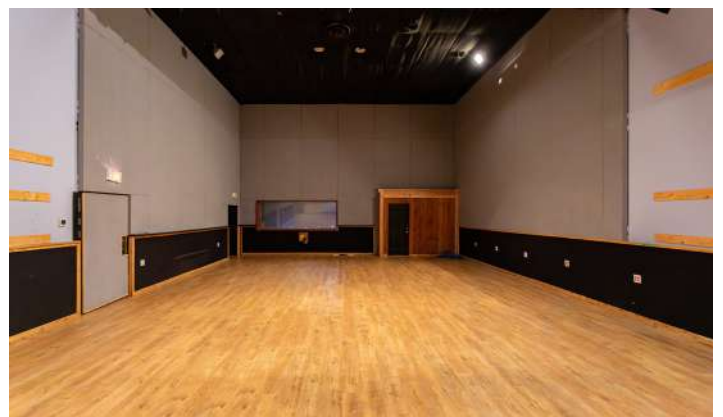
Aaron Burry
Principal and Practice Leader of Property Management, B.C.
+1 604.757.4991

**AVISON
YOUNG**

Additional images

201 W 7th Ave
Vancouver, BC V5Y 1L9

Unit 201A



**For further
information**

Aaron Burry
Principal and Practice Leader of Property Management, B.C.
+1 604.757.4991

**AVISON
YOUNG**

Additional images

201 W 7th Ave
Vancouver, BC V5Y 1L9

Unit 201A



**For further
information**

Aaron Burry
Principal and Practice Leader of Property Management, B.C.
+1 604.757.4991

**AVISON
YOUNG**

Additional images

201 W 7th Ave
Vancouver, BC V5Y 1L9

Unit 201E



For further
information

Aaron Burry
Principal and Practice Leader of Property Management, B.C.
+1 604.757.4991

**AVISON
YOUNG**

Additional images

201 W 7th Ave
Vancouver, BC V5Y 1L9

Unit 201E



For further
information

Aaron Burry
Principal and Practice Leader of Property Management, B.C.
+1 604.757.4991

**AVISON
YOUNG**