



FOR SUBLEASE | UNIT 101

CREATIVE LIGHT INDUSTRIAL GROUND FLOOR & MEZZANINE SPACE

EAST 3RD AVENUE

Vancouver, BC

- Rare Ground Floor Light Industrial Space in Mount Pleasant
- High Exposure Corner Unit offering excellent signage and branding opportunities
- Up to 26' high ceilings and significant glazing providing abundant light throughout premises





THE OPPORTUNITY

Focal is a boutique leasing opportunity, positioned at the gateway to Mount Pleasant and its unique sense of place, offering lifestyle and vibrancy coupled with the distinct character of this architecturally designed creative office building.

This AAA class office and creative asset boasts spectacular city and mountain views surrounded by a wealth of nearby services and amenities including trendy eateries, craft breweries, and cafés just steps away from Olympic Village and Vancouver’s world-renowned seawall.

Focal entices with its impressive array of amenities – well-appointed end of trip facilities and bike storage, an efficient elevator parking system, and the serene atmosphere and views from the roof top patio.

Salient Details

GROUND FLOOR	2,884 SF
MEZZANINE	2,973 SF
TOTAL AREA	5,857 SF

AVAILABLE SPACE
Unit 101

BASIC RENT
Contact sublisting agents

ADDITIONAL RENT
\$19.88 (2026 estimate) Inclusive of janitorial and hydro

AVAILABILITY
30-60 days notice

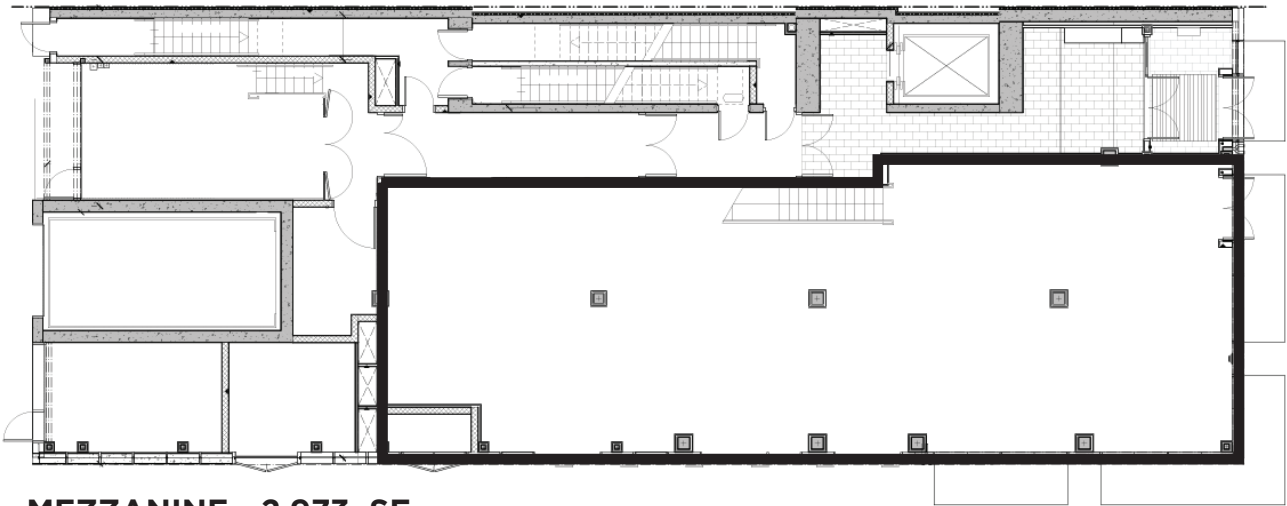
SUBLEASE TERM EXPIRY
August 30, 2031

PARKING
Three (3) underground secured stalls at market rates

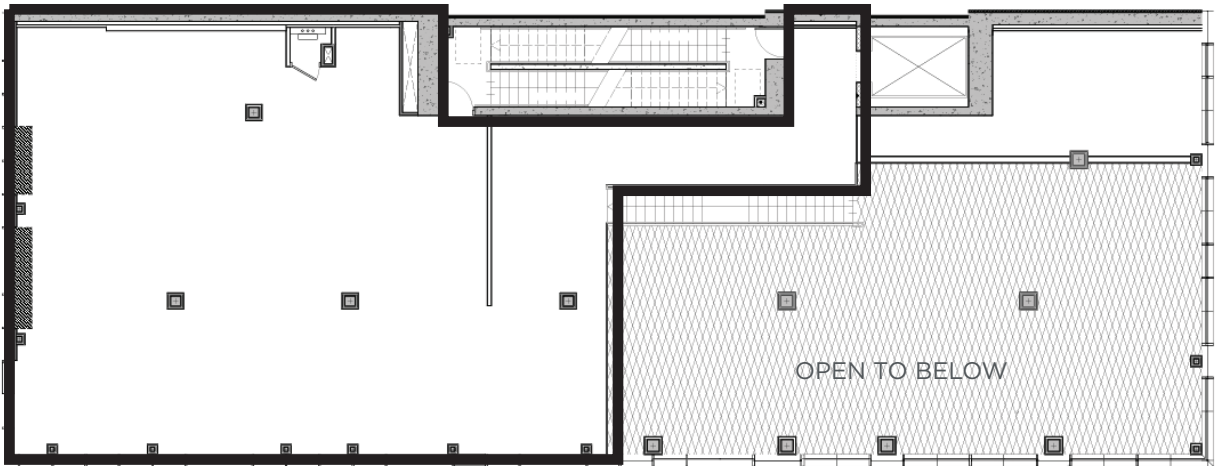
FLOOR PLANS

Ground Floor and Mezzanine
Total: 5,857 SF

GROUND FLOOR - 2,884 SF



MEZZANINE - 2,973 SF



Opportunity Features

- Rare ground floor unit on the corner of East 3rd Avenue and Quebec Street, in the heart of Mount Pleasant
- Significant street front exposure, providing exceptional branding and signage opportunities
- Extensive glazing and up to 26’ ceilings provide excellent natural light throughout premises
- Warm shell improvements in place, with one washroom and small storage room at rear, white washed walls, polished concrete flooring and high exposed ceilings with internal staircase and common elevator access.
- Open mezzanine to ground level, with 13’ clear ceilings
- Direct streetfront access into premises, and shared dock loading
- Separate access points for both ground and mezzanine levels, providing ability to demise

NEIGHBOURHOOD AMENITIES



94
TRANSIT SCORE
RIDER'S PARADISE



86
BIKE SCORE
BIKER'S PARADISE



95
WALK SCORE
WALKER'S PARADISE

I-1 Industrial The purpose of this zoning is to permit light industrial uses, including advanced technology industry and industry with a significant amount of research and development activity, that are generally compatible with one another and with adjoining residential or commercial districts. Commercial uses, including office and retail uses, which are compatible with or complementary to light industrial uses, are also permitted, subject to the limitations of the zoning schedule. Click [here](#) to view the zoning information from the City of Vancouver.



EAT & DRINK

1. Earnest Ice Cream

2. Ophelia

3. Craft Beer Market

4. Tap & Barrel

5. Fable Diner

6. Purebread

7. Tacofino

8. Elysian Coffee Roasters

9. Starbucks

10. Milano Coffee Roasters

11. 33 Acres Brewing Company
12. Electric Bicycle Brewing

13. Main Street Brewing Co

14. Red Truck Beer Company

15. Brewhall

16. Nook Olympic Village

17. Dear Gus Snack Bar

18. Tractor Everyday Healthy Foods

19. Field & Social

20. Fife Bakery



GROCERY & RETAIL

21. Whole Foods
22. BC Liquor Store
23. London Drugs
24. The Home Depot
25. Canadian Tire
26. Kingsgate Mall



FITNESS & AMENITIES

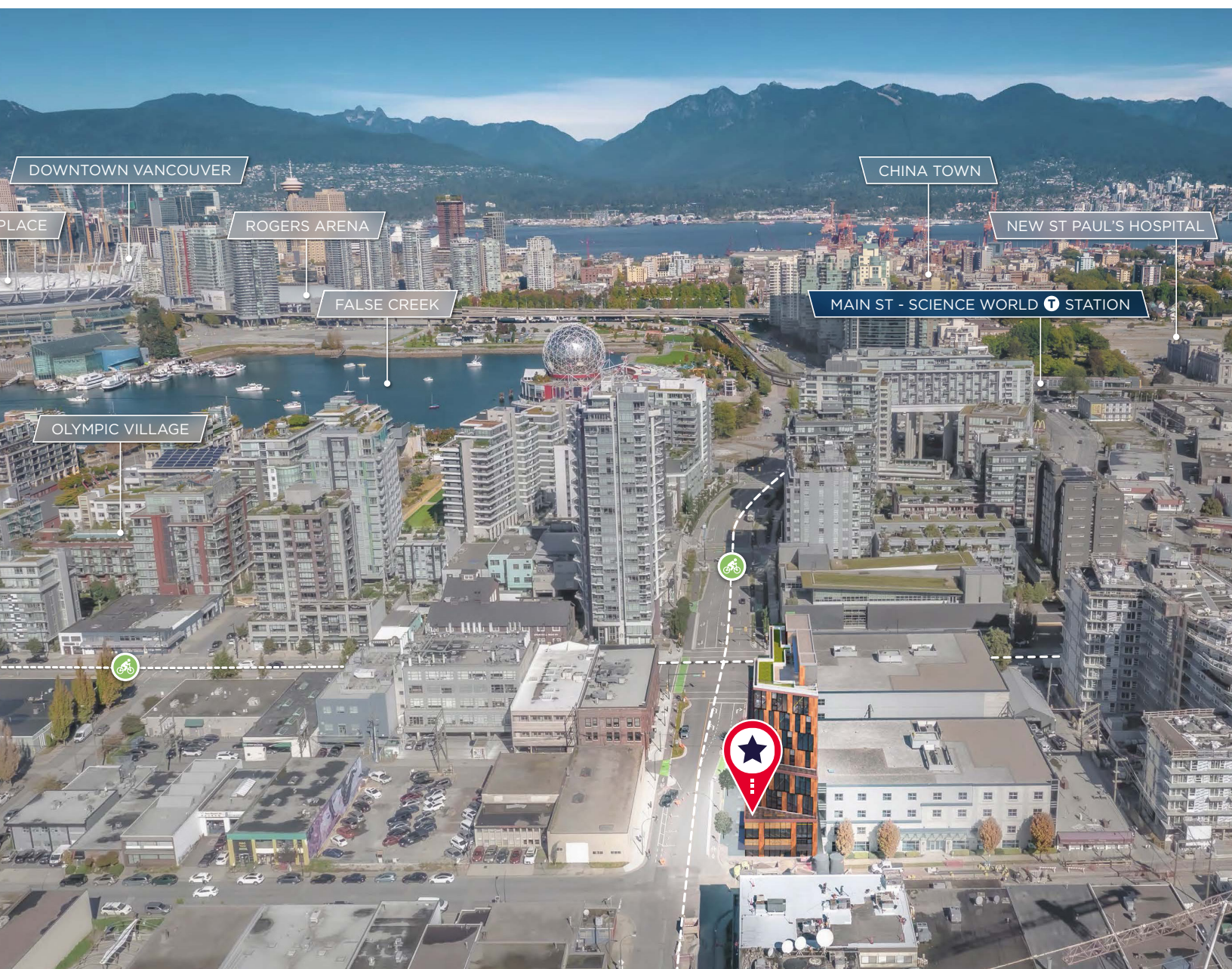
27. Altea Active
28. Mount Pleasant Community Centre
29. F45 Training False Creek
30. Creekside Community Centre
31. Anytime Fitness
32. CrossFit BC
33. Steve Nash Fitness World
34. Formation Studio
35. Modo Yoga Olympic Village
36. Monarc Boxing & Fitness
37. Rumble Boxing Studio Mount Pleasant
38. 604 Athletics
39. Tantra Fitness Mount Pleasant

DRIVE & WALK TIMES



	Drive Time	Walk Time
Downtown Vancouver	10 mins	
Hwy 1	16 mins	
Vancouver International Airport	25 mins	
Olympic Village Station		16 mins
Broadway-City Hall Station		13 mins
Future Mt Pleasant Station		15 mins

FOCAL | 107 EAST 3RD AVENUE, VANCOUVER, BC



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