

FOR SUBLEASE

# 133 WEST 5TH AVENUE

VANCOUVER | BRITISH COLUMBIA



## MT. PLEASANT SHOWROOM / WAREHOUSE



### LOCATION

Well located in the Mount Pleasant industrial area of Central Vancouver, the building is prominently located mid-block on the north side of West 5th Avenue between Manitoba Street and Columbia Street. This desirable location provides easy access to the downtown core and the Broadway Corridor, a major east / west artery connecting to the Lougheed and TransCanada Highways. Public transit is blocks away with the nearest Canada Line Station at Cambie Street.



### CONTACT US

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**CBRE**

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## SUBLEASE OPPORTUNITY

### BUILDING AREA

Office	1,200 sq. ft.
Warehouse	5,556 sq. ft.
Total:	6,766 sq. ft.

### LEASE RATE

\$19.75 PSF

### OP. COSTS & TAXES

\$8.25 PSF (2017 est)

### ZONING

I-1

### PARKING

8 stalls available

### OCCUPANCY

January 2018

### SUBLEASE TERM

November 14, 2019

### FEATURES

- Exposed wood ceiling showroom / office area with kitchenette
- 11' ceiling height
- Large, clean warehouse area
- Dock level loading at rear of the building
- 3 washrooms
- New roof in 2016



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