



FOR SUBLEASE | #301 - 375 West 5th Avenue, Vancouver, BC

UNIQUE MODERN CONCEPT OFFICE SPACE | MOUNT PLEASANT

Opportunity to sublease a nicely improved office space in Mount Pleasant, located on West 5th Street between Yukon and Alberta Streets. Two blocks away from the Canada Line, SkyTrain, cafés, and restaurants.

Chris Oteman

Commercial Leasing and Sales
604 691 6633 | coteman@naicommercial.ca

1300-1075 W Georgia St, Vancouver, BC V6E 3C9
naicommercial.ca

Salient Details

Civic Address

Unit 301– 375 West 5th Avenue, Vancouver, BC V5Y 1J6

Size

2,781 SF

Basic Rent

Ask listing agent

Additional Rent

\$15.03 (2024)

Available

Immediate

Sublease Expiry

September 29th, 2026

Parking

3 stalls - secure underground

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Location

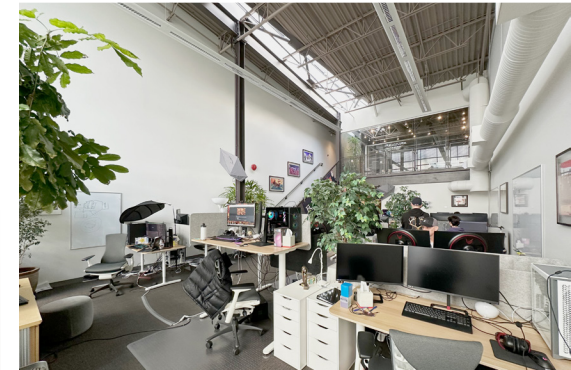
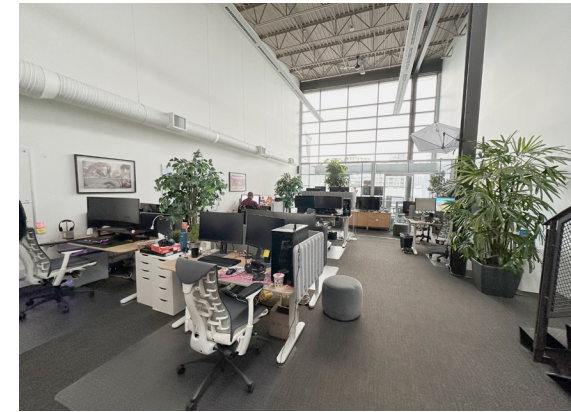
The property is located in the trendy Mount Pleasant area on the North side of West 5th Avenue, between Yukon and Alberta Streets. The Olympic Village Canada Line SkyTrain Station is two blocks away for convenient transit and there are many restaurants and cafes in the immediate area including: Tacofino, Tera Breads Cafe, and Honest to Pete Coffee Roasters.

Building

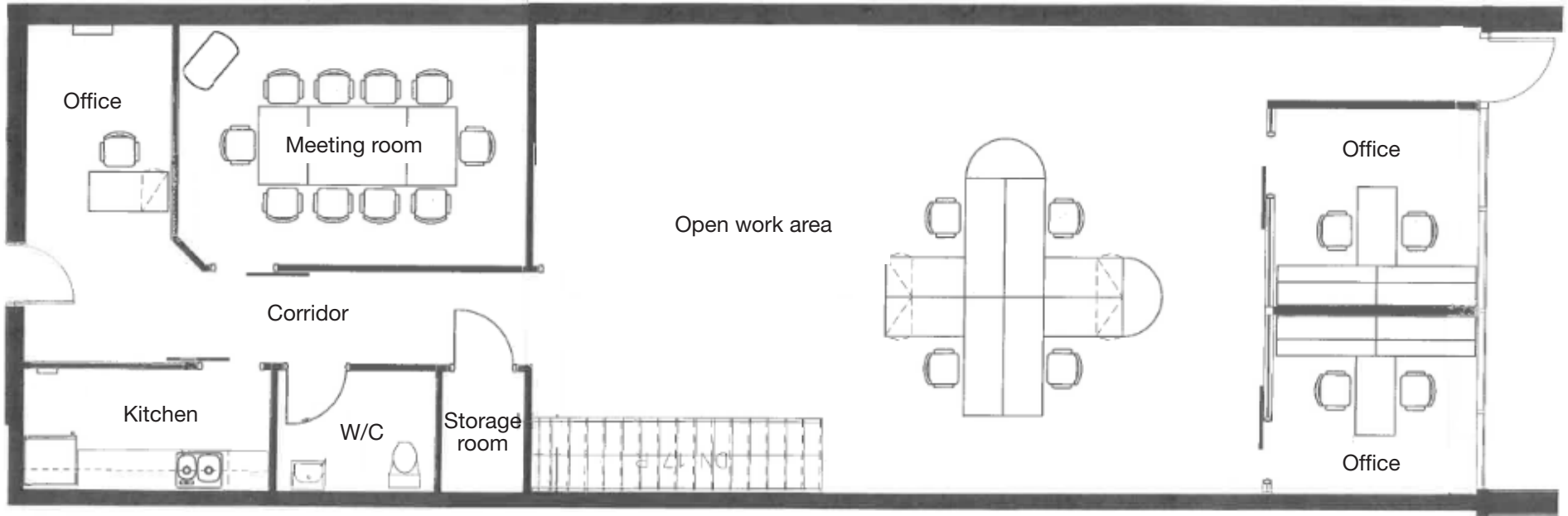
The building has a buzzer intercom system, elevator lobby with passenger elevator, secure underground parking (3 stalls at market rate), bike storage, full time security person in the building lobby and nightly roaming security service.

Suite

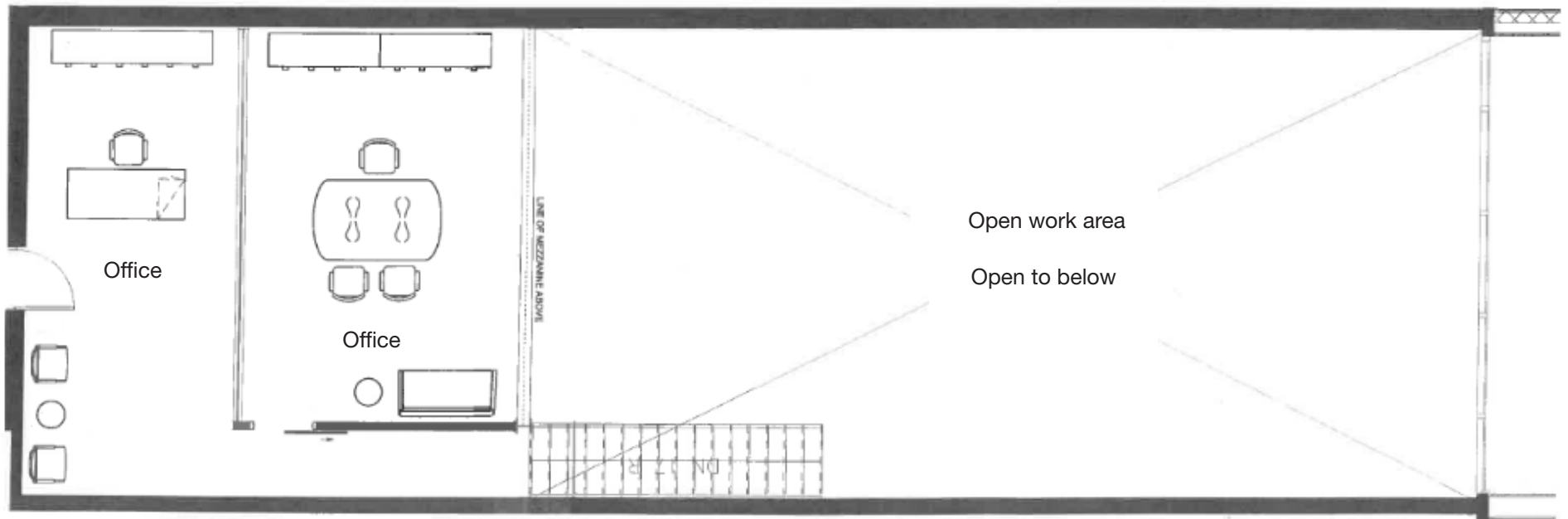
Unique North facing loft style unit with expansive open ceiling height, floor-to-ceiling north-facing window, reception area, boardroom, two offices, kitchenette, private washroom, private office/meeting room on the mezzanine, large open workspace and a private balcony for the tenant's use.

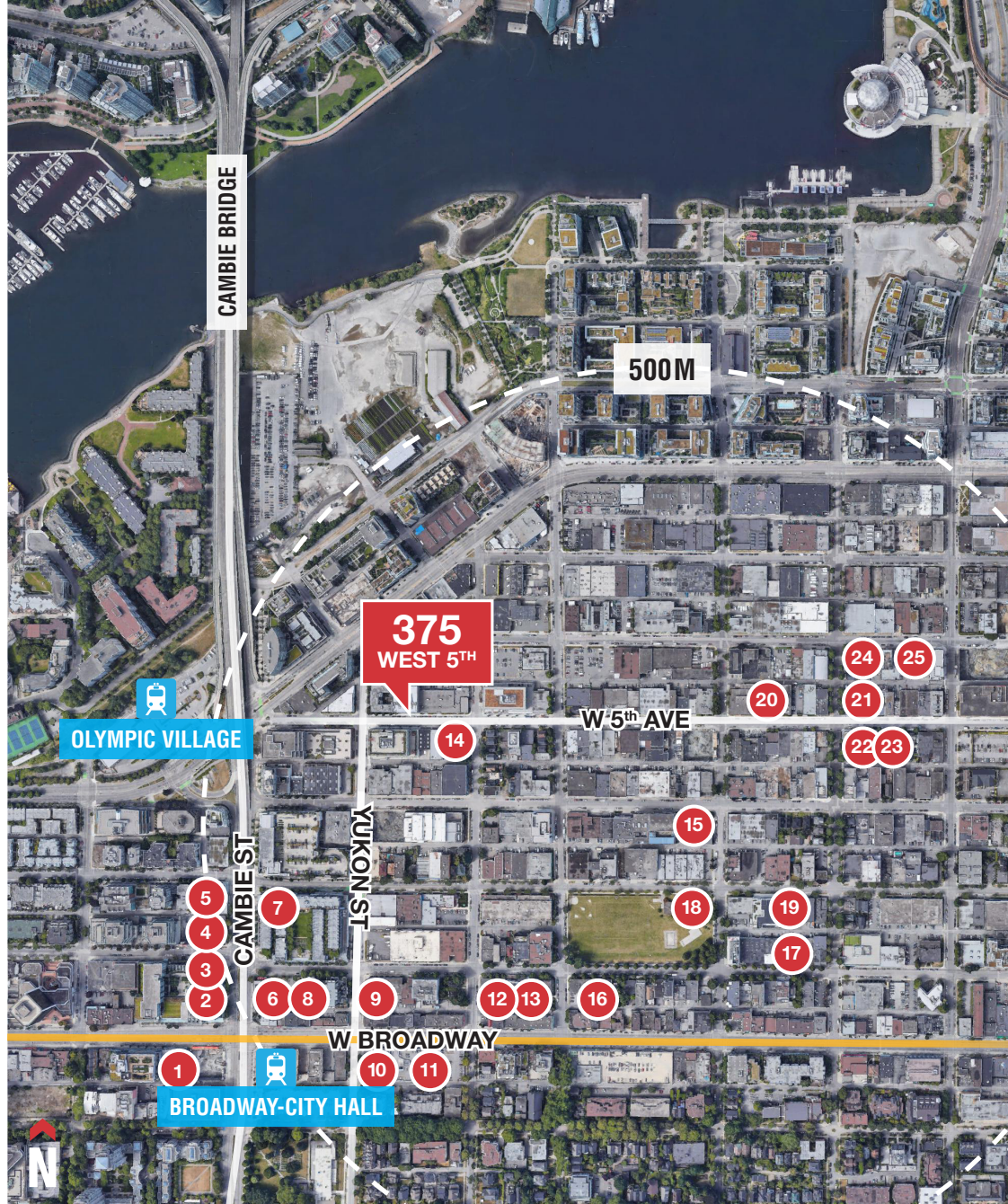


MAIN FLOOR





MEZZANINE





1. le Mexican Grill
2. RBC Royal Bank
3. Whole Foods Market
4. BC Liquor Store
5. La Ruota Pizzeria
6. Wendy's and A&W
7. Save-On-Foods
8. Uma Sushi
9. La Taqueria
10. Sushi California
11. No Frills Market
12. Fatburger
13. Aperture Coffee Bar
14. Honest to Pete Coffee
15. Mangia Cucina & Bar
16. Milano Coffee Roasters
17. 33 Acres Brewing
18. Camion Cafe
19. Elysian Coffee
20. Terra Breads
21. Purebread
22. Tacofino
23. Field & Social
24. Electric Bicycle Brewing
25. R&B Ale & Pizza House

-  **91** WALKER'S PARADISE
-  **93** RIDER'S PARADISE
-  **97** RIDER'S PARADISE

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 +1 604 683 7535 | naicommercial.ca

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