

**AVISON
YOUNG**

For Lease

**Ground floor - 7 West 6th Avenue
Vancouver, BC**



Premium opportunity to lease exceptional ground floor office and showroom space positioned in the heart of Mount Pleasant

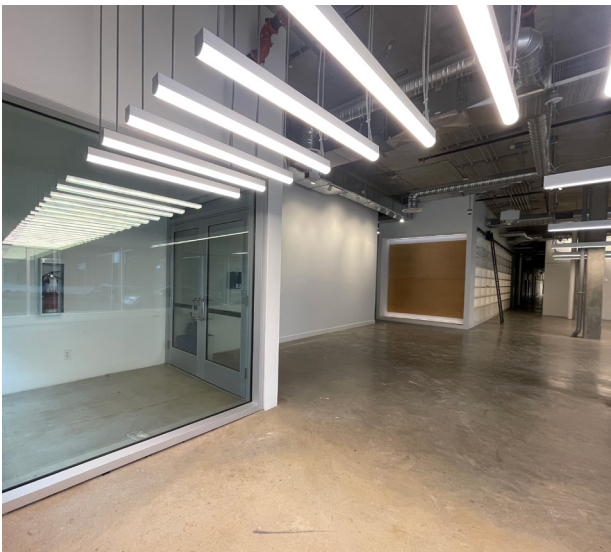
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Property details

GROUND FLOOR
5,556 sf

AVAILABILITY
Immediate

PARKING
Four (4) parking stalls
**at prevailing monthly rental rates plus applicable taxes*

LEASE RATE
Contact listing agent

ADDITIONAL RENT
\$17.50 (2025 estimate)

ZONING
I-1

Building

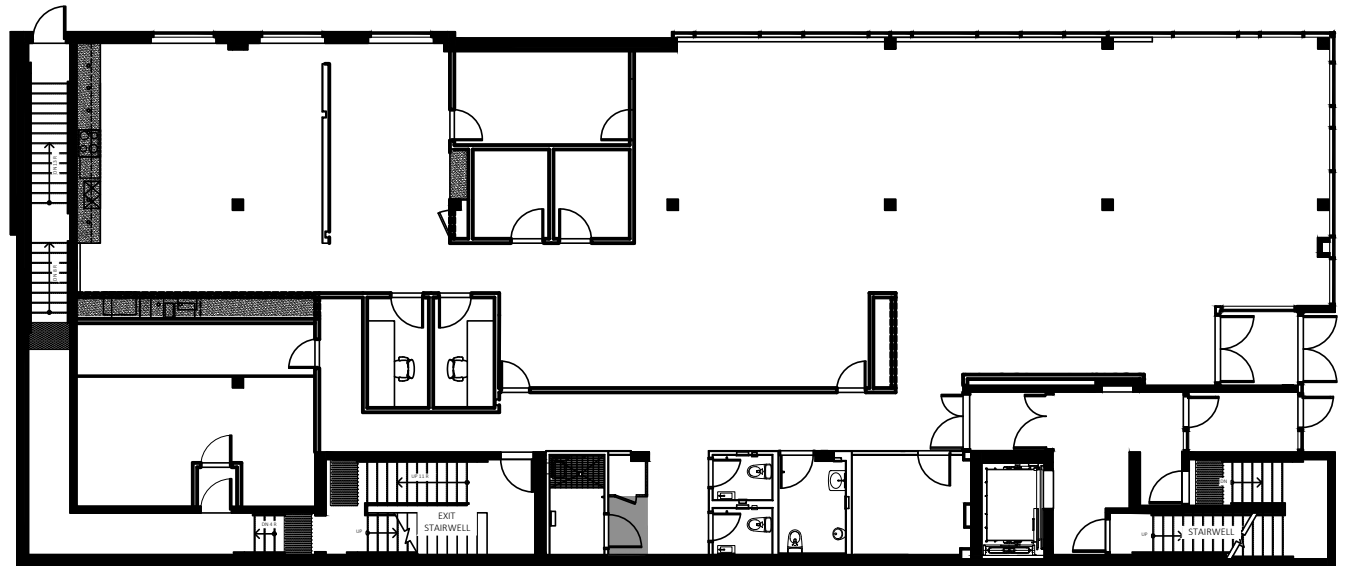
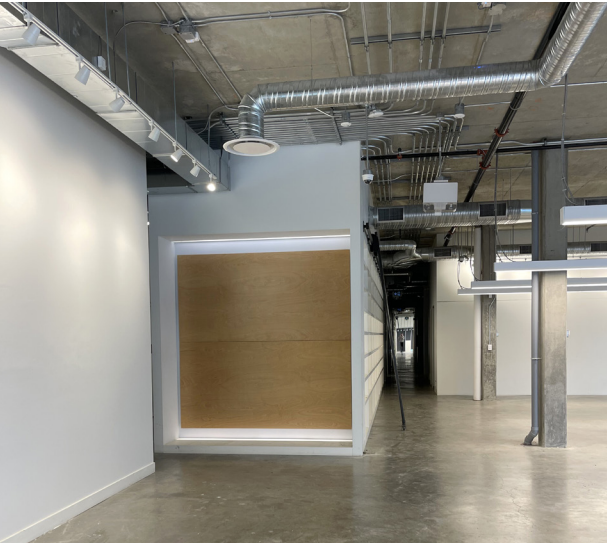
7 West 6th Avenue is ideally located on the prominent corner of Ontario Street and West 6th Avenue in the heart of Mount Pleasant's vibrant community. The building features high end modern improvements suitable for today's workplace environment. 7 West 6th Avenue provides immediate access to several of Vancouver's most notable restaurants, shops and cafes. Additionally, tenants will enjoy immediate access to the Ontario bike lane and major transit corridors including Broadway Corridor and Olympic Village.

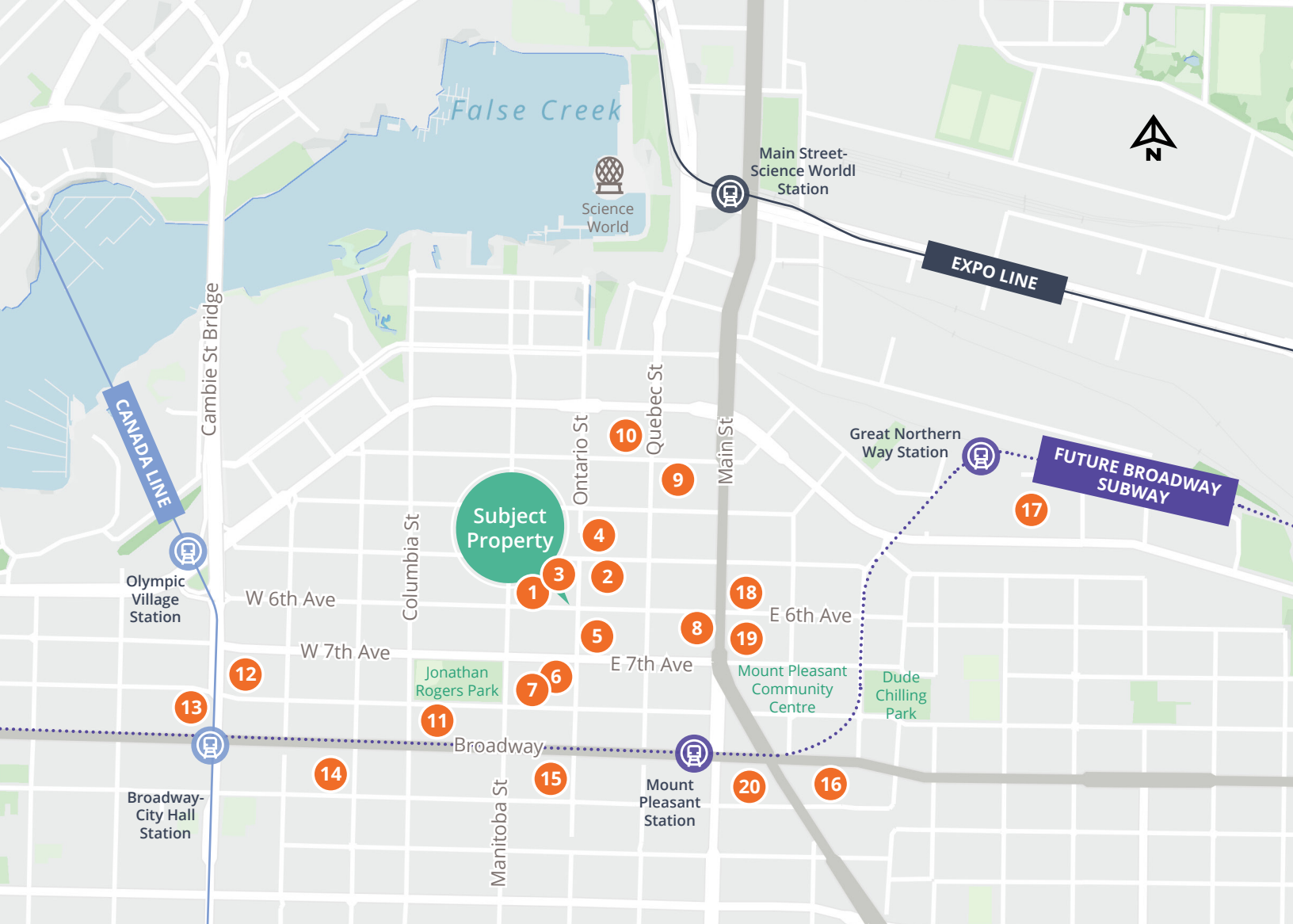
Property highlights

-  Exceptional Mount Pleasant location
-  Underground secured parking
-  Secured bike storage
-  End of trip facility
-  Shared rooftop deck
-  Immediate access to ample amenities

Suite highlights

-  Highly efficient and well improved office and showroom space
-  Ground floor with exceptional exposure
-  Multiple break out meeting rooms
-  Four (4) private offices
-  Open area with room for approximately 24 workstations
-  Kitchen and lounge area
-  Studio space and ample storage rooms
-  Printer/copy area
-  Three (3) private washrooms
-  Private in-suite shower facility





Nearby amenities

- | | | |
|--|------------------------------|---|
| 1. Mount Pleasant Vintage & Provisions | 8. Steamworks Mount Pleasant | 15. Sport Chek |
| 2. Tacofino Ocho | 9. Nuba Cafe and Catering | 16. Kingsgate Mall |
| 3. The Juice Truck 5th Ave | 10. Earnest Ice Cream | 17. Emily Carr University of Art + Design |
| 4. Purebread | 11. Milano Coffee Roasters | 18. Cartems Donuts |
| 5. La Fabrique St-George Winery | 12. The Home Depot | 19. Como Taperia |
| 6. Elysian Coffee | 13. Whole Foods Market | 20. Thierry |
| 7. 33 Acres Brewing Company | 14. Joti's NOFRILLS | |

Contact for more information

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