

**AVISON
YOUNG**

For Sublease

Suite 201, 28 West 7th Avenue
Vancouver, BC



Avison Young is pleased to present the opportunity to sublease improved office and production space in Vancouver's highly desirable Mount Pleasant

Devin Ringham*, Principal
604 647 5098
devin.ringham@avisonyoung.com
**Devin Ringham Personal Real Estate Corporation*

Rhys Cartwright, Senior Associate
604 647 1334
rhys.cartwright@avisonyoung.com

Opportunity

Introducing the exclusive opportunity to sublease 2,418 sf of improved office, production and warehouse space in Vancouver's highly desirable Mount Pleasant neighbourhood. This improved suite features primarily open area with designated office space suitable for multiple workstations, a kitchenette, private washroom, large open area for production and warehouse space with direct rear loading dock access. The building features prime exposure on West 7th Avenue and is suitable for a wide range of tenant occupiers.

Property details

ZONING

I-1

SIZE

2,418 sf

AVAILABILITY

Immediately

FURNITURE

Can be made available

ASKING RENT

Contact listing agents

ADDITIONAL RENT

\$11.17 psf (2025 estimate)

SUBLEASE EXPIRY

September 29, 2027

**Longer term lease available*







PARKING

Two (2) parking stalls

Location

28 West 7th Avenue is ideally positioned in Vancouver's popular Mount Pleasant neighborhood on West 7th Avenue between Ontario and Manitoba Streets. The building sits in proximity to Jonathan Rogers Park and provides access to abundant restaurant and shopping amenities including 33 Acres Brewing, Milano Coffee Roasters and Steamworks. 28 West 7th Avenue offers occupiers immediate access to major thoroughfares including Broadway, Kingsway, Main Street and West 2nd Avenue.

Property highlights

-  North-facing office space with open area for workstations
-  Open production and warehouse space
-  Kitchenette
-  Private washroom
-  Dock loading at rear
-  Two (2) parking stalls



OPEN OFFICE WITH WORKSTATIONS AND KITCHENETTE



OPEN PRODUCTION AREA



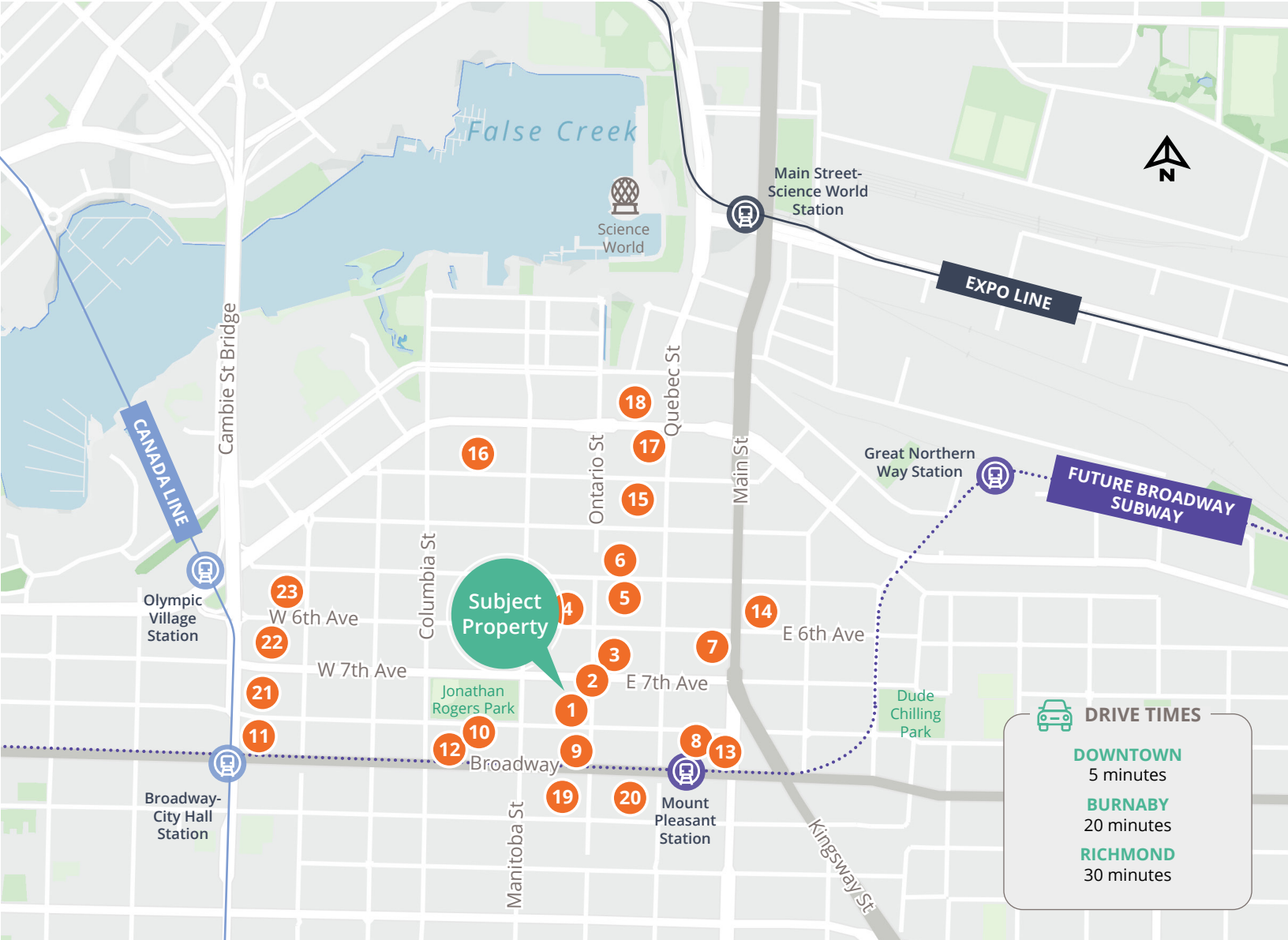
OPEN PRODUCTION AREA



OPEN PRODUCTION AREA



DOCK LOADING AREA



Nearby amenities

- | | | |
|--|-----------------------------|------------------------------------|
| 1. 33 Acres Brewing Company | 8. Fable Diner | 16. Ophelia |
| 2. Elysian Coffee | 9. Best Burrito | 17. Earnest Ice Cream Quebec St. |
| 3. La Fabrique St-George Winery | 10. Milano Coffee Roasters | 18. BREWHALL |
| 4. Mount Pleasant Vintage & Provisions | 11. A&W Canada | 19. Sport Chek |
| 5. Tacofino Ocho | 12. Cilantro Indian Cuisine | 20. Pacific Angler |
| 6. Purebread Bakery + Coffee | 13. Superbaba (Vancouver) | 21. The Home Depot |
| 7. Steamworks Mount Pleasant | 14. Brassneck Brewery | 22. Canadian Tire |
| | 15. Fife Bakery | 23. Altea Vancouver |

Contact for more information

Devin Ringham*, Principal
604 647 5098
devin.ringham@avisonyoung.com

**Devin Ringham Personal Real Estate Corporation*

Rhys Cartwright, Senior Associate
604 647 1334
rhys.cartwright@avisonyoung.com

#2900-1055 West Georgia Street
P.O. Box 11109 Royal Centre
Vancouver, BC V6E 3P3, Canada
avisonyoung.ca

**AVISON
YOUNG**



Platinum member