

FOR LEASE **295 W 5TH AVE** | INDUSTRIAL / FLEX SPACE |

FOR LEASE

295 W 5TH AVENUE VANCOUVER BC

PROMINENT MOUNT PLEASANT CORNER
EXPOSURE INDUSTRIAL/FLEX SPACE

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THE HIGH
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CBRE

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PROPERTY
DETAILS

RENTABLE AREA*	Ground : 5,875 SF
	Mezz. : 4,526 SF
	Total : 10,401 SF
BASIC RENT	Contact Listing Agents
TAXES & OP COSTS	\$16.81 PSF (2022 est.) Including utilities & janitorial.
ZONING	I1-A, Group F-2 Wholesale
AVAILABILITY	Immediate

PROPERTY
HIGHLIGHTS

- Brand new ground level shell space
- Massive 155' (approx.) corner storefront exposure
- Private street front entrance
- Power: 200A, 120/280V
- Secured underground parking and commercial loading area
- Access to common rooftop patio and end-of-trip facilities
- Office building fully leased to Relic and Rad Bikes. New AbCellera campus 1/2 block away



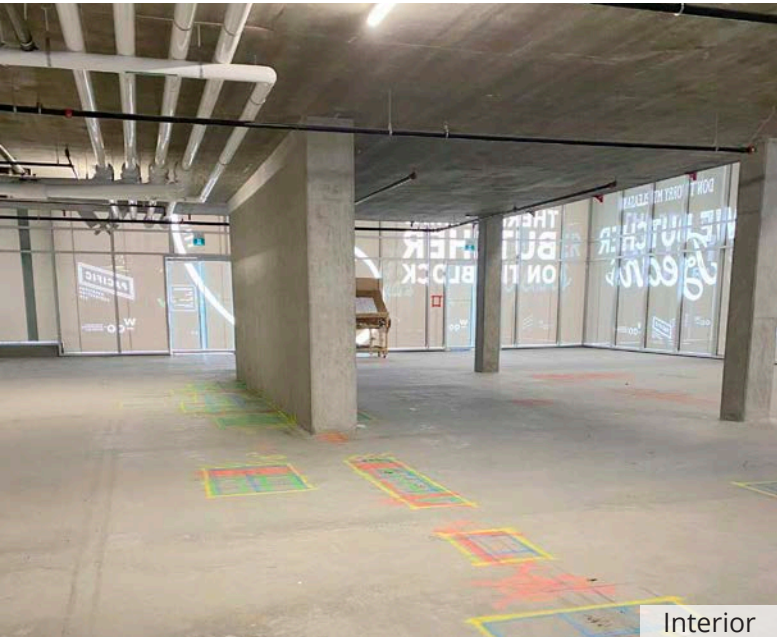
Rooftop Patio



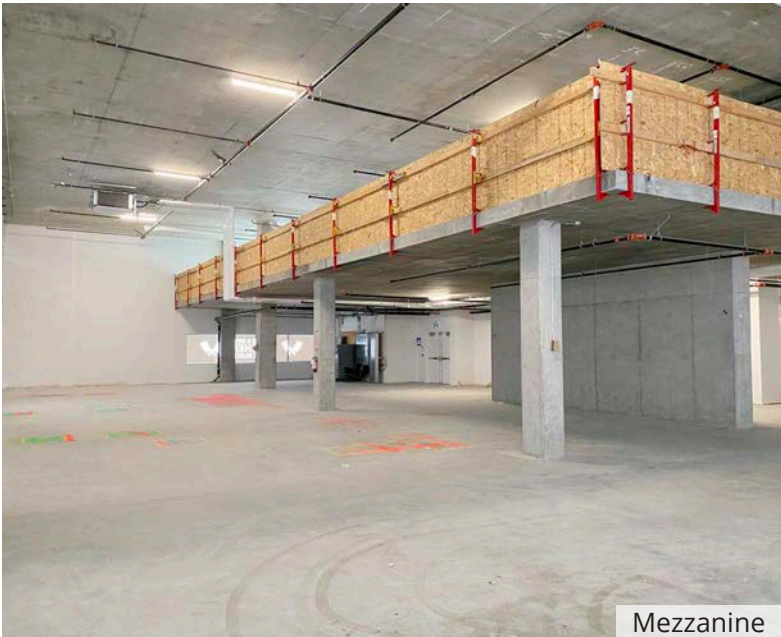
End-of-Trip Facilities



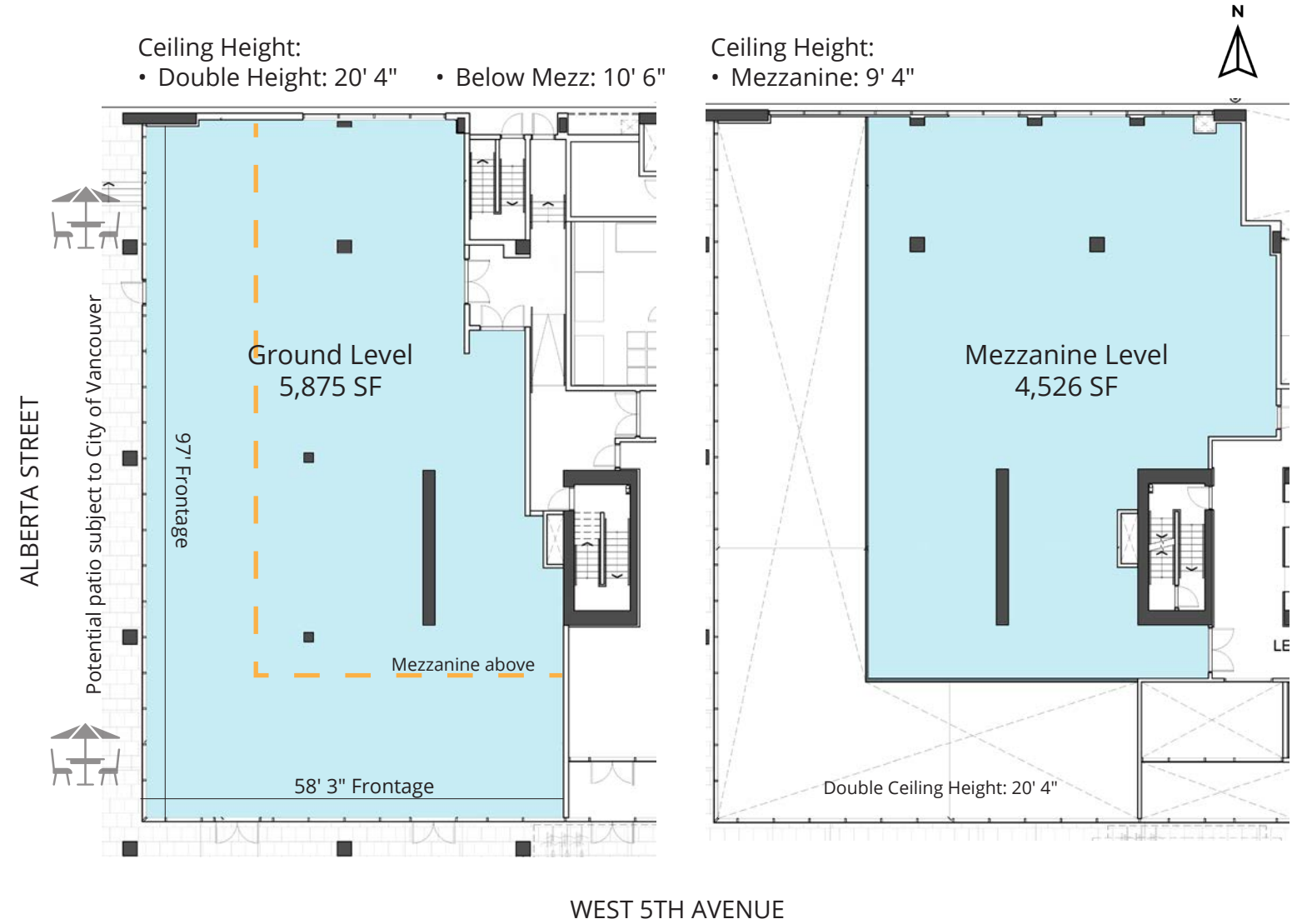
Commercial Loading



Interior



Mezzanine

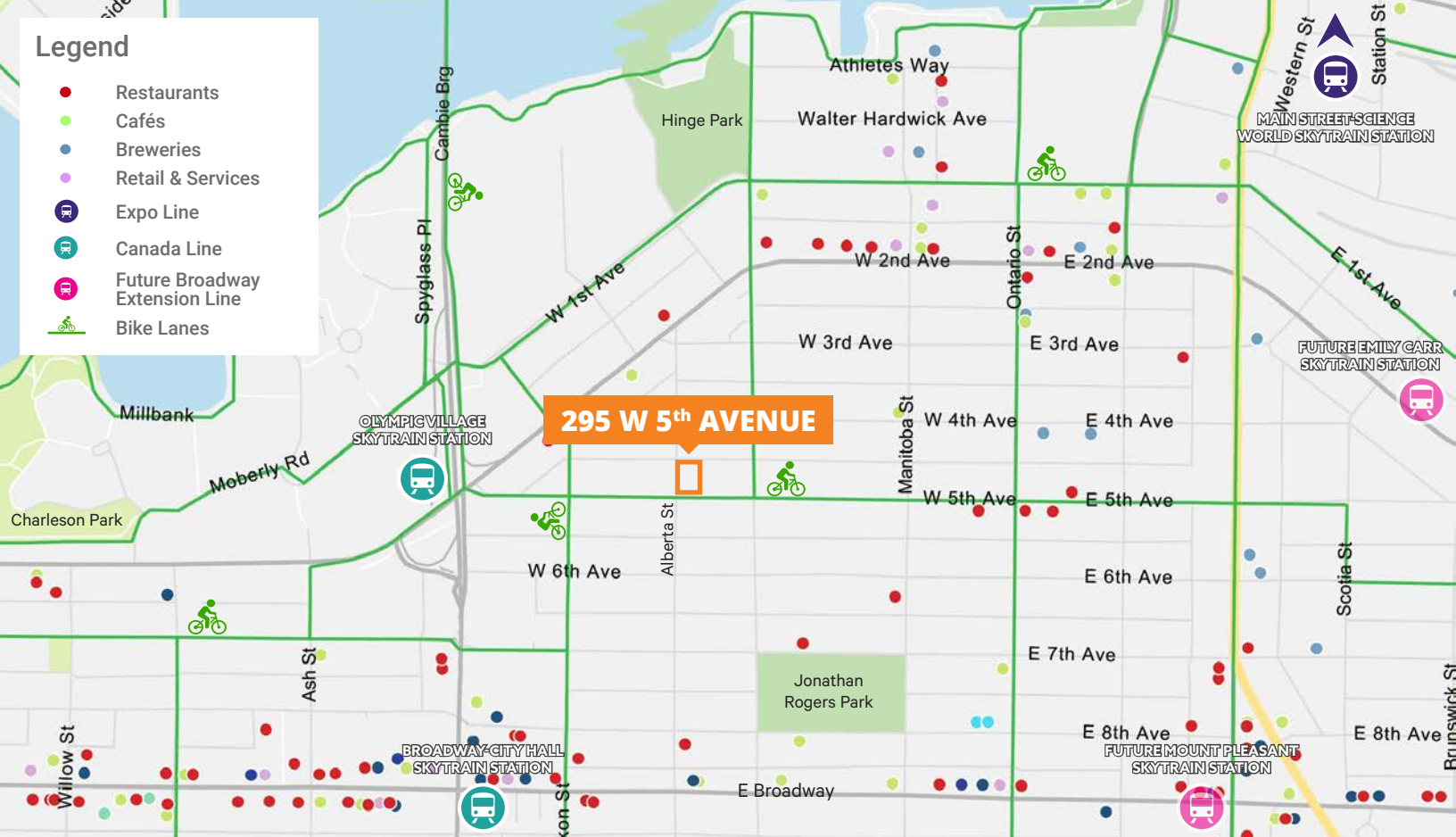


*All measurements are estimated and subject to remeasurement upon development completion.

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Legend

- Restaurants
- Cafés
- Breweries
- Retail & Services
- Expo Line
- Canada Line
- Future Broadway Extension Line
- Bike Lanes



MT. PLEASANT NEIGHBOURHOOD

295 W 5th Avenue is located in vibrant Mount Pleasant, one of the coolest neighbourhoods in North America. Boasting stunning city, mountain, and water views, this area has unparalleled connectivity to the Canada Line, the highly anticipated Broadway SkyTrain extension, and multiple bike lanes including the one directly in front of the building on West 5th Ave. This centre of innovation and creativity is adorned with countless amenities, including shops, restaurants, breweries and cafés.



NEARBY AMENITIES & INDUSTRIES 10 BLOCK RADIUS

78+
Restaurants

41+
Cafés

18+
Breweries & Bars

248+
Retail & Services

WALK SCORE

99
Rider's Paradise

95
Rider's Paradise

90
Walker's Paradise

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