

FOR LEASE

177

West
7th

VANCOUVER

3rd Floor



OPPORTUNITY

Rarely available opportunity in one of the best boutique buildings in Mount Pleasant. The exceptionally renovated and maintained building is offering the full 3rd floor for lease, available this Fall. Located across the street from Jonathan Rogers Park, a short walk from Broadway-City Hall and Olympic Village Canada Line Stations and the rich and growing Mount Pleasant amenity offerings, this is a highly sought after position in the neighbourhood.

BUILDING AND PREMISES

177 West 7th is a concrete and woodframe building, updated and meticulously maintained by the ownership. Well appointed common areas, curated exterior upgrades, along with wonderful examples of the Mount Pleasant mural aesthetic, make the building a standout in the area. Emelle’s Westside Kitchen and outdoor patio activate the main floor of the building, providing a strong selection of local fare, and catering options for your business meetings and entertaining.

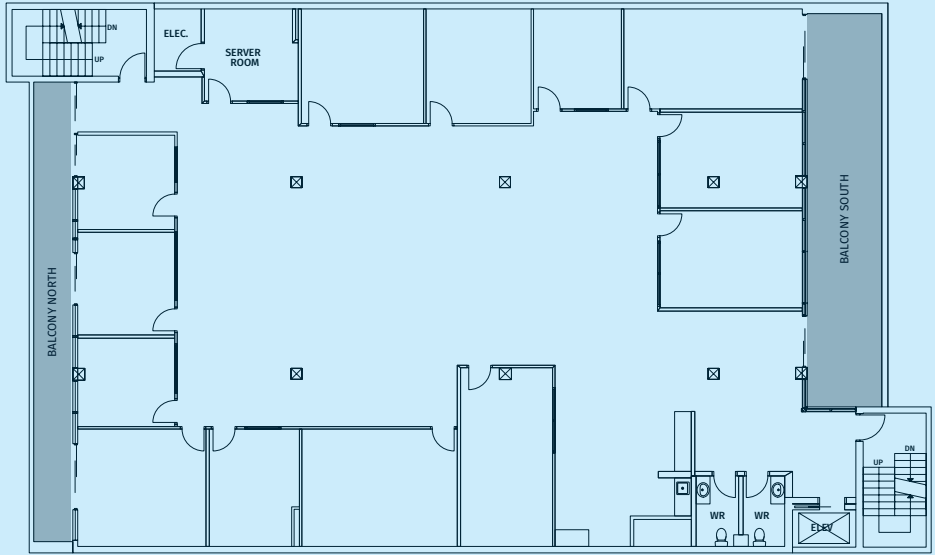
The premises represent the entire 3rd floor, and boast exclusive outdoor patio space along both the entire north and south facades. With a modest build out in place, the premises are move-in ready, with the potential to include the high end furniture inventory for ‘plug and play’ occupancy.

HIGHLIGHTS

-  FULL FLOOR SPACE WITH DIRECT ELEVATOR SERVICE
-  EXISTING IMPROVEMENTS – PLUG AND PLAY SPACE
-  PARKING – 5 STALLS AT \$175/MO
-  TWO (2) EXCLUSIVE PATIO AREAS
-  POTENTIAL TO INCLUDE FURNITURE/FIXTURES
-  VERY EFFICIENT SPACE WITH LOW GROSS UP

DETAILS

PREMISES	Unit 300 – 5,849 SF
TAXES AND OP COSTS	\$18.35 psf/annum inclusive of mgmt., exclusive of utilities
AVAILABILITY	November 1, 2023 (Potentially sooner)
ZONING	I-1
ASKING RATE	Contact Listing Team



FLOORPLAN





For more information,
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