

Office Space

For Sublease

# 22 East 5th Avenue

Vancouver, BC

3rd Floor - 11,692 Rentable Square Feet

Mount Pleasant Improved Full Floor Office Space



## Contact Agents

### Bill Coulter

Personal Real Estate Corporation  
Senior Vice President | Office Properties  
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### Jordan Coulter

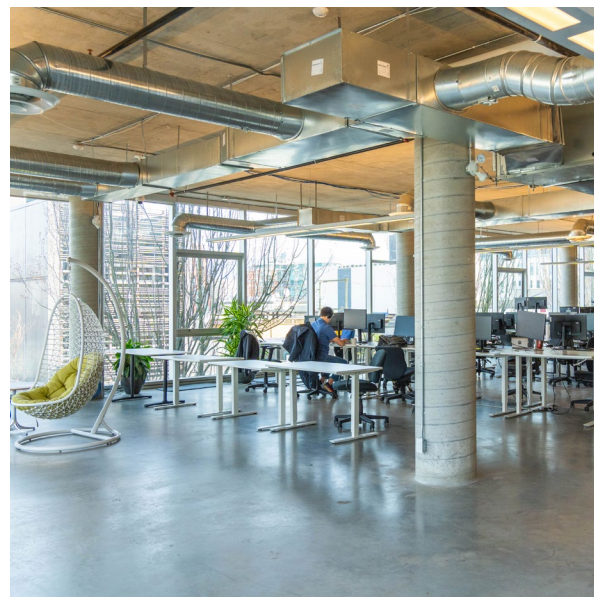
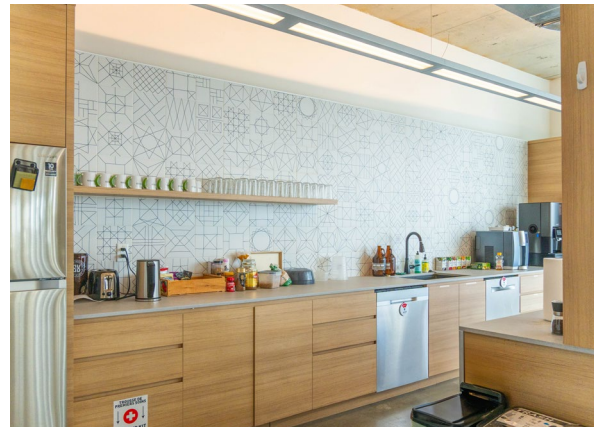
Associate Vice President  
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**CBRE**

## The Opportunity

This new, modern six storey building features covered and secure parking and bike storage with access to lockers and showers. The entire 3rd floor premises is improved with offices and open plan ready for occupancy. Features operable windows and fantastic outlook in a rapidly developing office node near Main Street. HVAC is provided from a heat pump system allowing flexible hours of operation. It is serviced by two passenger elevators. Building managed by Warrington PCI.

## The 3rd floor features a private deck for Subtenant's exclusive use



3RD FLOOR /  
SUITE 300

11,692 SF

**ASKING NET RENT**

Contact Listing Agent

**ADDITIONAL RENT**

\$18.34 PSF (2026 Est.)

**AVAILABLE**

Immediately

**EXPIRY**

September 29, 2028

**PARKING**

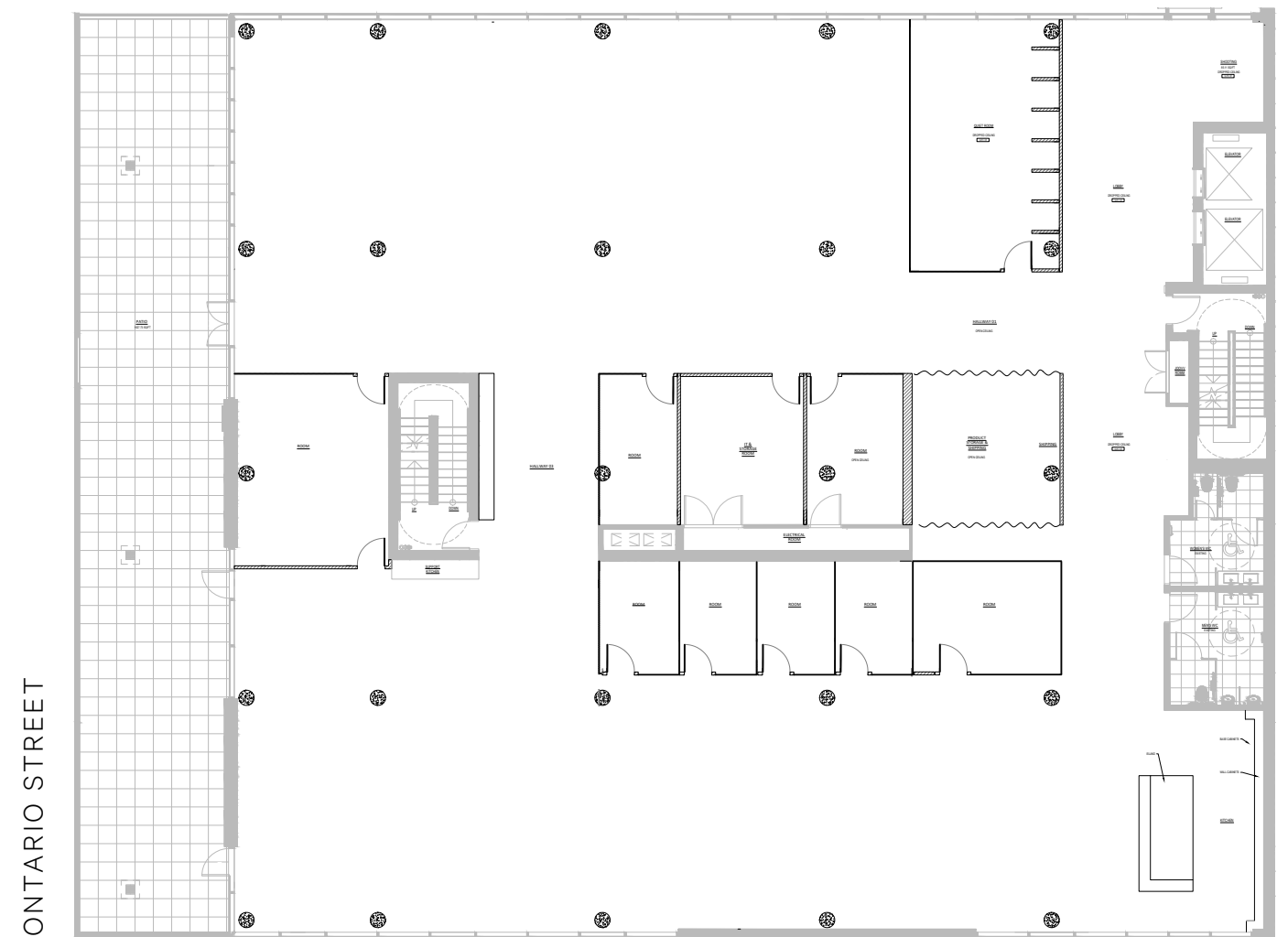
Secured covered parking in building

**PRIVATE DECK SPACE**

West side exterior deck for Subtenant's exclusive use

Virtual TOUR

EAST 5TH AVENUE



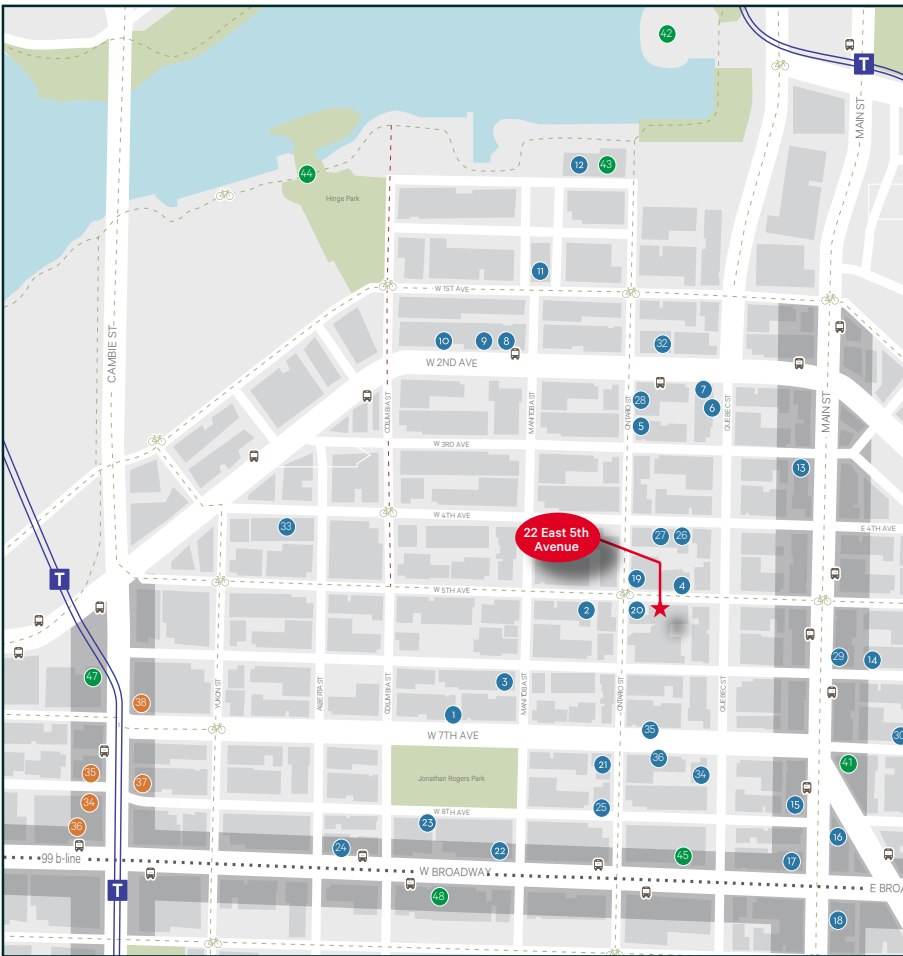
ONTARIO STREET

NOT TO SCALE

# The Location

22 East 5<sup>th</sup> Avenue is located in Vancouver's emerging Mount Pleasant neighbourhood, a vibrant commercial, office, light manufacturing, dining and entertainment hub.

The convenient location on the southeast corner of East 5<sup>th</sup> Avenue and Ontario Street provides excellent access to Downtown Vancouver and all major transport arterial routes to Greater Vancouver.



## Neighbourhood Amenities

- |                                       |                                     |
|---------------------------------------|-------------------------------------|
| ● RESTAURANTS   BARS   PUBS   BREWERY | ● SHOPS                             |
| 1. Nectar Juice                       | 34. Whole Foods                     |
| 2. Juice Truck                        | 35. BC Liquor Store                 |
| 3. Mangia Cucina & Bar                | 36. London Drugs                    |
| 4. Peaceful Restaurant                | 37. The Home Depot                  |
| 5. Argo Café                          | 38. Canadian Tire                   |
| 6. Earnest Ice Cream                  | 39. Kingsgate Mall                  |
| 7. Glory Juice                        |                                     |
| 8. Bao Down Gastropub                 | ● OTHER                             |
| 9. The Flying Pig                     | 40. City Hall                       |
| 10. Ophelia                           | 41. Mount Pleasant Community Centre |
| 11. Craft Beer Market                 | 42. Science World                   |
| 12. Tap & Barrel                      | 43. Creekside Community Centre      |
| 13. Nuba Café                         | 44. Seawall                         |
| 14. The Whip                          | 45. Just Yoga Vancouver             |
| 15. Eight 1/2 Restaurant Lounge       | 46. Steve Nash Fitness World        |
| 16. The Wallflower                    | 47. Fit in 30 Minutes               |
| 17. Fable Diner                       | 48. TaG Cycling Studio              |
| 18. Caffé Barney                      |                                     |
| 19. Purebread                         |                                     |
| 20. Tacofino                          |                                     |
| 21. Elysian Coffee Roasters           |                                     |
| 22. Starbucks                         |                                     |
| 23. Milano Coffee Roasters            |                                     |
| 24. Aperture Coffee Bar               |                                     |
| 25. 33 Acres Brewing Company          |                                     |
| 26. R&B Ale & Pizza House             |                                     |
| 27. Electric Bicycle Brewing          |                                     |
| 28. Faculty Brewing Co.               |                                     |
| 29. Brassneck Brewery                 |                                     |
| 30. Main Street Brewing Co.           |                                     |
| 31. Red Truck Beer Company            |                                     |
| 32. Brewhall                          |                                     |
| 33. Big Rock Urban Brewery & Eatery   |                                     |

**Walk Score**  
SOURCE: WALKSCORE.COM

**98** Walker's Paradise

**91** Biker's Paradise

**95** Rider's Paradise

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