

FOR SUBLEASE | OFFICE
32 WEST 5TH AVENUE
VANCOUVER, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- ▶ **1,500 SF Second Floor Office/Production Space**
- ▶ **Central Location Across from Terra Bread**
- ▶ **Signage Opportunity**

Mitch Ellis

D 604.630.3383 C 604.729.7699
mitch.ellis@lee-associates.com

Ryan Saunders

Personal Real Estate Corporation
D 604.630.3384 C 604.760.8799
ryan.saunders@lee-associates.com

Location

Located on the south side of West 5th Avenue and Ontario Street. This unique area is home to many service-oriented businesses, wholesaling, and high-tech operations. This location offers excellent access to Downtown Vancouver and fantastic nearby amenities.

Zoning

I-1 (Light Industrial District) allows for most manufacturing, animation, software manufacturing, video and film production, showroom, storage, wholesaling, distribution, office and some service-based businesses.

Features

- ▶ 2 washrooms
- ▶ Ample natural light
- ▶ Multiple private offices
- ▶ Production areas

Available Area

1,500 SF

**All measurements are approximate and must be verified by the tenant.*

Parking

Available at market rates

Lease Rate

\$20.00 PSF

Taxes & Operating Costs

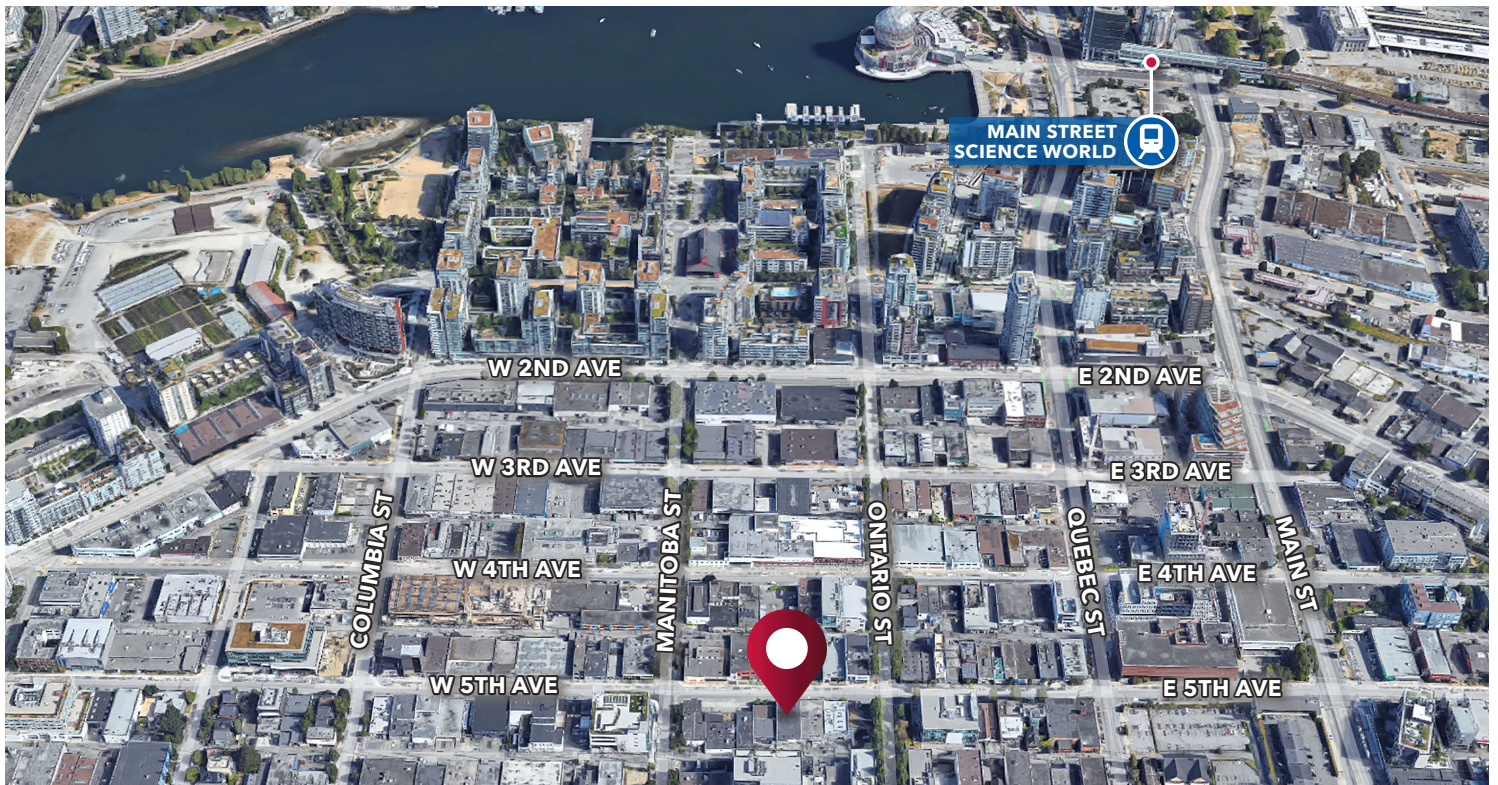
\$7.63 PSF (2022 estimate)

Sublease Term

December 31, 2026

Availability

Immediate



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