

OFFICE & PRODUCTION SPACES FOR LEASE

120 WEST 3RD AVENUE
VANCOUVER, BC

120W3

PRIME MOUNT PLEASANT LOCATION

- SPACE FROM 3,348 - 11,227 SF
- CAPITAL UPGRADES COMPLETE WITH NEW OWNERSHIP
- MOVE IN READY OFFICE AND CREATIVE PRODUCTION SPACE
- BRAND NEW IMPROVEMENTS COMPLETED WITHIN SECOND FLOOR UNIT
- EXPOSED TIMBER WITH LOFTY CEILING HEIGHTS
- UNPARALLELED MT PLEASANT CORNER LOCATION
- SIGNAGE AND BUILDING BRANDING OPPORTUNITIES
- SECURE UNDERGROUND PARKING

UNDER NEW OWNERSHIP

N NICOLA
WEALTH
REAL ESTATE



CUSHMAN & WAKEFIELD

I20W3



OPPORTUNITY

Situated on the corner of West 3rd Avenue and Manitoba Street, is the opportunity to lease 3,348 – 11,227 SF of functional office and creative manufacturing space. Located in the highly sought after neighbourhood of Mount Pleasant, the growth and success of homegrown companies in the software production, social media and digital post production industries have lent the neighbourhood a reputation as a home for creators, makers and innovators. The neighbourhood has abundant amenities, offering residents and staff experiences ranging from the day-to-day to the exceptional. Start your day with an artisan coffee in the morning and a flight of world-class craft beer in the afternoon. Ride a mobi bike down one of Vancouver's most endearing high streets at lunchtime or go for a mid-afternoon walk through Jonathan Rogers Park or a workout at the Creekside Community Recreation Centre.

BASE RENT

Please contact listing agents

ADDITIONAL RENT

\$11.15 PSF, per annum (2024 estimate)

BUILDING FEATURES

- High ceilings (est. 12' - 14' clear) with extra large natural wood beams
- HVAC and lighting in place throughout
- Operable windows for fresh air
- High speed fibre optic internet to the building
- East, south and north facing windows provide abundant natural light
- Second floor views of surrounding area and Downtown/North Shore
- Exterior and common area upgrades recently finished
- Distinct mural painted on entire west side of the building
- Secure underground parkade



WALK SCORE
WALKER'S PARADISE

97



TRANSIT SCORE
RIDER'S PARADISE

95

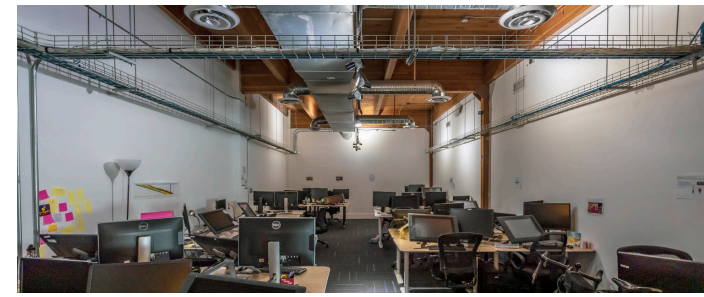
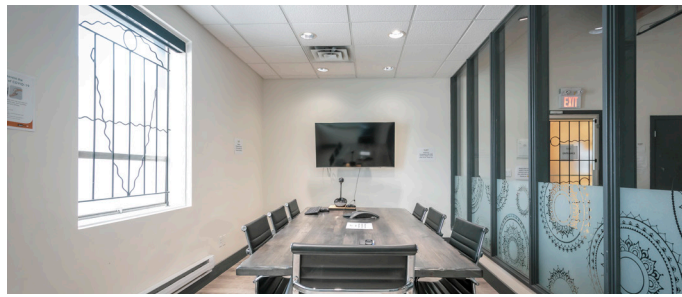
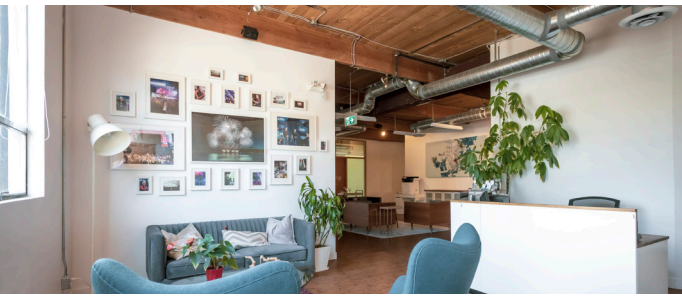


BIKE SCORE
BIKER'S PARADISE

97

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SALIENT DETAILS

ABILITY TO COMBINE UNITS FOR A TOTAL OF UP TO 11,227 SF

	UNIT 100	UNIT 120	TOTAL
LEVEL 1	<p>SIZE 3,348 SF</p> <p>DESCRIPTION Newly improved ready to occupy space with a mix of open areas, 1 office, 1 boardroom, & storage. HVAC & telecommunication infrastructure in place. Dock loading at rear.</p> <p>PARKING 2 stalls (available at market rates)</p>	<p>SIZE 4,378 SF</p> <p>DESCRIPTION Newly improved ready to occupy space with a mix of 3 offices, 2 boardrooms, large open areas, kitchenette / staff room, private washroom & shower. HVAC & telecommunication infrastructure in place. Dock loading at rear.</p> <p>PARKING 3 stalls (available at market rates)</p>	<p>SIZE 7,726 SF</p> <p>DESCRIPTION Ability to combine units</p> <p>PARKING 5 stalls</p>
	UNIT 200	UNIT 201	UNIT 202
LEVEL 2	<p>SIZE 5,559 SF</p> <p>DESCRIPTION Beautifully improved open concept space with high exposed wood ceilings, glass partitions, abundant natural light, HVAC, kitchenette, & private washroom. 8 offices, 3 boardrooms, reception area, open work areas, and storage.</p> <p>PARKING 5 stalls (available at market rates)</p>	<p>SIZE 3,501 SF</p> <p>DESCRIPTION Beautifully improved open concept space with two large boardrooms/meeting rooms, new flooring, lighting and updated HVAC. New common area accessible washrooms.</p> <p>PARKING 2 stalls (available at market rates)</p>	<p>SIZE 6,068 SF</p> <p>DESCRIPTION Expansive open concept space with two large boardrooms/meeting rooms, new flooring, lighting and updated HVAC. New common kitchen and washrooms.</p> <p>PARKING 2 + 1 smart car (available at market rates)</p>

LEASED

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120W3

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10 MINUTE WALK
TO MAIN BROADWAY-CITY HALL &
ST-SCIENCE WORLD SKYTRAIN STATIONS



MINUTES TO DOWNTOWN
SEVERAL MAJOR ROAD AND
BRIDGE OPTIONS NEARBY



RESTAURANTS, COFFEE SHOPS & BREWERIES NEARBY



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