

7 WEST 7TH AVENUE

VANCOUVER, BC

FULL 2ND FLOOR
FOR LEASE



IN THE HEART OF
MOUNT PLEASANT





Discover this bright, full floor, second level space, with private, north-facing patio offering views of the North Shore. Perfectly positioned at 7th and Ontario in Mount Pleasant.



- ✓ Private patio
- ✓ Secure underground parking
- ✓ Elevator serviced
- ✓ Updated open plan
- ✓ 3 washrooms (including accessible)
- ✓ Professionally managed, locally owned building
- ✓ Modest build-out plans available to suit
- ✓ In-suite end of trip facilities planned



LOCATION

7th and Ontario is the beating heart of the Mount Pleasant creative district, with short walks to all of the best the neighbourhood can offer, including **Elysium Coffee, Vintage & Provisions, Purebread Bakery** and **Tacofino**.

Popular and delightful **John Rogers Park** is a block away, and the heavily used bike lanes and access to rapid transit continue to keep Mount Pleasant at the top of the creative mindset for workspaces.

RESTAURANTS

- 1 La Fabrique St-George
- 2 Mount Pleasant Vintage & Provisions
- 3 Casa Molina
- 4 Tacofino Ocho
- 5 Wok & Wings
- 6 Superbaba

- 7 Ophelia
- 8 Nook

CAFÉS

- 9 Elysian Coffee
- 10 Milano Coffee Roasters
- 11 Purebread Bakery + Coffee

BREWERIES

- 12 33 Acres Brewing
- 13 Steamworks

AMENITIES

- 14 Jonathan Rogers Park
- 15 Macdonald's Pharmacy
- 16 Save-On-Foods

WALK SCORE

100

TRANSIT SCORE

90

BIKE SCORE

92

7W7

SALIENT DETAILS

 **SUITE**
200 (Full floor)

 **ASKING RATE**
Contact listing brokers

 **SIZE**
5,165 s.f.

 **ADDITIONAL RENT (2026)**
\$17.67 psf/pa

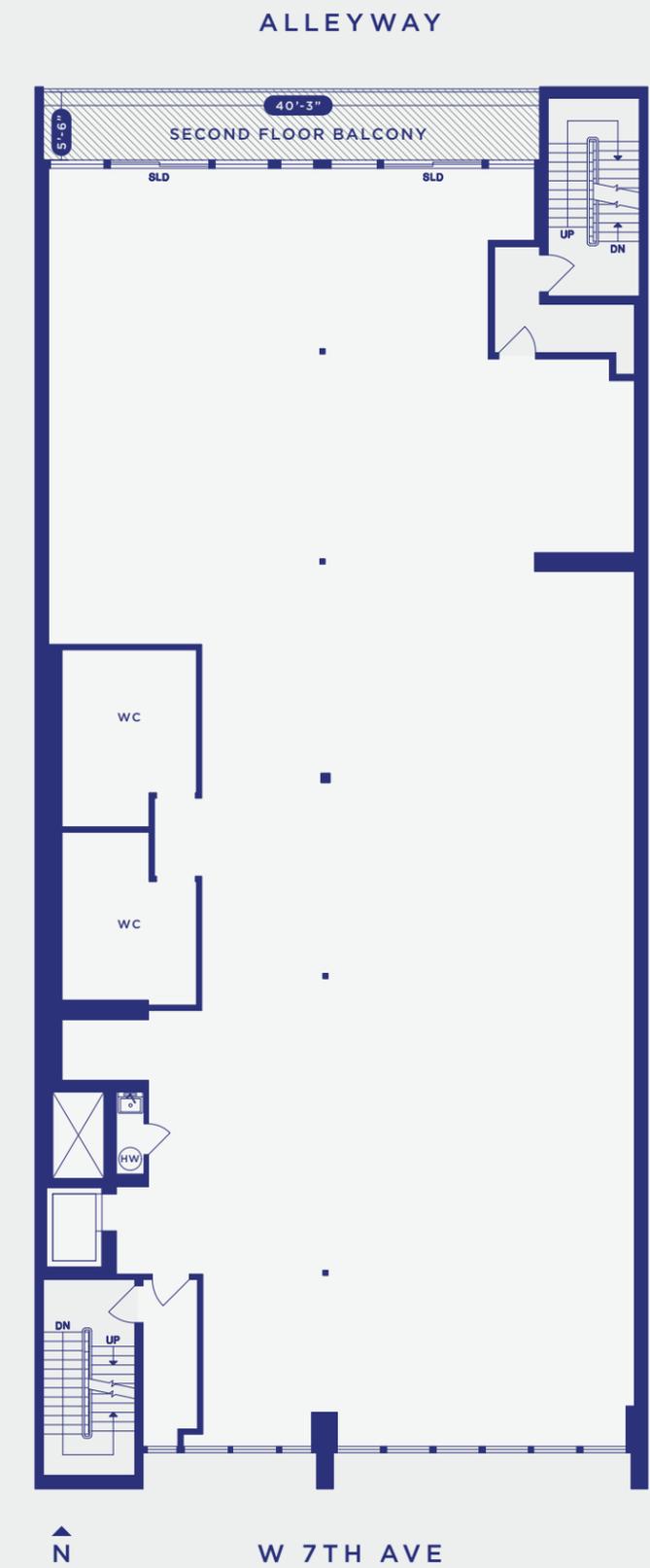
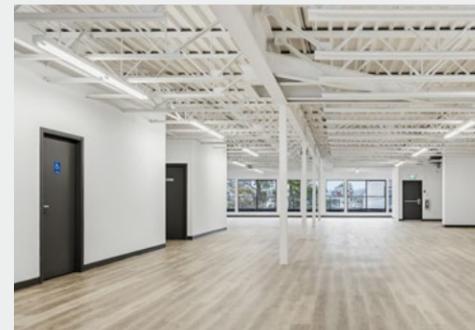
 **AVAILABILITY**
Immediately

 **PARKING**
4 reserved stalls at market rates



FLOOR PLAN

SUITE 200 - FULL FLOOR
5,165 s.f.





BALCONY VIEW



SOUTH WINDOWS



BALCONY



NORTH WINDOWS



WASHROOMS



ENTRANCE





VANCOUVER, BC



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