# 7 WEST 7TH AVENUE

VANCOUVER, BC

FULL 2ND FLOOR

FOR LEASE

TURNKEY BUILDOUT READY APPROX Q2 2027

JLL



IN THE HEART OF
MOUNT PLEASANT

7W7

7W7

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






## 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 **Jonathan 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

### 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 |

# SALIENT DETAILS

**SUITE**
200 (Full floor)

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

**AVAILABILITY**
Immediately

**ASKING RATE**
Contact listing brokers

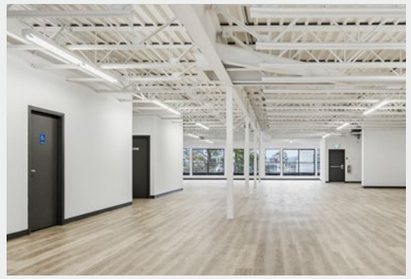
**ADDITIONAL RENT (2026)**
$17.67 psf/pa

**PARKING**
4 reserved stalls at market rates

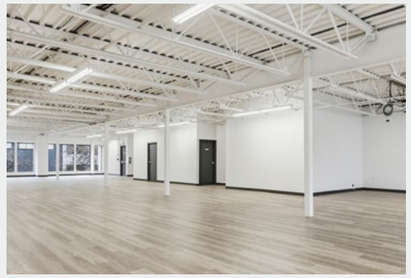


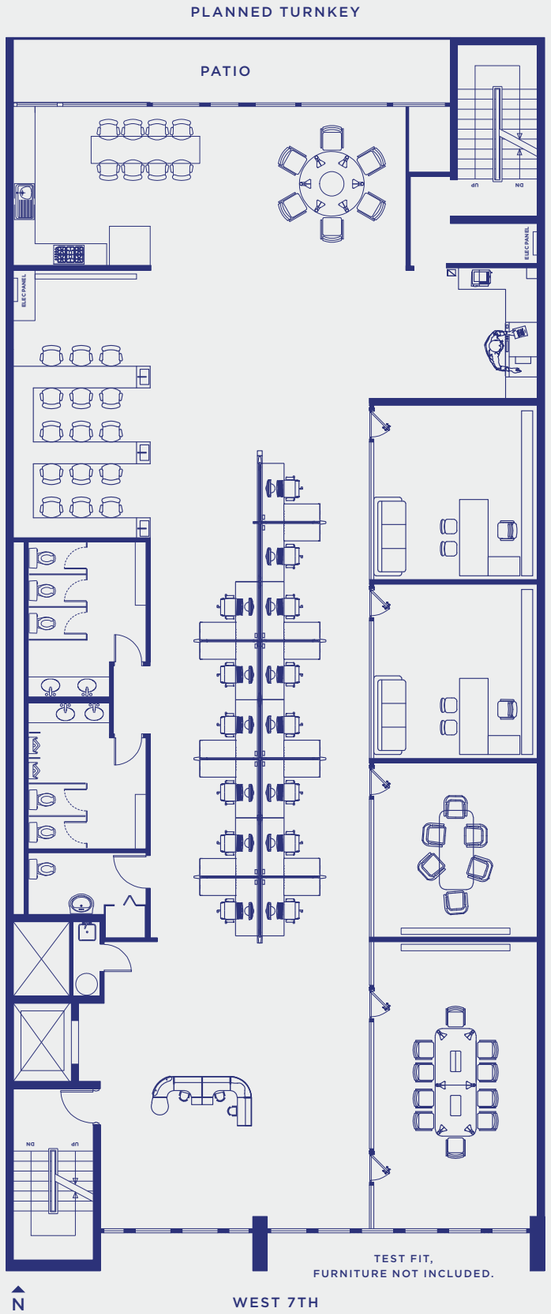

# FLOOR PLAN

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











BALCONY VIEW



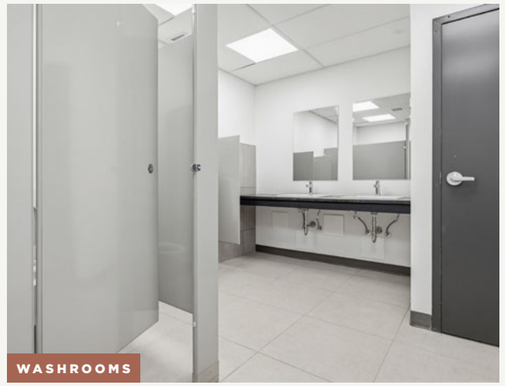
SOUTH WINDOWS



BALCONY



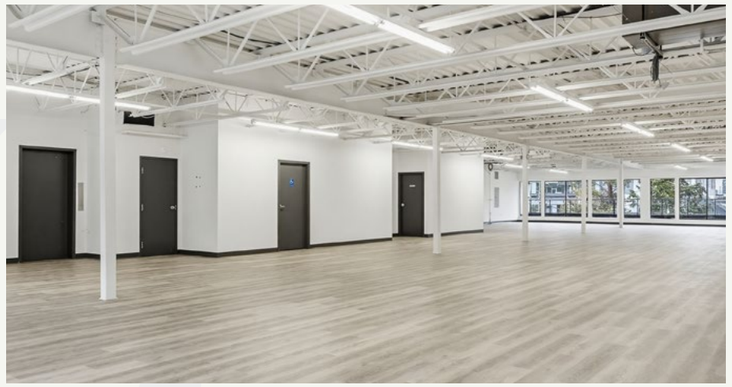
NORTH WINDOWS



WASHROOMS




ENTRANCE





7W7

VANCOUVER, BC

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