

For Sale

OFISWERKS

BY ————— FORMWERKS
234 WEST 3RD AVENUE, VANCOUVER, BC

MOUNT PLEASANT OFFICE &
INDUSTRIAL STRATA

AVAILABLE
IMMEDIATELY!



WWW.OFISWERKS.CA

FORMWERKS
BOUTIQUE PROPERTIES

CBRE

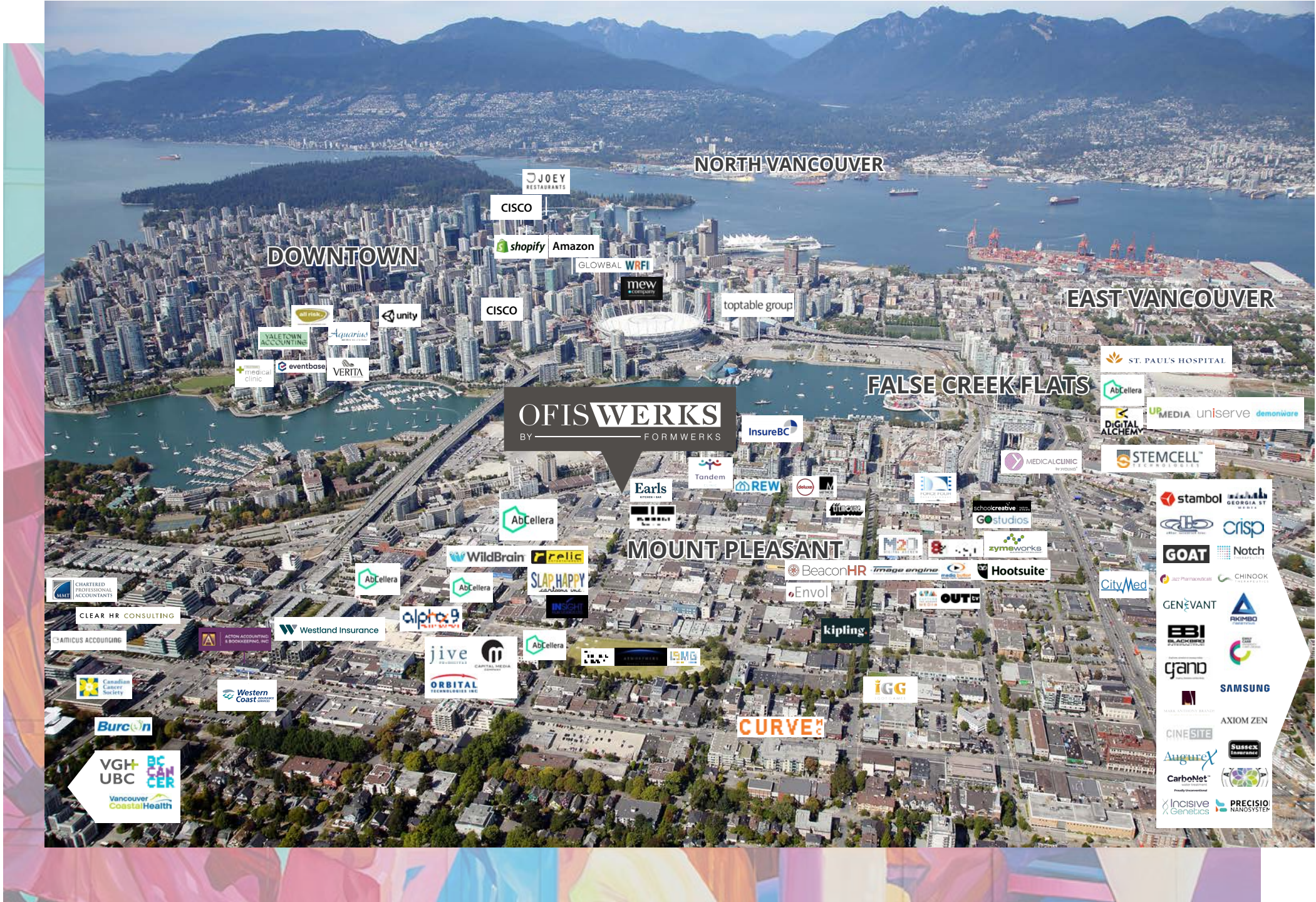
THE OPPORTUNITY

OFISWERKS by **FORMWERKS**, located at 234 West 3rd Avenue, is a newly developed office and flex strata project in the heart of Mount Pleasant.

Formwerks Boutique Properties brings a timeless architectural presence to this evolving neighbourhood with classic, clean lines and industrial design elements that honour the history of the neighbourhood. The thoughtful design considers the future of tomorrow's workplace, providing open concept plans with abundant natural light, natural shading through the use of green walls, and lush landscaping throughout. A second floor terrace, and gorgeous rooftop patio allow colleagues to unwind and reconnect while enjoying the picturesque city and mountain views.

Located in vibrant Mount Pleasant, the near urban pulse of Olympic Village, **OFISWERKS** by **FORMWERKS** sets the stage for the ultimate live-work lifestyle. The perfect combination of creative culture, convenience and accessibility with multiple shops, restaurants, cafés, and breweries, including the popular Seawall, adorning the area. The property is a quick 5-minute walk to Olympic Village Canada Line Station, offering easy connection to all parts of the Lower Mainland, including Downtown Vancouver.

OFISWERKS by **FORMWERKS** is the premier place for innovators and creators.



THE LOCATION

OFISWERKS by **FORMWERKS** is in the heart of Mount Pleasant, Vancouver's melting pot of innovation and creativity. The building will be located on Yukon Street bike path and features on-site bike end of trip facilities. The locations is a 'Commuter's Paradise' with an exceptional Transit Score for easy access.


Located in the city's premier live-work neighbourhood, the building is close to Olympic Village and Broadway-City Hall Canada Line Stations, plus the future Broadway SkyTrain Extension line coming 2026.

Tenants of **OFISWERKS** will be nearby shops, restaurants, food trucks, breweries, grocery stores, and the world-famous Seawall. A true West Coast experience to stick around for.




95

Walker's Paradise



94

Rider's paradise



99

Biker's paradise

SOURCE: WALKSCORE.COM



6 MIN

TO FUTURE ST. PAUL'S HOSPITAL



8 MIN

TO HEART OF DOWNTOWN



25 MIN

TO YVR AIRPORT



5 MIN

TO OLYMPIC VILLAGE STATION



10 MIN

TO BROADWAY CITY HALL STATION

A Few Neighbourhood Amenities

- Blenz Coffee
- Brewhall
- CRAFT Beer Market
- Elysian Coffee
- Electric Bicycle Brewing
- Faculty Brewing Co
- Gusto A Taste of Italy
- JJ Bean Coffee
- Manna Sushi
- Nook
- Peaceful Restaurant
- Pho Quynh Express
- R&B Brewing Co.
- Solly's Bagelry
- Tap & Barrel
- Terra Breads
- The Flying Pig
- The Juice Truck
- Tractor

- Anytime Fitness
- Best Buy
- BMO Bank
- Canadian Tire
- Creekside Recreation Centre
- Equinox Fitness
- Fit In 30 Minutes
- Hinge Park
- London Drugs
- Mountain Equipment Co-op
- New St. Paul's Hospital
- RBC Royal Bank
- Save-On-Foods
- Seawall
- Scotiabank
- TD Canada Trust
- Urban Fare
- Vancouver City Hall
- Vancouver General Hospital

Total Amenities in a 1KM Radius



76+

Restaurants



44+

Cafes



19+

Bars & Pubs



276+

Retail & Services

The map illustrates the location of **OFISWERKS** (marked with a purple dot) in the heart of Mount Pleasant, Vancouver. It highlights the building's proximity to several key transit stations: **Yaletown Roundhouse SkyTrain Station** to the north, **Olympic Village SkyTrain Station** to the west, **Broadway City Hall SkyTrain Station** to the south, and **Main Street Science World SkyTrain Station** to the east. The map also shows the **Future Broadway SkyTrain Extension** line. Major streets like **Yukon Street**, **West Broadway**, **W 2nd Ave**, and **W 6th Ave** are clearly marked. The map includes a legend for the **Bike Path Network** (green line), **Canada Line** (orange line), **Expo Line** (blue line), and **Future Broadway SkyTrain Extension** (dashed line). Various amenities are indicated by icons: restaurants (fork and knife), cafes (coffee cup), bars & pubs (beer mug), and retail & services (shopping cart). Specific walking distances are noted: **5 MIN WALK** to Olympic Village SkyTrain Station, **10 MIN WALK** to Broadway City Hall SkyTrain Station, and **15 MIN WALK** to Vancouver General Hospital. The map also shows the **New St. Paul's Hospital Campus** (completing 2026) and the **Seawall**.

BY **OFISWERKS**
FORMWERKS

A TRUE WEST COAST EXPERIENCE

THE BUILDING



AAA Office Building

Professionally designed lobby and common areas, sophisticated washroom finishes, and an art wall.



Rooftop Patio

4,757 SF rooftop patio with outdoor seating, landscaping, built-in BBQ, food prep area, and incredible views.



End of Trip Facilities

Locker room with **51** bike lockers, showers, dryers and bike service station.



HVAC & Electrical

Mechanical HVAC system and operable windows for fresh air. 3-phase electrical system and available power. Kitchen venting available in Level 1 units.



Zoning

Light Industrial (**I-1**) focuses on the advanced technology industry, research development, health care offices, personal offices and also allows industrial uses such as wholesale, manufacturing and more.



Loading & Elevators

1 Class A Loading Door, 3 Class B Loading Doors, 1 Passenger Loading. 2 elevators, including a freight elevator.



Ceiling Height

18' – 20' exposed ceilings on Level 1
11' floor to ceiling on Level 2 – 4

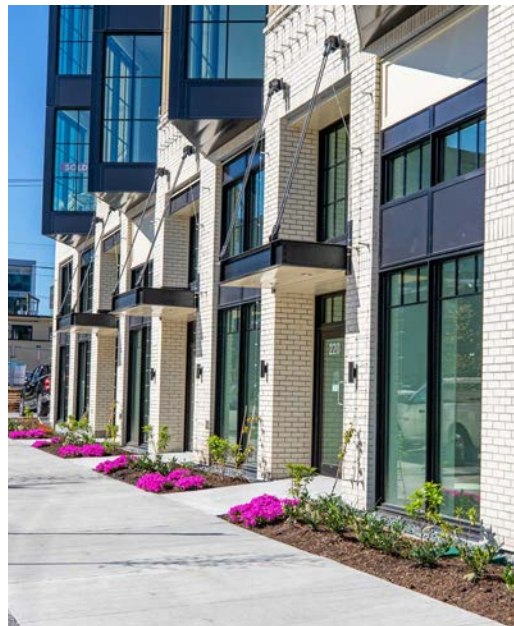
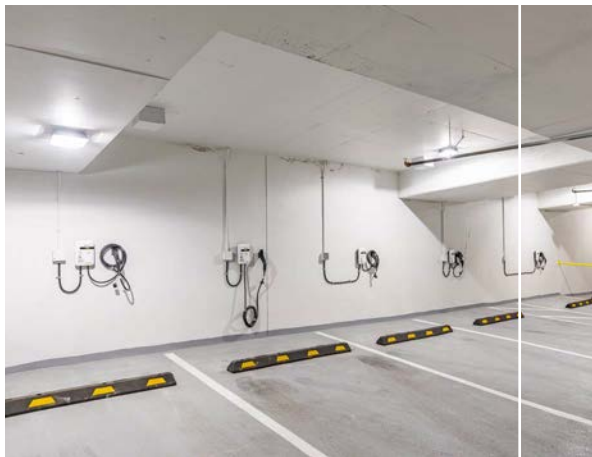
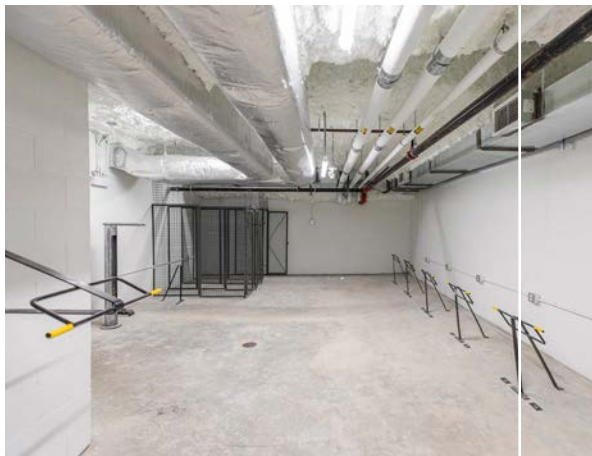
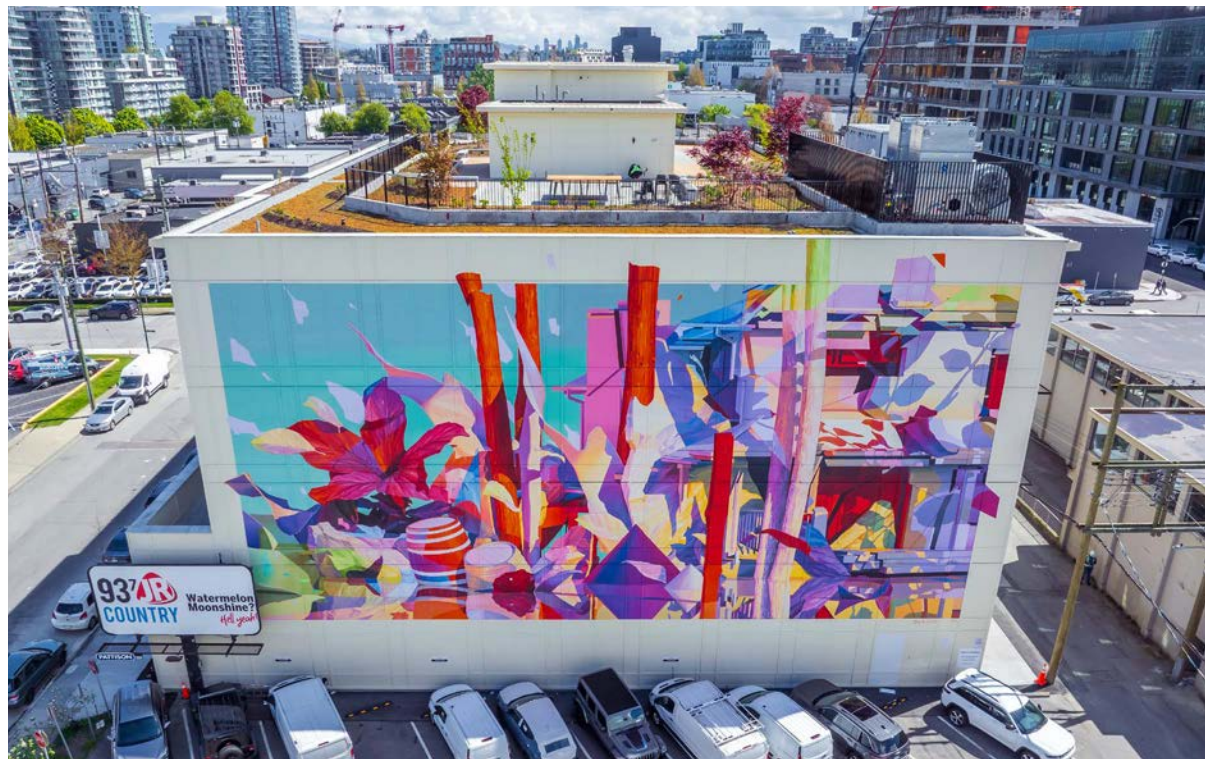


Parking

70 parking stalls and EV charging stations available



BY
FORMWORKS



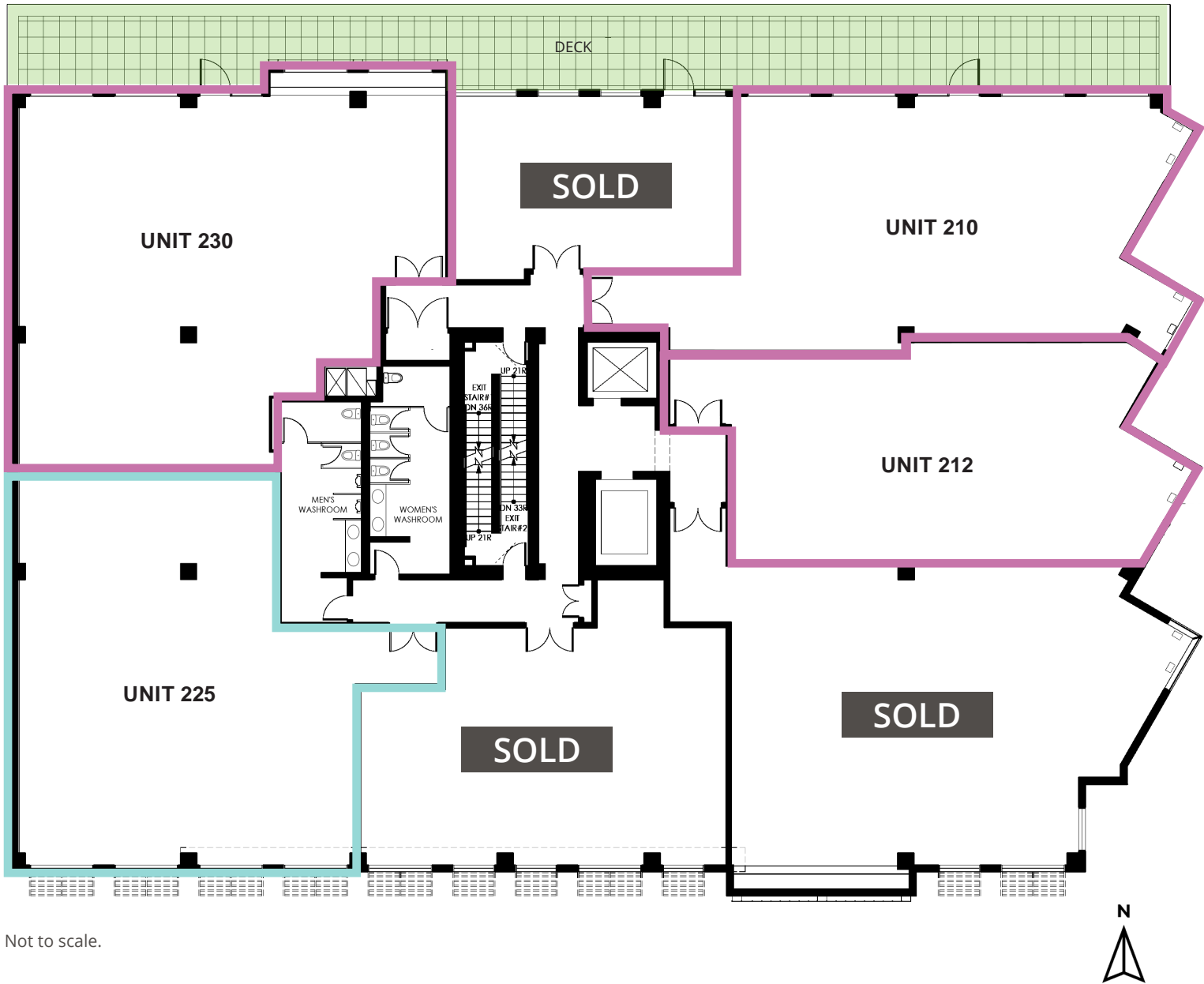
THE AVAILABILITIES

Level 2

Total Area: 12,113 SF
Ceiling Height: 11'
Outdoor Space: 1 Large Deck

OFFICE	
UNIT	AREA
230	2,313 SF + Deck
210	1,878 SF + Deck
212	1,520 SF

LIGHT INDUSTRIAL	
UNIT	AREA
225	2,061 SF



Level 3

Total Area: 12,306 SF
Ceiling Height: 11'

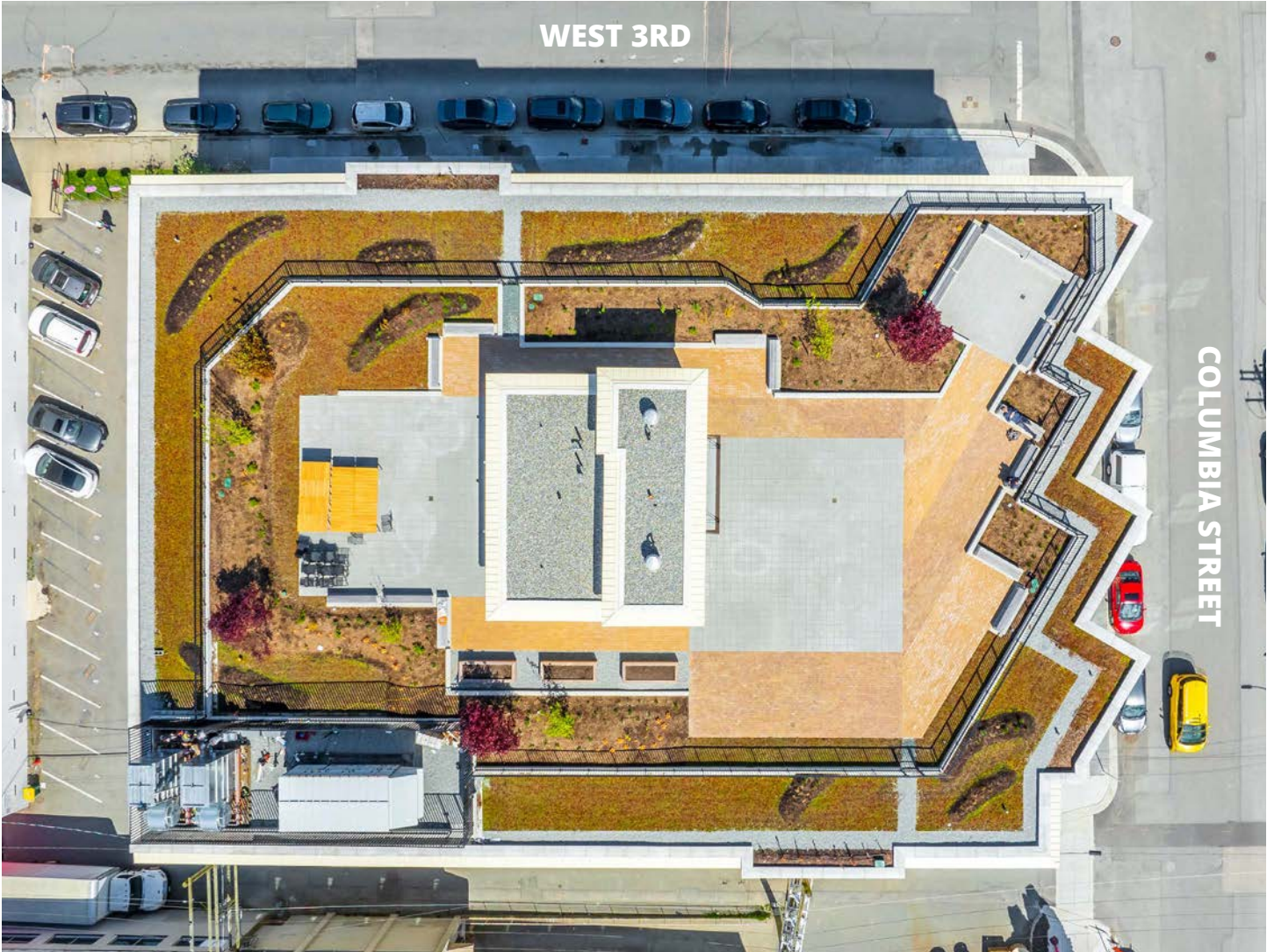
OFFICE	
UNIT	AREA
330	1,544 SF
335	1,051 SF
340	1,804 SF



THE ROOFTOP PATIO

Sit back and relax in **OFISWERKS** by **FORMWERKS**’ 4,757 SF rooftop patio where you’ll be surrounded by refreshing landscape and breathtaking views of False Creek, Downtown Vancouver, and the North Shore Mountains. The patio features a built-in gas barbecue,

bar fridge, counter for food preparation, outdoor sink, landscaping and exterior seating area for large groups. Whether you’re there to peacefully meditate or enjoy happy hour with fellow colleagues, this rooftop patio is a slice of paradise amid the lively buzz of Mount Pleasant.



FB 234 Third Avenue Development LP
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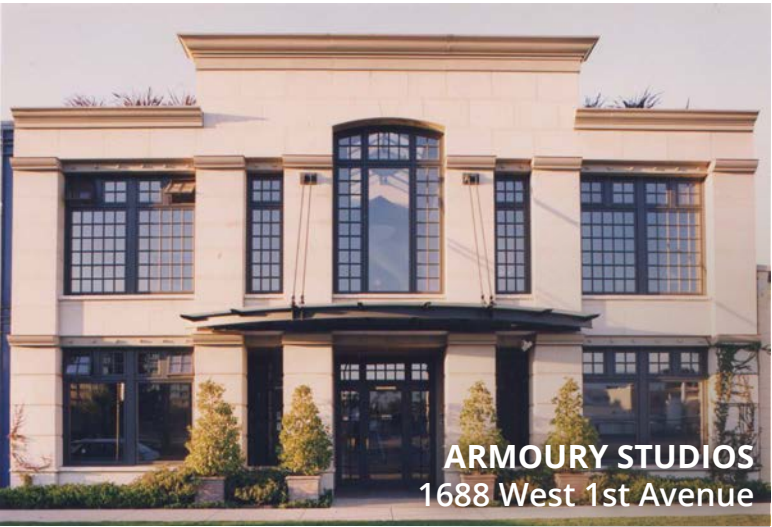
Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Enviroics Analytics, Microsoft Bing, Google Earth.



THE FORMWERKS LEGACY

With over 30 years of experience in residential and commercial projects, **FORMWERKS Architectural Inc.** is renowned for their design integrity, mindfulness of quality, and responsibility to owners. **FORMWERKS** has designed several iconic commercial buildings in prime Vancouver neighbourhoods including Artona's office and photography studio on West 7th Avenue, the Fifth Avenue Cinemas and the Urban Outfitters storefront in the popular Kitsilano shopping district.

OFISWERKS at 234 West 3rd Avenue is your opportunity to own a coveted Formwerks design in Mount Pleasant, Vancouver's premier live-work destination.





234 WEST 3RD AVE VANCOUVER, BC

FOR SALE



OFISWERKS

BY ————— FORMWORKS

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Mural by Artist Oscar Maslard / SCKARO

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