



SUITE 201 | FOR SUBLEASE

WEST 7TH AVENUE

Vancouver, BC

Rare opportunity to sublease 2,418 sf of move-in ready, second floor production/showroom space with ancillary office in the heart of Vancouver's vibrant Mount Pleasant neighbourhood.

*Bright
North-Facing Views*



THE LOCATION

28 West 7th Avenue is ideally positioned in Vancouver’s popular Mount Pleasant neighbourhood on West 7th Avenue between Ontario and Manitoba Streets. The building sits in proximity to Jonathan Rogers Park and provides access to abundant restaurant and shopping amenities including 33 Acres Brewing, Milano Coffee Roasters and Steamworks. 28 West 7th Avenue offers fantastic transit accessibility to both Olympic Village and Main Street-Science World Skytrain Stations, and immediate access to thoroughfares including Broadway, Kingsway, Main Street and West 2nd Avenue.

THE OPPORTUNITY

Situated in the heart of Vancouver’s sought after Mount Pleasant neighbourhood, 28 West 7th Avenue offers a unique opportunity to sublease move-in ready production/warehouse space with ancillary office. This improved suite features a bright entry area, with an open concept layout suitable for open ancillary office area or showroom. Improvements include kitchenette, private washroom, large storage room and open work area. The building features prime exposure on West 7th Avenue and has direct dock loading access to the laneway at the rear.

Property Features

- North-facing unit with large windows providing abundant natural light and expansive views of the North Shore mountains
- Open concept space, suitable for production/warehouse use
- Bright window lined entry area ideal for showroom / ancillary office
- Kitchenette and private washroom
- Large storage room
- Exclusive dock loading into unit at rear
- Two (2) surfacing parking stalls at rear

Salient Details

SIZE:
2,418 SF

ASKING NET RENT:
\$18.00 PSF

ADDITIONAL RENT:
\$11.17 PSF (2025 estimate)

SUBLEASE EXPIRY:
September 29, 2027

ZONING:
I-1

PARKING
Two (2) surface parking stalls

AVAILABILITY
Immediately

**Direct long term leases available*

PROPERTY PHOTOS



Note: Some photos have been edited using AI to remove or change certain objects, which may alter the appearance of the building or surroundings.

NEIGHBOURHOOD AMENITIES



94
TRANSIT SCORE
RIDER'S PARADISE



86
BIKE SCORE
BIKER'S PARADISE



95
WALK SCORE
WALKER'S PARADISE

I-1 Industrial The purpose of this zoning is to permit light industrial uses, including advanced technology industry and industry with a significant amount of research and development activity, that are generally compatible with one another and with adjoining residential or commercial districts. Commercial uses, including office and retail uses, which are compatible with or complementary to light industrial uses, are also permitted, subject to the limitations of the zoning schedule. Click [here](#) to view the zoning information from the City of Vancouver.



EAT & DRINK

- | | |
|------------------------------|------------------------------------|
| 1. Earnest Ice Cream | 12. Electric Bicycle Brewing |
| 2. Ophelia | 13. Main Street Brewing Co |
| 3. Craft Beer Market | 14. Red Truck Beer Company |
| 4. Tap & Barrel | 15. Brewhall |
| 5. Fable Diner | 16. Nook Olympic Village |
| 6. Purebread | 17. Dear Gus Snack Bar |
| 7. Tacofino | 18. Tractor Everyday Healthy Foods |
| 8. Elysian Coffee Roasters | 19. Field & Social |
| 9. Starbucks | 20. Fife Bakery |
| 10. Milano Coffee Roasters | |
| 11. 33 Acres Brewing Company | |



GROCERY & RETAIL

- 21. Whole Foods
- 22. BC Liquor Store
- 23. London Drugs
- 24. The Home Depot
- 25. Canadian Tire
- 26. Kingsgate Mall



FITNESS & AMENITIES

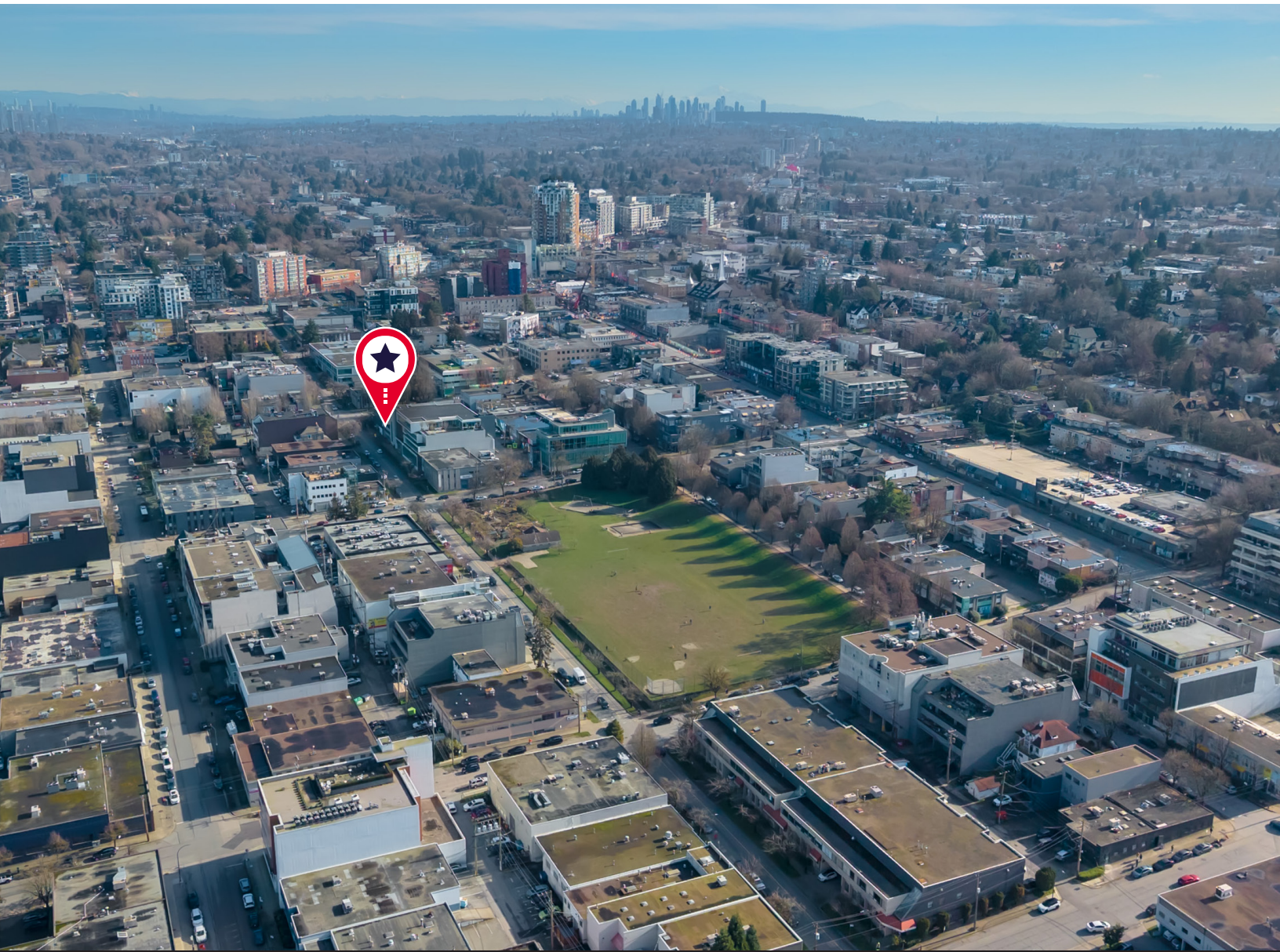
- 27. Altea Active
- 28. Mount Pleasant Community Centre
- 29. F45 Training False Creek
- 30. Creekside Community Centre
- 31. Anytime Fitness
- 32. CrossFit BC
- 33. Steve Nash Fitness World
- 34. Formation Studio
- 35. Modo Yoga Olympic Village
- 36. Monarc Boxing & Fitness
- 37. Rumble Boxing Studio Mount Pleasant
- 38. 604 Athletics
- 39. Tantra Fitness Mount Pleasant

DRIVE & WALK TIMES

	Drive Time	Walk Time
Downtown Vancouver	10 mins	
Hwy 1	16 mins	
Vancouver International Airport	25 mins	
Olympic Village Station		16 mins
Broadway-City Hall Station		13 mins
Future Mt Pleasant Station		15 mins

FOR SUBLEASE

28 WEST 7TH AVENUE



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