

For Sale or Lease

CBRE

300 - 103 West 6th Avenue

Vancouver, BC

**Top Floor of Boutique Flex Building Featuring Unique
Mass Timber and CLT Construction**



Darren Starek

Senior Vice President
Industrial Properties Group
darren.starek@cbre.com
604 662 5175

Ed Ferreira

Personal Real Estate Corporation
Senior Vice President
Industrial Properties Group
ed.ferreira@cbre.com
604 662 5122

Jordan Coulter

Senior Sales Associate
Industrial Properties Group
jordan.coulter@cbre.com
604 662 5574

The Opportunity

Boutique Flex Office Building

The top floor of this exceptional building will provide businesses with unique features including an abundance of natural light provided from ample glazing on three sides of this corner property, unique CLT construction reducing environmental impact, exposed wood creating an inviting and beautiful work environment, air conditioning and secured underground parking. The Mount Pleasant neighbourhood is a vibrant district providing a multitude of cafes, craft breweries, just minutes from the Downtown Core with public transit options just blocks away. Join *EKISTICS Architecture*, the architect of 103 West 6th Avenue, a multi-disciplinary design and consulting studio, specializing in sustainable planning, architecture, landscape architecture and land development.



Salient Details

Address

300 - 103 West 6th Avenue, Vancouver

Located on the northwest corner of West 6th and Manitoba Street

Available Area

5,548 sq.ft. (approx.)

Zoning

I-1 (allows general office and production uses)

Taxes & Operating Costs

\$18.00 per sq.ft. (2025 est.)

Tenant Improvement Allowance

Available to qualified tenants

Lease Rate/Sale Price

Contact Listing Agents

Occupancy

Immediate

Building Features



LOADING

Common loading access



CEILING HEIGHT

High ceilings of 14'



POWER

3-phase power



SPRINKLERS

Fully sprinklered



ROOFTOP DECK

Spectacular green rooftop patio



PARKING

6 secured underground parking stalls and unique private car elevator



LIGHTING

Ample natural light with large perimeter windows on 3 sides of the building



CLT CONSTRUCTION

- + Cross Laminated Timber Construction
- + Reduced environmental impact
- + Increased fire resistance
- + Improved stability and structure
- + Enhanced seismic durability
- + Aesthetic appeal of exposed wood



HVAC

HVAC units installed



TRANSIT-ORIENTED

Located near multiple transit options



BIKE STORAGE

Secured bike storage



FLOORING

Concrete floors



ELEVATORS

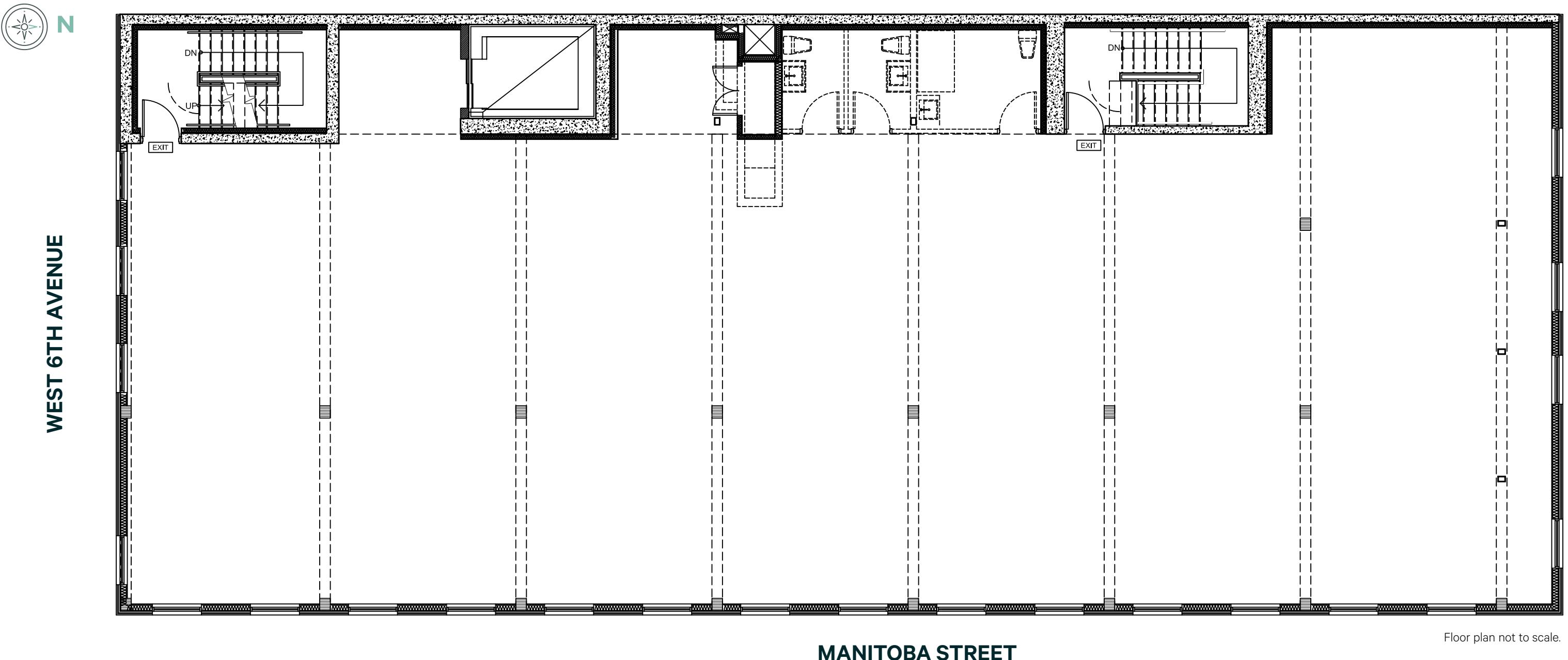
Passenger and car elevator

Floor Plan

Third Floor - *5,548 SF

**All measurements are approximate and
must be verified by the Purchaser/Tenant.*

Building delivered in shell condition.
Plumbing for washrooms will be roughed in only.



Floor plan not to scale.

MANITOBA STREET

The Location

Mount Pleasant Neighbourhood

103 West 6th Avenue enjoys a prime location near the Downtown Core, Gastown, and major traffic arteries in Metro Vancouver. It is conveniently situated just blocks away from the bustling Cambie Corridor and Broadway Corridor, creating a pedestrian-friendly atmosphere with diverse amenities including restaurants, craft breweries, coffee shops, retail stores, and financial services. With close proximity to the Broadway-City Hall and Olympic Village SkyTrain Stations, commuting is made easy. This area's exceptional amenities and accessibility have attracted renowned companies like Hootsuite, AbCellera, Relic Entertainment, and WildBrain Studios, making it an appealing working environment for businesses and their employees.

Nearby Neighbourhood Amenities

- + Tacofino
- + 33 Acres Brewing
- + Cartems Doughnuts
- + Steamworks
- + La Taqueria Pinche
- + Canadian Tire
- + Save-On-Foods
- + Wendy's
- + Sushi California
- + Milano Coffee Roasters
- + Jonathan Rogers Park
- + Sportchek
- + Field & Social
- + Starbucks
- + MEC
- + Earnest Ice Cream
- + Ophelia
- + JJ Bean Coffee Roasters
- + Craft Beer Market
- + Urban Fare
- + London Drugs
- + Tap & Barrel
- + Science World
- + Purebread
- + Small Victory Bakery

95

WALKER'S PARADISE

92

RIDER'S PARADISE

95

RIDER'S PARADISE

Source: Walkscore.com



Top Floor of Boutique Flex Building Featuring Unique Mass Timber and CLT Construction



For more information contact:

Darren Starek

Senior Vice President

CBRE Limited | Industrial Properties Properties

darren.starek@cbre.com

604 662 5175

Ed Ferreira

Personal Real Estate Corporation

Senior Vice President

CBRE Limited | Industrial Properties Properties

ed.ferreira@cbre.com

604 662 5122

Jordan Coulter

Associate Vice President

CBRE Limited | Industrial Properties Properties

jordan.coulter@cbre.com

604 662 5574

www.cbre.ca/properties

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.

Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.