

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**



**Ready for  
Occupancy!**

**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

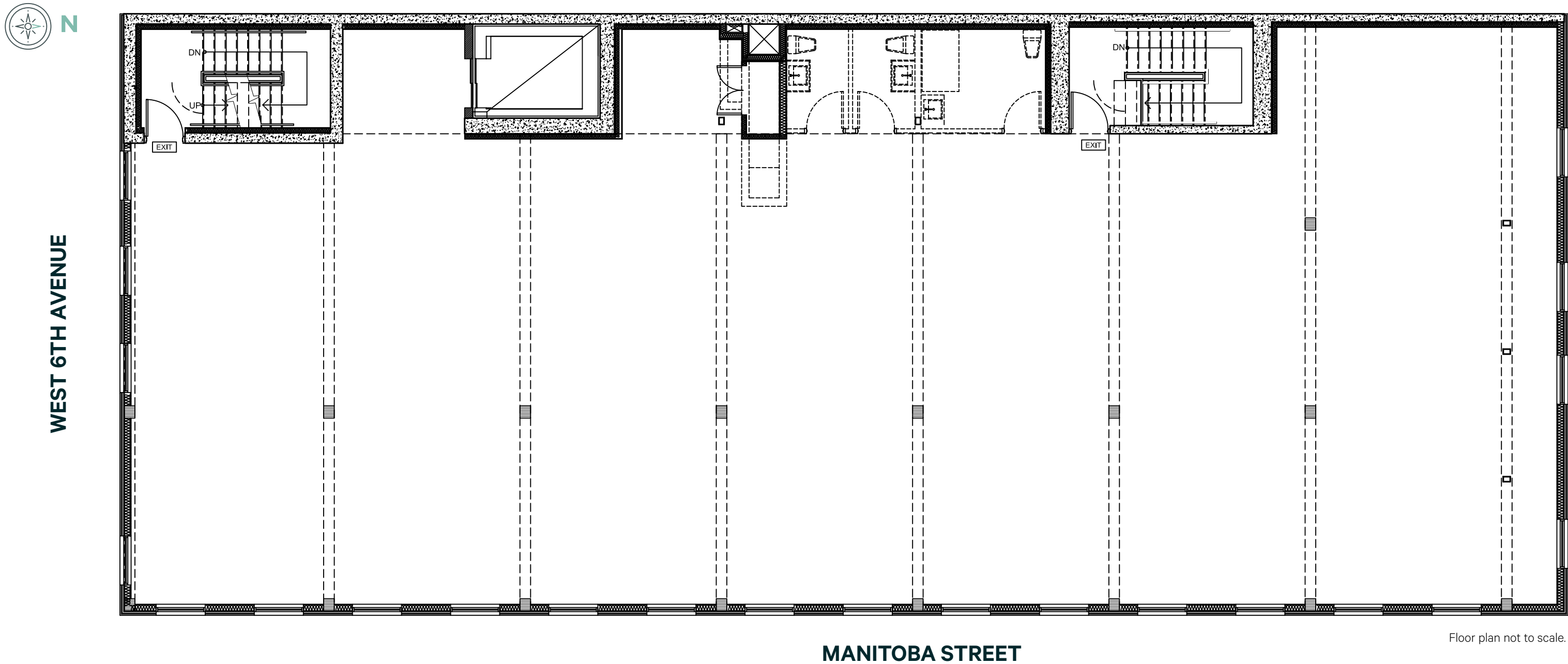
	<b>LOADING</b> Common loading access		<b>CLT CONSTRUCTION</b> <ul style="list-style-type: none"><li>+ Cross Laminated Timber Construction</li><li>+ Reduced environmental impact</li><li>+ Increased fire resistance</li><li>+ Improved stability and structure</li><li>+ Enhanced seismic durability</li><li>+ Aesthetic appeal of exposed wood</li></ul>
	<b>CEILING HEIGHT</b> High ceilings of 14'		<b>HVAC</b> HVAC units installed
	<b>POWER</b> 3-phase power		<b>TRANSIT-ORIENTED</b> Located near multiple transit options
	<b>SPRINKLERS</b> Fully sprinklered		<b>BIKE STORAGE</b> Secured bike storage
	<b>ROOFTOP DECK</b> Spectacular green rooftop patio		<b>FLOORING</b> Concrete floors
	<b>PARKING</b> 6 secured underground parking stalls and unique private car elevator		<b>ELEVATORS</b> Passenger and car elevator
	<b>LIGHTING</b> Ample natural light with large perimeter windows on 3 sides of the building		

# 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.



# 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](mailto: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](mailto:ed.ferreira@cbre.com)  
604 662 5122

#### Jordan Coulter

Associate Vice President  
CBRE Limited | Industrial Properties Properties  
[jordan.coulter@cbre.com](mailto:jordan.coulter@cbre.com)  
604 662 5574

[www.cbre.ca/properties](http://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](http://canadamapping@cbre.com); DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.