

FOR LEASE

# 500 WEST 12<sup>TH</sup> AVENUE

VANCOUVER, BC

**FULL FLOOR - 17,662 SF**

**LARGE FULL FLOOR  
OFFICE IN A-CLASS  
LOCATION**

**@ CAMBIE & 12<sup>TH</sup>**



## CONTACT US

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**CBRE**

# FOR LEASE | FULL FLOOR OFFICE IN A-CLASS LOCATION



## AVAILABLE AREA

17,662 SF

## LEASE RATE

Please Contact Brokers

## ADDITIONAL RENT

\$15.00 (2018 estimate)

## AVAILABILITY

Immediate

## PARKING

Ample parking at market rents

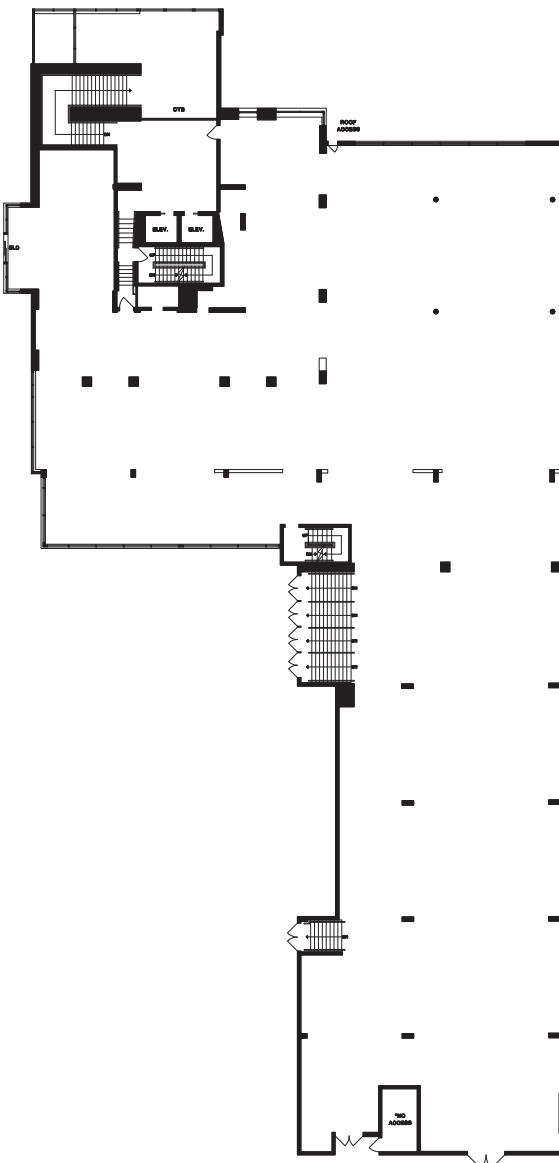
## BUILDING FEATURES

- Full Floor - 17,662 SF
- Large window line, ample natural light
- High ceilings (potential for exposed concrete finish)
- High exposure signage and branding opportunity
- Multiple Private Entrances
- Ample underground parking
- Shell condition
- Ready for improvements
- Mountain views
- Available outdoor space (patio/balcony)

## LOCATION FEATURES

- Desirable amenity rich location
- Steps from Canada-Line and Broadway B-Line
- Easy access to downtown, Highway 1 & to Airport

# 500 WEST 12<sup>TH</sup> AVENUE



## NUMEROUS AMENITIES

Future tenants will benefit from Mount Pleasant's numerous amenities in addition to the many options along the Cambie Street corridor, West Broadway, and Olympic Village.



### EXCELLENT BARS AND RESTAURANTS

Starbucks, Milano, Argo Cafe, Nuba, 81/2, Terra Breads, Tap & Barrel, Craft Beer Market, Q Shi Q, 33 Acres, Vij's, JJ Bean, and Elysian Coffee Roasters



### CONVENIENT SHOPPING

Urban Fare, London Drugs, Whole Foods, Firefly Fine Wines and Ales, Save-On Foods, Home Depot, Best Buy, and Canadian Tire



### NEARBY RECREATION AND SERVICES

Vancouver General Hospital, City Hall, and Queen Elizabeth Park

## TECH & CREATIVE NEIGHBOURS

The neighbourhood is home to a growing number of technology and creative companies, including: Hootsuite Media, Image Engine Design, Relic Entertainment, Atomic Games, DHX Media, Nerd Corps Entertainment, UMedia, Double Negative, Odyssey Media, Deluxe Vancouver, Novus Entertainment, Infobip, Circle Productions, Stemcell Technologies, Achieve Life Sciences, Zymeworks, Kit & Ace, and Equicare Health.

## ACCESSIBLE & CONNECTED

500 w 12th Avenue provides future occupiers with a highly accessible and well-connected location. The Property is easily accessible by foot, bike, car, bus, and SkyTrain.

### 5 MIN WALK

Broadway City Hall SkyTrain, Regional Bus Lines & B-Line

### CLOSE TO

Aquabus, Seawall Pedestrian & Cycle Path, Bike Routes

### 5 MIN DRIVE

Downtown Vancouver

# FOR LEASE

# 500 WEST 12<sup>TH</sup> AVE.

VANCOUVER, BC

## THE LOCATION

Located at Cambie and 12th, 500 W 12th presents a rare opportunity to lease 17,662 SF on one floor with private entrances, in one of Vancouver's most desirable and connected areas.



**SUBJECT**  
500 W 12<sup>TH</sup> AVE.

### BREWERIES

- 1 Big Rock Brewery
- 2 City Side Winery
- 3 Craft Brewing
- 4 33 Acres Brewery
- 5 Faculty Brewing Co.
- 6 Brewhall
- 7 Brassneck Brewery
- 8 Main Street Brewing

### RESTAURANTS / CAFES

- 1 Red Ginger Asian
- 2 New India Buffet
- 3 Pekoe Tea Lounge
- 4 Fairview Pub
- 5 Starbucks
- 6 Cactus Club
- 7 Allegro Coffee Co.
- 8 Original Joe's
- 9 La Taqueria
- 10 Wendy's
- 11 Jugo Juice
- 12 Subway
- 13 Menya Noodle Bar Uncle
- 14 Faith's Pizza
- 15 De Dutch
- 16 Solly's Bagelry
- 17 Sweetery Cafe + Dessert
- 18 Fatburger
- 19 Q Shi Q
- 20 Flying Pig

- 21 Tap and Barrel
- 22 Terra Breads
- 23 Urban Fare
- 24 The Juice Truck Store
- 25 Tractor Foods
- 26 Peaceful Restaurant
- 27 R&B Ale & Pizza House
- 28 Glory Juice Co.
- 29 Earnest Ice Cream
- 30 Chicha

- 31 Swiss Bakery
- 32 Nuba Cafe
- 33 Rosemary Rocksalt
- 34 Dublin Gate
- 35 The Narrow Lounge
- 36 The Whip
- 37 Cafe Barney
- 38 Cascade Room
- 39 Hime Sushi
- 40 Sushiyama

### COFFEE SHOPS

- 1 Porto Cafe
- 2 Starbucks
- 3 The Edge Cafe
- 4 Cafe Tica
- 5 Aperture Coffee Roasters
- 6 JJ Bean
- 7 Milano Coffee Roasters
- 8 Rocanini Coffee Roasters
- 9 Terra Breads
- 10 Kafta's Coffee and Tea

### FITNESS

- 11 Our Town Cafe
- 12 Kranky Cafe
- 13 Starbucks
- 14 Gymbox Fitness
- 15 Tantra Fitness
- 16 Just Yoga Vancouver
- 17 Creekside Community Recreation Centre