

FOR LEASE

500 WEST 12TH AVENUE

VANCOUVER, BC

FULL FLOOR DEMISABLE TO:

- 7,662 SF
- 10,000 SF
- 17,662 SF

A-CLASS LOCATION @ **CAMBIE & 12TH**



CONTACT

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CBRE

HT
FG

THE HIGH
TECHNOLOGY
FACILITIES GROUP

FOR LEASE | FULL FLOOR OFFICE IN A-CLASS LOCATION



AVAILABLE AREA

- 7,662 SF, or
- 10,000 SF, or
- 17,662 SF - Full floor

LEASE RATE

- Please Contact Brokers

ADDITIONAL RENT

- \$15.00 (2019 estimate)

AVAILABILITY

- Immediate

PARKING

- Ample parking at market rates

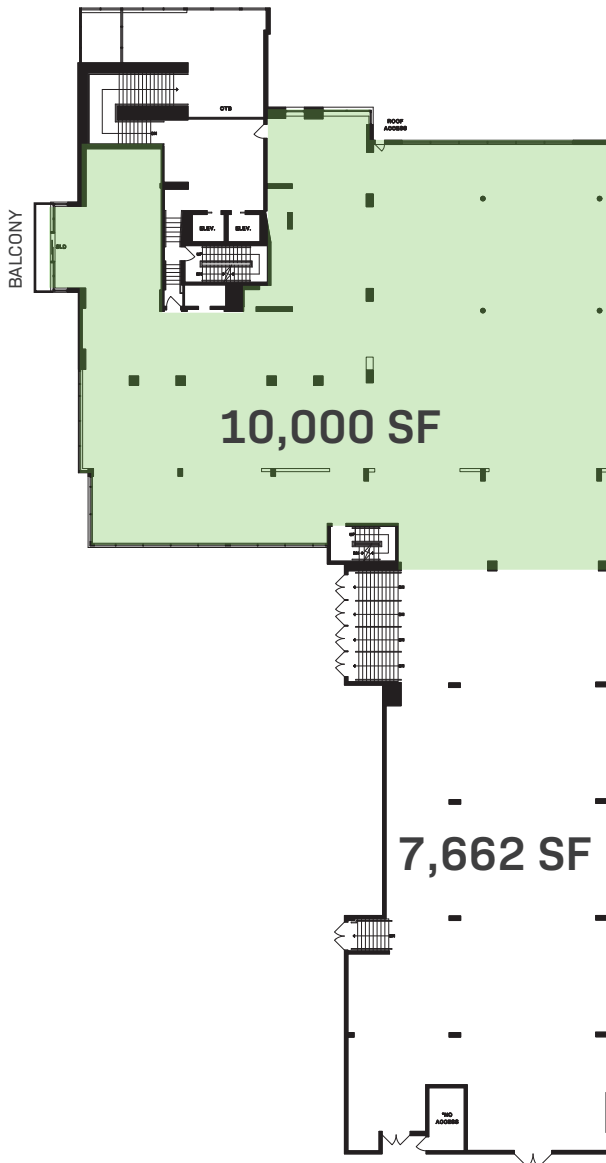
BUILDING FEATURES

- 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 12TH AVENUE



*Not to scale

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 West 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.

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PROPOSED FLOORPLANS

WEST 12TH AVENUE

OPTION 1

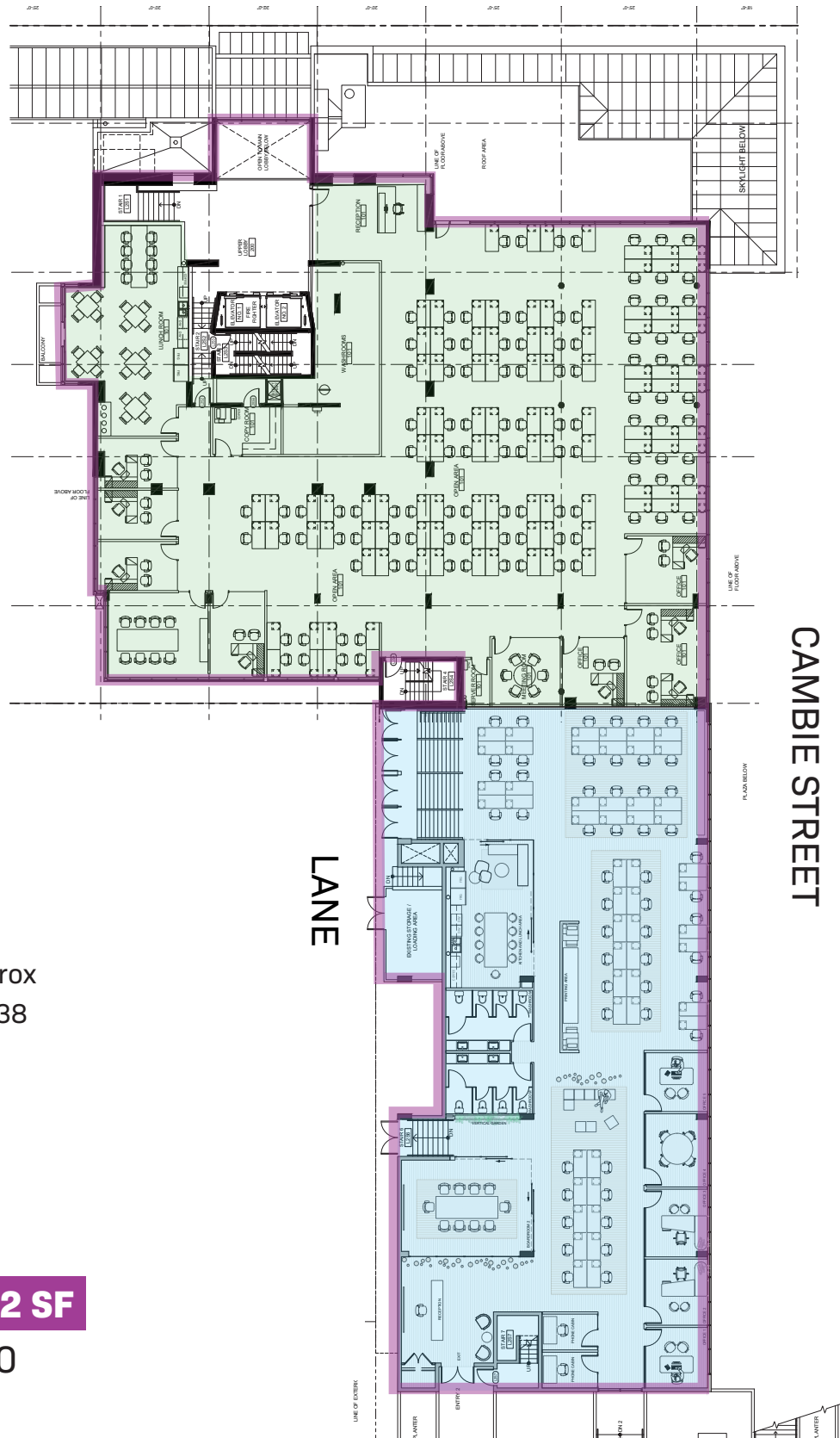
- 10,000 SF approx
- Open Desks: 112
- Offices: 7

OPTION 2

- 7,662 SF approx
- Open Desks: 38
- Offices: 9

TOTAL AREA: 17,662 SF

- Open Desks: 150
- Offices: 16



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.



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