

FOR LEASE

397 WEST 7TH AVE, VANCOUVER

NORTHEAST CORNER OF WEST 7TH
AVENUE & YUKON STREET



EXCLUSIVE BOUTIQUE BUILDING

OFFICE SPACE AND FLEX INDUSTRIAL-SHOWROOM-WHOLESALE-PRODUCTION-SERVICE-RETAIL-DEALERSHIP SPACE

Royal LePage Ben Gauer & Assoc.

INDEPENDENTLY OWNED & OPERATED

Ben Gauer, FRI(E)

C 604.644.0273 | TF 1.888.649.4299

BEN@BENGAUER.COM



RARE LEASE OPPORTUNITY IN PRIME MOUNT PLEASANT LOCATION

BUILDING & ARCHITECTURAL FEATURES

Elevate your brand by locating in this brand-new state of the art custom-built facility destined to be an iconic address in Vancouver.

The construction of the building and the architectural expression of the structure reflects the world-wide reputation of the primary owner-occupant, Fast + Epp, Structural Engineers, a leader in the design of innovative building structures using hybrid material combinations and sustainable prefabrication technology. Designed to exceed current building standards in design and performance, the building is environmentally friendly and highly energy efficient.

- Designed by awarded North American – European architect
- High ceilings, expansive glass curtainwall, and shallow unit depth create stunning light-filled spaces.
- Ground floor features double street front exposure and direct access to loading bay
- Full open clear span floor plans allow for maximum flexibility
- Full floor corner suites with direct elevator access to office
- Concrete and hybrid mass timber – steel construction
- Computer-controlled electro-chromic Smart Glass curtain wall glazing
- Revolutionary building earthquake protection using Tectonus seismic connectors.
- Rear Class B dock loading off lane. Freight elevator from ground to second floor.

With proximity to key amenities, this inspired workplace will attract top talent, provide your team with a perfect environment for innovative ideas and position your company for success.



SPACE AVAILABLE

SUITE 100

5411 SF Consisting of
3442 SF Ground Floor and
1969 SF Interconnected Mezzanine/Second Floor

SUITE 200

2550 SF
Second Floor Office Space

SUITE 300 & 400

Leased

PRIME LOCATION

Unparalleled access to rapid transit in Mount Pleasant: strategically located within a 4-minute 300-meter walk to the Broadway-Cambie Skytrain station resulting in an easy commute for staff.

Outstanding exposure at the Northeast corner of Yukon St. (bike path) and 7th Avenue – the prime Mt. Pleasant location.

One block off vibrant Cambie Street and two blocks off Broadway – two of Vancouver's key corridors.

Quick and easy access to Downtown Vancouver with far less congestion.

Ideal location close to amenities including shopping, restaurants, coffee shops and fitness facilities.

NEIGHBOURHOOD

Ideal for work-life balance, Mount Pleasant has established itself as one of the most desired and exciting neighbourhoods in the City of Vancouver! Thriving commercial and residential tenants exude an unparalleled vibrancy that create a dynamic neighbourhood where people can work, live and play. As a creative and eclectic work hub alternate to downtown, Mount Pleasant is attracting design and technical firms, multi-media and high technology firms, microbreweries and wholesale showrooms. The growth and success of home-grown companies in the software production, social media and digital post-production industries have lent the neighbourhood a reputation as a home for creators and innovators.

Start your day with an artisan coffee in the morning and a flight of world class craft beer in the afternoon. Enjoy cycling along Vancouver's most endearing high streets, walk on the False Creek Seawall at lunchtime and go for a mid-afternoon work out at the Creekside Community Recreation Centre.

ACCESSIBILITY & TRAVEL TIMES

- Surrounded by transportation options: easy vehicle access from Broadway, Cambie and 2nd Ave.
- Easy access with bike lanes, bus and foot
- Car share programs, bike share programs and Aquabus nearby
- 4-minute, 300-meter walk to Broadway City Hall Canada Line Rapid Transit Station (to Downtown or Richmond) and the proposed Broadway Rapid Transit extension.
- Quick 22 minutes to Vancouver International Airport via Canada Line
- 5-minute 400-meter walk to Olympic Village Canada Line Rapid Transit Station
- 5-minute drive to Downtown Vancouver, or just walk across the Cambie St. Bridge
- 2-minute 150-meter walk to shopping and transit on Cambie Street
- 14-minute walk to VGH
- Quick access to the Expo and Millennium Skytrain lines
- This highly desirable location is surrounded by renowned dining, shopping, entertainment, medical facilities, government offices, financial service organizations and high net worth residents.
- Easy access to the surrounding municipalities of North Vancouver, Burnaby, Coquitlam, Richmond and Surrey.
- Walk from the densely populated, upmarket residential areas of the city.

WALK SCORE
98

WALKER'S PARADISE
DAILY ERRANDS DO
NOT REQUIRE A CAR

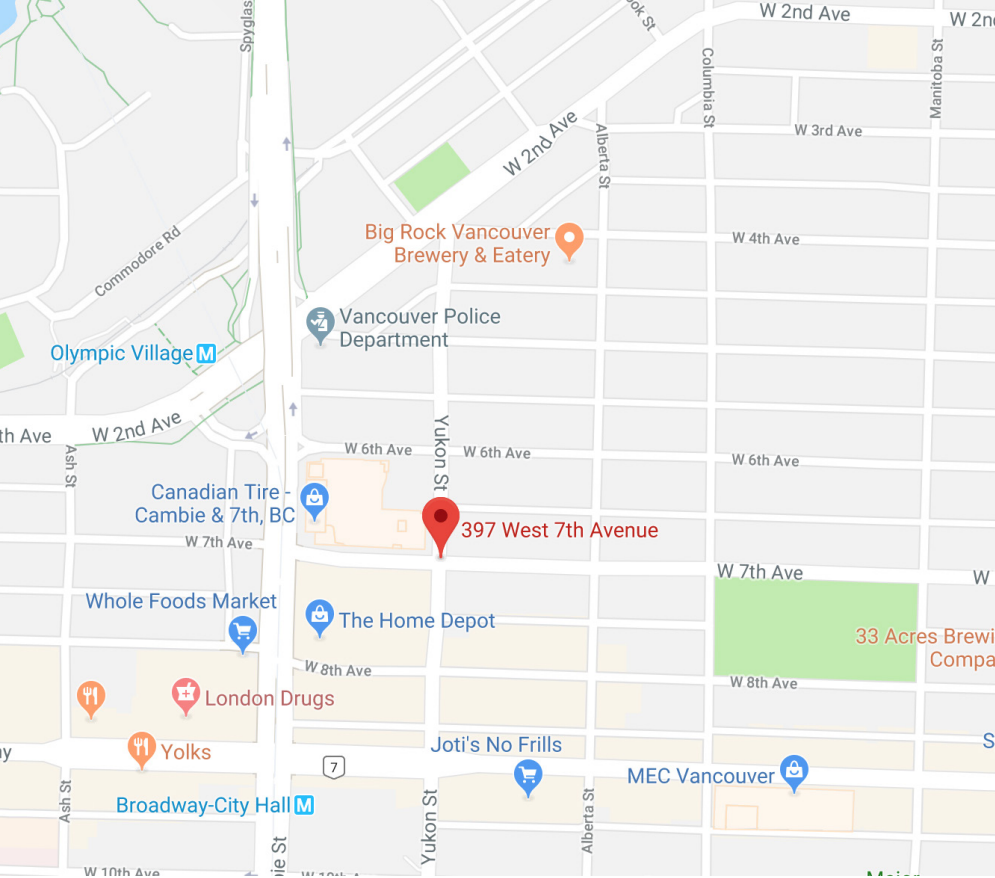
TRANSIT
SCORE
90

RIDER'S PARADISE
WORLD-CLASS PUBLIC
TRANSPORTATION

BIKE SCORE
89

VERY BIKEABLE
SOME HILLS, EXCELLENT
BIKE LANES





EAT & DRINK

- Solly's Bagelry is across the street
- 1-2 blocks to cafes and restaurants on Cambie St. and on Broadway
- Within 2-4 blocks: Cactus Club, Whole Foods Market, McDonalds, Wendy's, BC Liquor Store
- Coffee at The Edge Café, Starbucks, Elysian or Terra Breads
- Breakfast at De Dutch Restaurant
- Lunch at Stella's Tap & Tappas Bar, Westcoast Poke or Tap & Barrel
- Dinner at CRAFT, Flying Pig or Nuba
- Micro breweries nearby: 33 Acres, Big Rock, R&B
- Shop for groceries at Whole Foods, Urban Fare or Save-On Foods

NEIGHBOURHOOD AMENITIES

- 1-2 blocks to Whole Foods, Winners, Home Sense, Best Buy, Save-On Foods, Home Depot and Canadian Tire
- 5 minutes to Creekside Community Recreation Centre
- 5-minute walk to Executive Lifestyles Gym, 555 W 8th Ave #100
- 3-minute walk to FIT IN 30 MINUTES, 508 W 6th Ave. & Cambie
- 3 minutes to Mount Pleasant Community Centre
- 2 Blocks to Jonathan Rogers Park
- 7-minute Walk to Vancouver City Hall
- 10-minute Walk to False Creek waterfront seawall leading to Granville Island
- 10-minute walk to Hinge Park and Olympic Village Dog Park on False Creek
- 11-minute walk to Spyglass Ferry Dock, False Creek

PARKING

- Fully secured underground parking garage
- Parking at prevailing market rates.
- Arranged 100 additional parking stalls available in parking garage across the street.
- Fully enclosed secured individual bicycle lockers.

LET MT. PLEASANT'S RENOWNED
COMMUNITY LIFESTYLE ECHO
YOUR BRAND'S VISION & CULTURE

ENVIRONMENTAL/SUSTAINABILITY

Designed to exceed current building standards in design and performance, this high-performance sustainable building is environmentally friendly and highly energy efficient. It is designed to reduce stress, improving general occupant wellness and inspire productivity.

The building is conditioned by a super-efficient low-carbon intelligent VRF (Variable Refrigerant Flow) system. Heating and cooling is delivered to individual air handling units in each zone of the building. Any zone can be on either heating or cooling at any time and the system shares energy throughout the building greatly reducing costs.

Fresh air ventilation providing high levels of healthy indoor air quality is provided by a heat recovery ventilator located on the roof. This system recovers heat from building exhaust air to preheat the incoming fresh air thereby reducing costs of heating.

HRV, heating and cooling is provided ready for distribution.

Controllable electro-chromic Smart Glass curtain wall on the west and south building exterior controls glare at workstations and improves thermal comfort by preventing overheating due to direct sun while allowing ample natural light to enter the space.

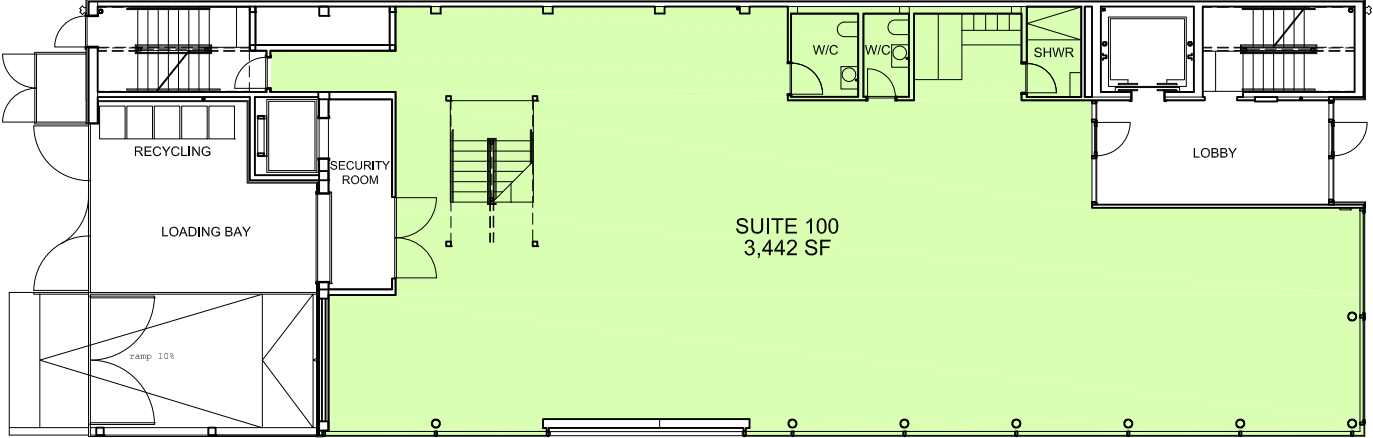
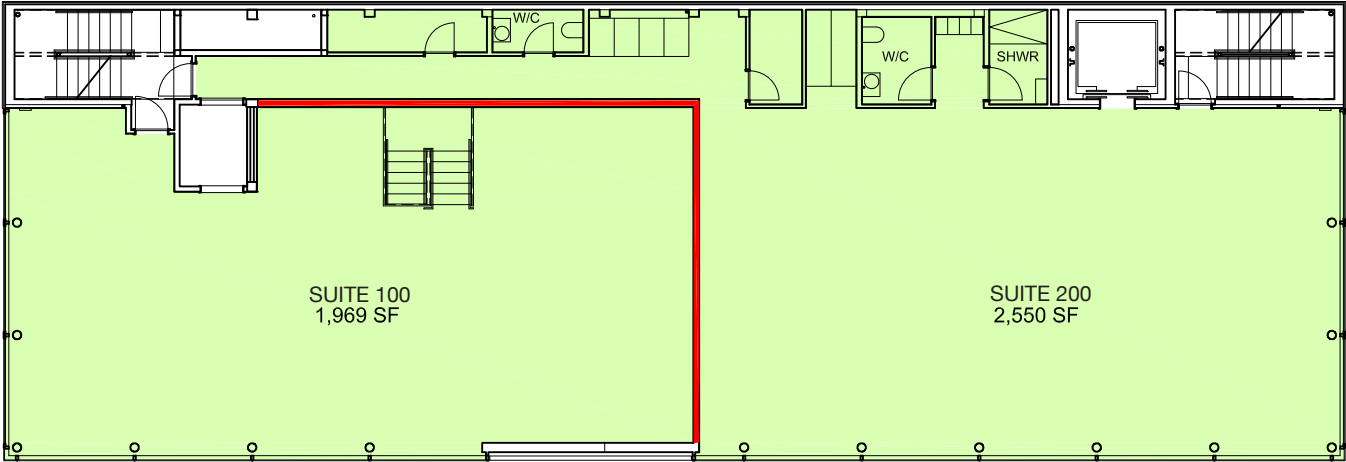
- Operable opening windows
- Individual unit-controlled HVAC capabilities
- Utilities are separately metered offering complete control over power usage
- Revolutionary building earthquake protection using Tectonus seismic connectors from New Zealand –the seismic research capital of the world
- Floor plates designed with high quality access to natural daylight and views
- The industrial space on the ground and second floors is designed for a 2-hour fire rating
- On the Yukon Street Vancouver bike path
- Fully enclosed secured individual bicycle lockers
- Finished washrooms, shower, lockers, and change room facilities
- Electric vehicle charging
- Car sharing on Yukon Street
- Bike sharing on Yukon Street



ADDITIONAL BUILDING FEATURES

- Ground floor: 16' floor-to-floor height
- Second floor: 11'-10' floor-to-floor height
- Timber ceilings throughout; Paint-ready drywall
- Building is designed to foster community
- Private in-suite washrooms
- Extremely efficient floor plates and building design.
- Limited common areas provide more efficient useable areas resulting in comparatively lower rent per useable square foot.
- An abundance of natural light
- The ground floor is cast solid concrete
- The upper floors consist of prefabricated Cross-Laminated Mass Timber panels with concrete topping & sound dampening.
- Keyless 24/7 secure access
- Access to high speed fibre optic internet
- High capacity passenger and freight elevators
- Loading bay with freight elevator to second floor.

FLOOR PLANS



BASIC RENT

Contact listing agent

ADDITIONAL RENT: T&O COSTS

Approximately \$14.41 per sq. ft. (2020 estimate) Including common area janitorial.

BUILDING FINISHES & TENANT ALLOWANCE

Ground floor demised shell space includes roughed-in electrical, HVAC ready for distribution by the tenant. Internet, two private washrooms, shower, clothes lockers and bike locker. Interior drywall ready. Tenant allowance based on tenant covenant and length of lease term.

Second-floor office space is finished turnkey open space with finished walls and flooring, kitchenette, two finished washrooms, two finished showers, clothes lockers and bike lockers.

ZONING

I-1 zoning allows a wide range of uses including office, showroom, wholesale, media production, service, retail, vehicle dealerships, manufacturing and production.

OCCUPANCY

February 1, 2021

OWNERSHIP & MANAGEMENT

Yukon St. Holdings is the owner and developer of this superior quality custom building. It is a Vancouver based entrepreneurial company with pride of ownership. Its owners have a 35+ year history of providing superior design, development and hands-on property management of real estate investments. A previous building designed and built by Fast + Epp was chosen by Canada's preeminent architect Arthur Erickson as his own office. Recognizing the importance that a premium location and facility has in an inspiring work environment, Fast + Epp chose this property for its own head office.

PROPERTY DETAILS

- LEGAL ADDRESS: #100 and #200 - 2250 Yukon St, Vancouver, BC V5Y 3P2
- PID: 030-746-671
- LEGAL DESCRIPTION: LOT 1 BLOCK 16 DISTRICT LOT 302 GROUP 1 NWD PLAN EPP78027

Royal LePage Ben Gauer & Assoc.

INDEPENDENTLY OWNED & OPERATED

Ben Gauer, FRI(E)

C 604.644.0273 | TF 1.888.649.4299

BEN@BENGAUER.COM

This communication is not intended to cause or induce breach of an existing agency agreement. E. & O. E. All information contained herein is from sources deemed reliable. Ben Gauer & Associates Ltd. makes no representations, guarantees or warranties of any kind, express or implied regarding the information including but not limited to, warranties of content, accuracy and reliability. Any interested party should make their own inquiries as to the accuracy of the information. Ben Gauer & Associates does not accept or assume any liability, direct or consequential for loss or damages arising therefrom.