

FOR LEASE

27east7

Flexible
Workspace in
the Heart of
East Vancouver



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27east7

An opportunity to locate minutes from Broadway & Main Street in the rapidly transitioning and expanding neighborhood of Mount Pleasant in East Vancouver.

Your company will enjoy this vibrant neighborhood at 27east7, completely renovated, upgraded and modernized to fit today’s work environment.



WALK SCORE: 99
“Very Walkable”



BIKE SCORE: 88
“Very Bike-able”



TRANSIT SCORE: 93
“Rider’s Paradise”

Location & Neighborhood

27east7 is undergoing a complete transformation and renovation to offer a sleek, modern, contemporary workplace. All systems and materials are being upgraded to provide maximum efficiencies.

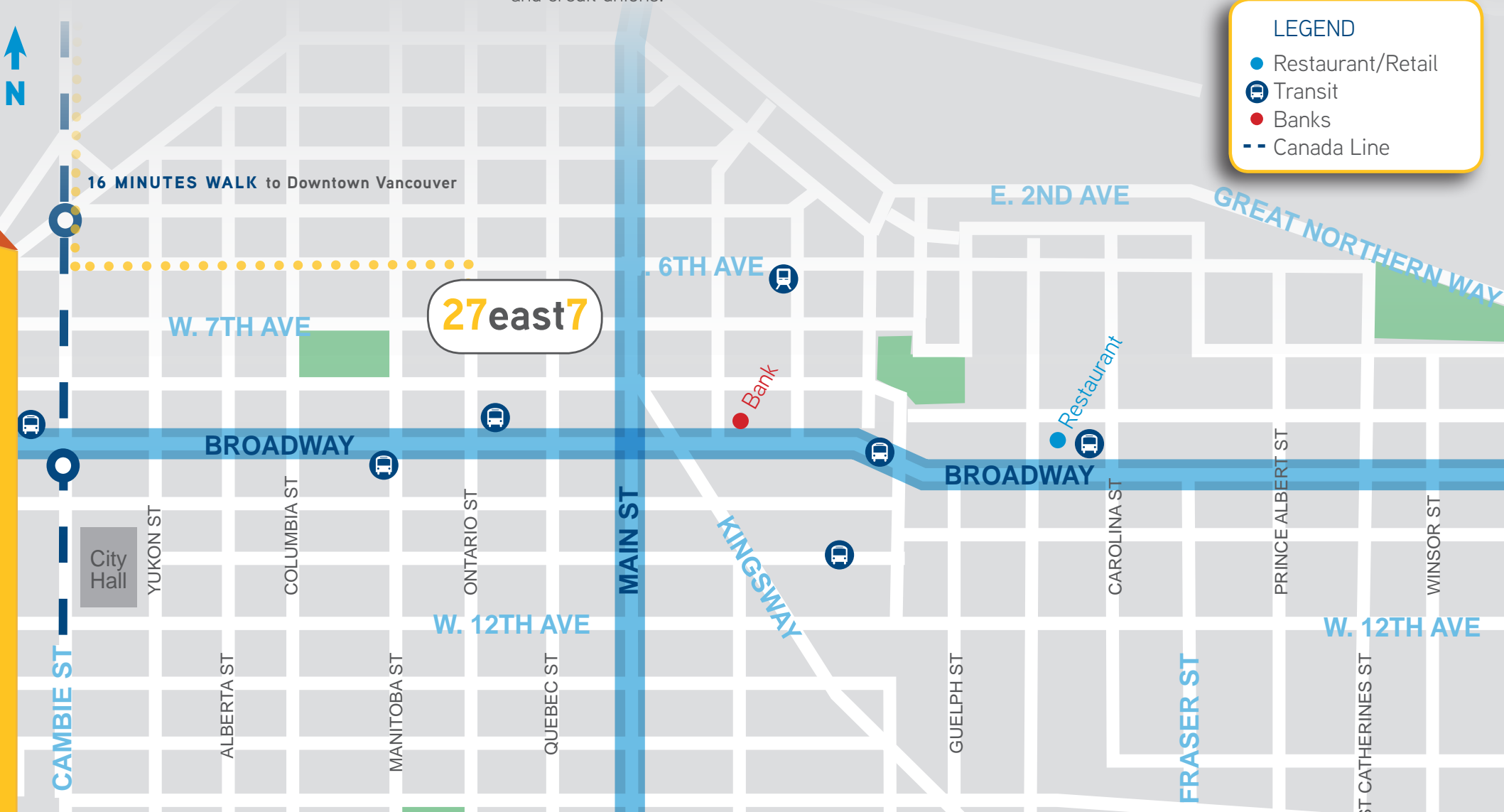
Mount Pleasant is a rapidly transitioning Vancouver neighbourhood with a mixture of office, commercial, high-tech, and light manufacturing throughout this rapidly changing area.

27east7 offers close proximity to Main Street and Olympic Village, and is minutes from Downtown Vancouver.

The building has plenty of parking, and is easily accessible by transit, bike, foot or car.

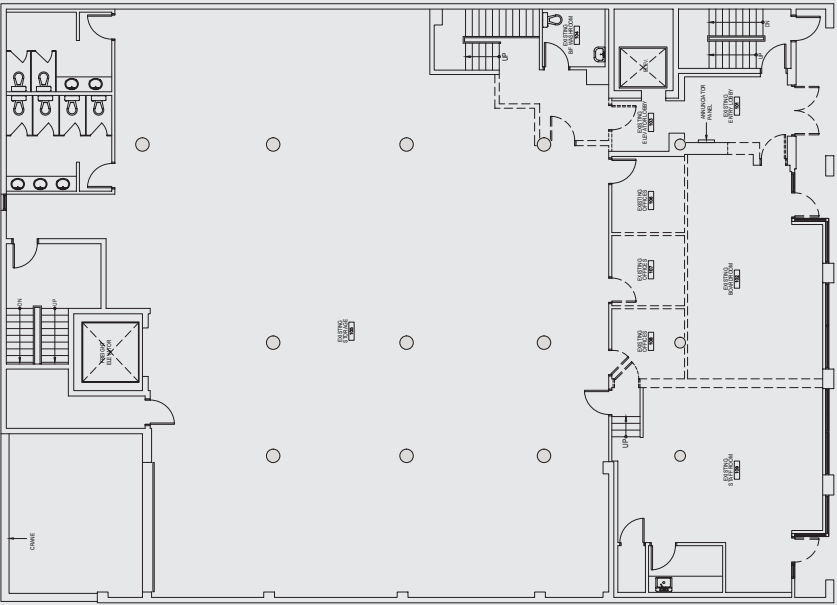
Employees will enjoy the many amenities in the area, including the unique restaurants, cutting edge shops, interesting retail and extensive services like banks and credit unions.

27east7 offers 4 complete floors of open plan and flex work environments for modern and growing companies. Secure, underground parking is available and in the lane way adjacent. The property is equipped with bike storage lockers and shower facilities. Skytrain is minutes away by foot or bike. Amenities are endless in East Vancouver.



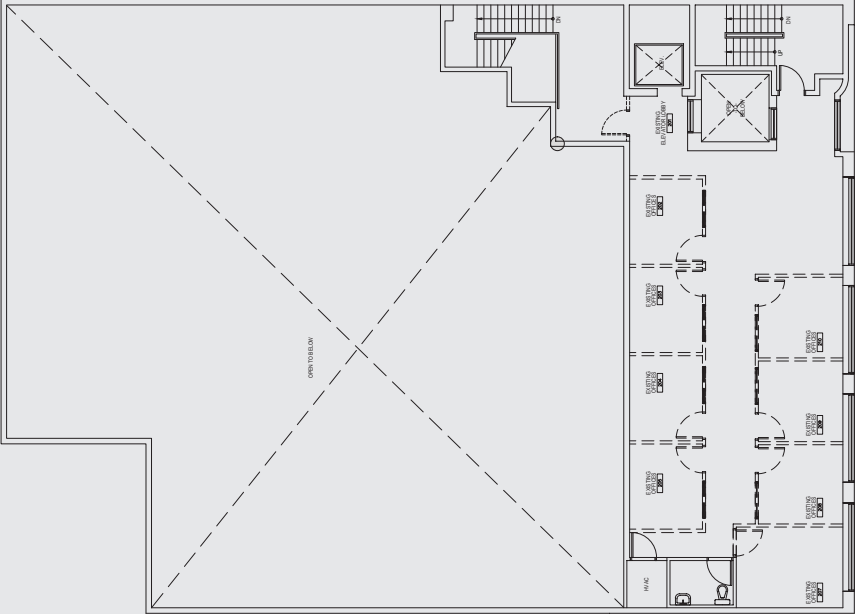
Floor Plans, Provided by Atelier Pacific Architecture Inc.

1ST FLOOR | 6,120 SF



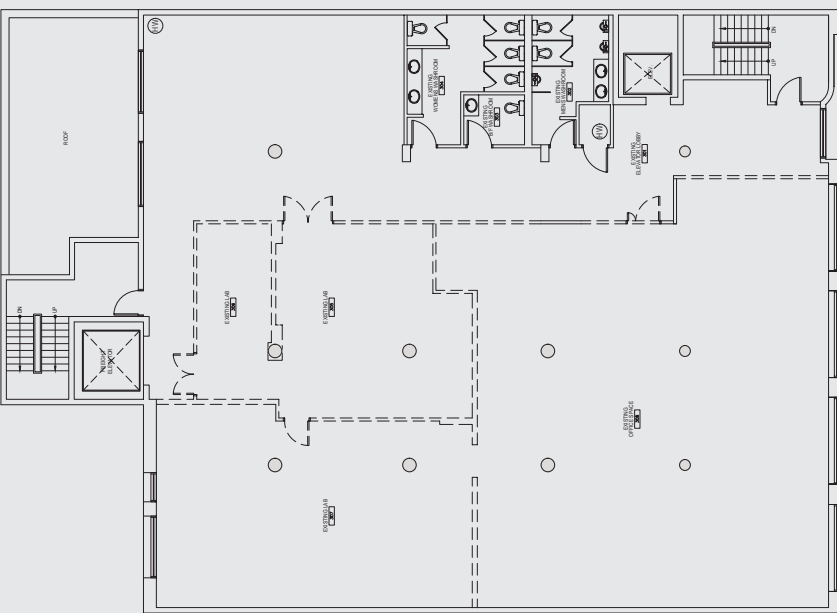
East 7th Avenue

2ND FLOOR | 1,545 SF



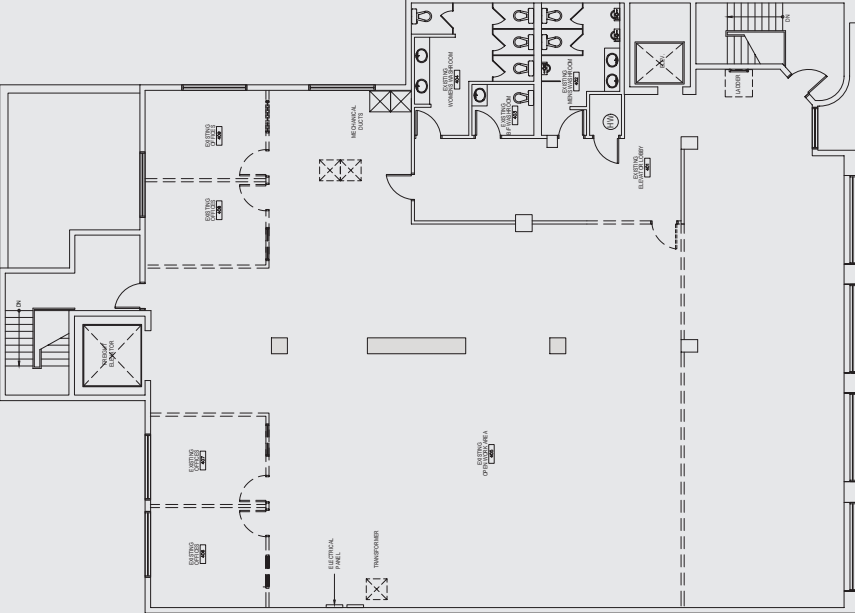
East 7th Avenue

3RD FLOOR | 5,827 SF



East 7th Avenue

4TH FLOOR | 5,528 SF



East 7th Avenue



Available Space

Floor	Available Area
First Floor	1,545 square feet LEASED
Second Floor	1,545 square feet LEASED (to be leased with first floor)
Third Floor	5,827 square feet
Fourth Floor	5,528 square feet
Total	19,020 square feet

Rental Information

Basic Rent	\$25.00 per Square Foot, Net
Additional Rent, Taxes & All Utilities	\$13.00 per Square Foot (Janitorial not included)
Parking	18 underground stalls, \$75 per month, per stall for underground, secure parking. 4 lane-way parking stalls are free.
Tenant Inducement	Tenant improvement packages are available, subject to negotiation

Features

- **Zoned I-1 Industrial**
- Available for occupancy Q4 2017
- Remodeled lobby and building facade to allow for improved natural light
- Brand new HVAC (specifications to suit the tenant)
- Upgraded elevators
- New roof
- Upgraded LED lighting (specifications to suit the tenant)
- Modern, updated office space in the heart of Mount Pleasant in East Vancouver
- 600volt/600amp power supply
- Concrete construction with sealed concrete floors (final finishes as required by the tenant)
- Bike storage area with showers
- Loading dock
- Power separation for each floor
- Freight elevator



Bicycle Storage



Loading Dock



18 Underground Stalls
4 Laneway Stalls



Showers



4 Floors
Upgraded Elevators



600 Amps
600 Volts



Amenities

Coffee Shops & Breweries

1. Elysian Coffee
2. Milano Coffee Roasters
3. Aperture Coffee Bar
4. Rocanini Coffee Roasters
5. 49th Parallel Coffee Roasters
6. 33 Acres Brewing Company
7. Brassneck Brewery
8. Big Rock Urban Brewery

Grocery, Markets & Everyday

9. Buy-Low Foods
10. Safeway
11. Save-on Foods
12. Whole Foods
13. Urban Fare
14. London Drugs

Restaurants

15. Chronic Tacos
16. Martini's Whole Wheat Pizza
17. Indochine Kitchen
18. Chicha
19. Noodlebox
20. Fable Diner
21. Charlie's Little Italian
22. Best Burrito
23. Olympic Village: Flying Pig, Craft, etc.

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