

*For Sublease: Office*



# 34 West 7<sup>th</sup> Avenue

Units 340 & 350 • Vancouver, BC

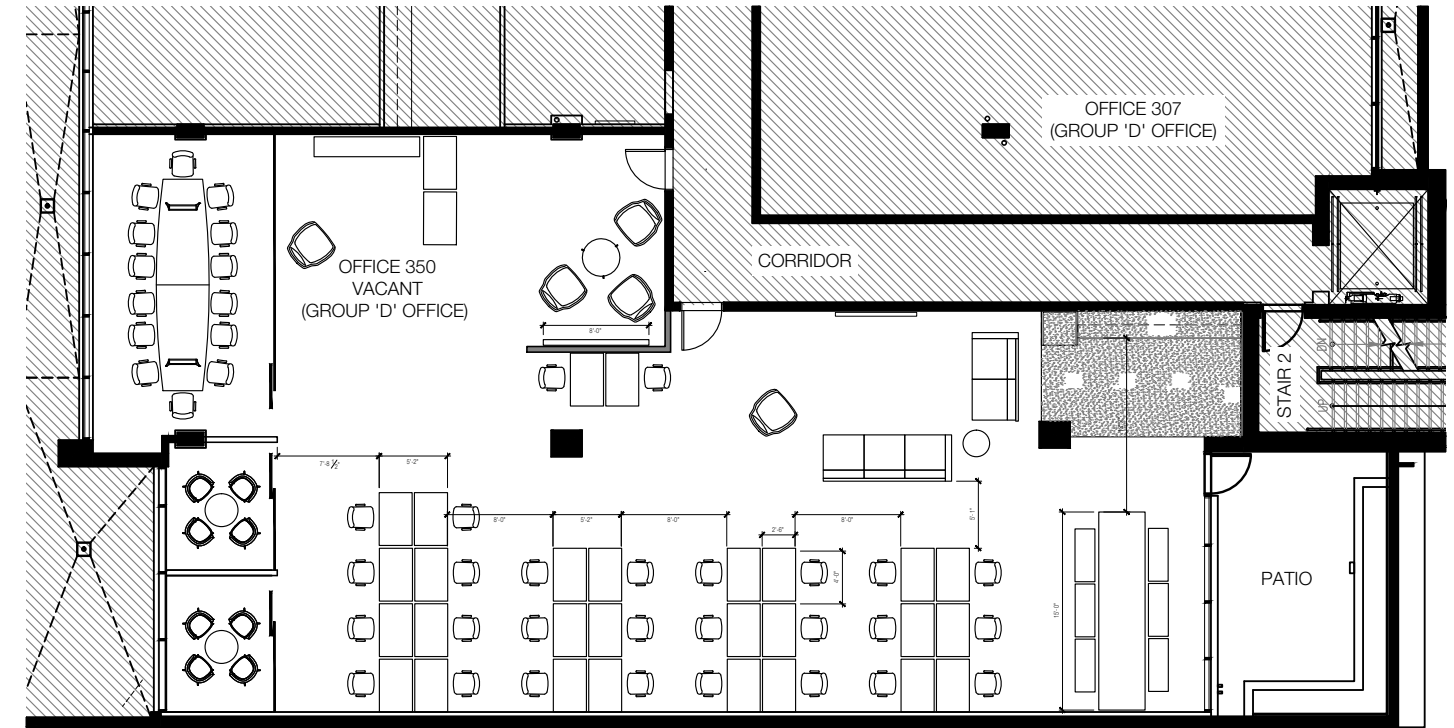
Amenity-Rich 3,496 SF Office with Exclusive-Use Outdoor Space  
in the Mount Pleasant Area

**Lennard:**

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## Prime Space Well Suited for Creative, Tech, and Agency Use

Situated near Mount Pleasant & Cambie Corridor, near transit, restaurants, and other amenities.

### Property Highlights



Private  
Patio



1 Board  
Room



Open-Plan  
Workspace



2 Private  
Offices



Walkable to  
Main Street

### Property Details



Available Space

**3,496 SF**

Contiguous office space across  
Units 340 & 350



Basic Rent

**Contact Listing Agent**

Additional Rent (2026 Estimate)

**\$18.00 PSF**



Sublease Expiry

**March 30, 2028**



Parking

**3 Parking Stalls**

**\$165/month each**



## Location

# 34 West 7<sup>th</sup> Avenue

Mount Pleasant is one of Vancouver's most dynamic and sought-after neighbourhoods, and **34 West 7th Avenue** sits at the heart of it. Within these few blocks, an owner, tenant, or visitor finds an unusually dense concentration of independent retailers, cafés, breweries, and acclaimed restaurants packed into a walkable, character-driven environment. 33 Acres Brewing sits directly behind the building across the alley. Earnest Ice Cream is two blocks south. Coffee shops, lunch spots, dinner destinations, and tap rooms are within a **five-minute walk in every direction**.

The neighbourhood combines original 1900s industrial and warehouse character with newer creative-office and mixed-use development. Over the past decade Mount Pleasant has emerged as **Vancouver's primary creative and technology hub**, drawing design studios, agencies, post-production houses, biotech tenants, and corporate offices that **want neighbourhood culture, walkability, and a young, well-paid workforce within reach**. The result is one of the strongest tenant identities in Metro Vancouver.

Recreation and green space are immediately accessible inside the commercial boundary. **Jonathan Rogers Park**, two blocks south at Manitoba and 7th, offers open green space, tennis courts, and community programming. The False Creek seawall, Olympic Village waterfront, Hinge Park, and Hillcrest Community Centre sit just beyond the boundary for fitness facilities, sports fields, swimming pools, and waterfront walking and cycling paths.

**Transit access inside the area is exceptional and about to get stronger.** Broadway-City Hall Station on the Canada Line, at the southwest corner of the boundary, connects the area to Downtown, Richmond, and YVR in minutes. The new Mount Pleasant Station on the Broadway Subway extension of the Millennium Line opens in fall 2027 at Main and Broadway, at the southeast corner of the boundary. That puts the property within walking distance of two SkyTrain lines on two corners of the same submarket, plus easy access to Olympic Village Station on the Canada Line just north. The #99 B-Line and #84 UBC-VCC run along Broadway, the #3 along Main, and the #15 along Cambie. Dedicated bike infrastructure on Off-Broadway (8th Avenue) and Ontario Street gives the area some of the best cycling access in the city.

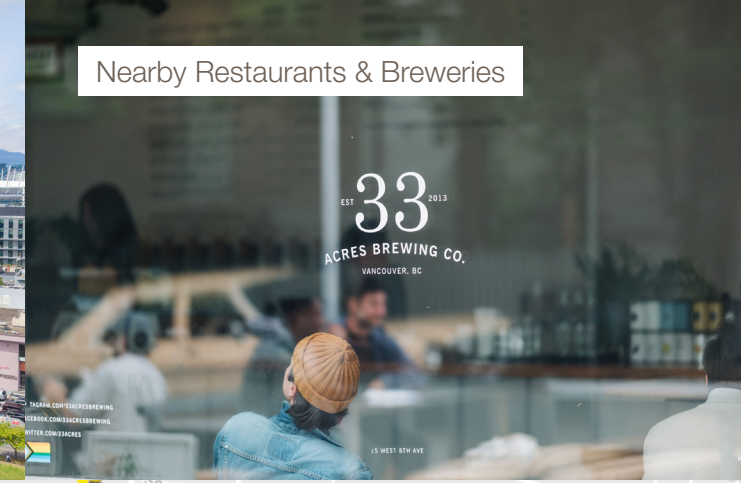
The result is a location that delivers walkability, two rapid transit lines, a **deep cluster of lifestyle amenities, and a top-tier creative and tech workforce**, all anchored within one of the most distinct neighbourhood identities in Metro Vancouver.



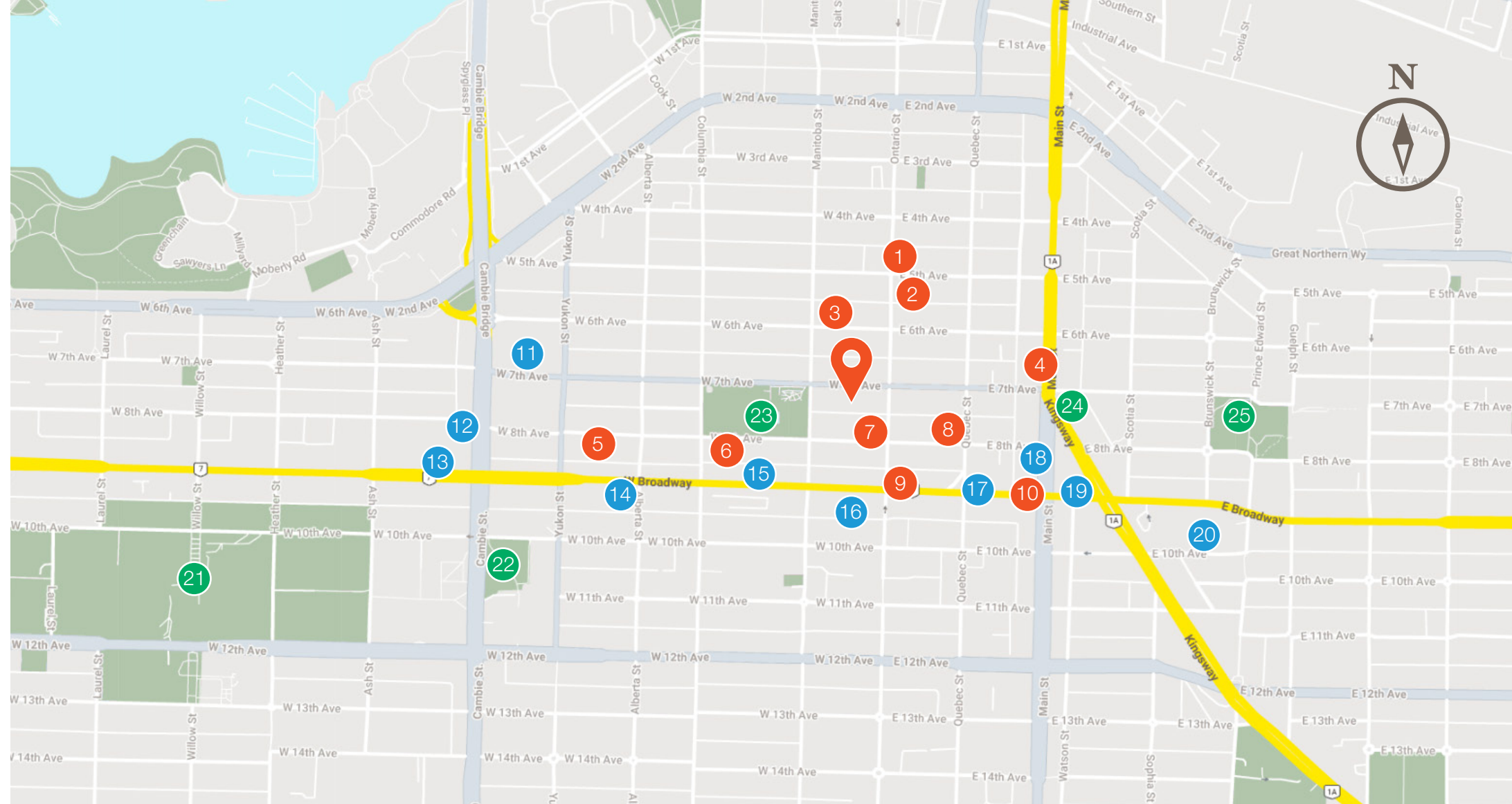
Science World



Jonathan Rogers Park



Nearby Restaurants & Breweries



100
Walk Score  
Walker's Paradise

90
Transit Score  
Rider's Paradise

90
Bike Score  
Biker's Paradise

### Food & Dining

- 1 Purebread Bakery + Coffee
- 2 Tacofino Ocho
- 3 Mount Pleasant Vintage
- 4 Steamworks
- 5 Pokerrito
- 6 Milano Coffee Roasters
- 7 33 Acres Brewing
- 8 Cilantro Indian Cuisine
- 9 Wok & Wings
- 10 Fable Diner

### Retail

- 11 Canadian Tire
- 12 Whole Foods
- 13 London Drugs
- 14 No Frills
- 15 Fjällräven
- 16 Sport Chek
- 17 Gather The Shop
- 18 8th & Main
- 19 Mintage Mall
- 20 Kingsgate Mall

### Public Spaces

- 21 Vancouver General Hospital
- 22 City Hall Park
- 23 Jonathan Rogers Park
- 24 Vancouver Public Library
- 25 Guelph Park

### Transit Times

VGH (Vancouver General Hospital)	6 Mins	18 Mins
Downtown Vancouver	9 Mins	25 Mins
YVR (Vancouver International Airport)	24 Mins	35 Mins
Richmond	31 Mins	36 Mins

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Photos



Nearby Amenities





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