



## 24 East 4<sup>th</sup> Avenue Vancouver, BC

### Opportunity

Opportunity to lease half to a full floor of second level office space in the prime Mount Pleasant neighbourhood with signage opportunities. Walking distance to numerous restaurants, cafés, breweries. Transit-friendly and close to more amenities along Main Street and West Broadway.

#### John Freyvogel

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#### NAI Commercial

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# 24 East 4<sup>th</sup> Avenue

Vancouver, BC

## Location

Excellent Mount Pleasant location, only 2 ½ blocks to vibrant Main Street and minutes to both Olympic Village and the Broadway Corridor. Restaurants, cafes, breweries, shops, and transit are all within the immediate vicinity.

## Unit Description

2<sup>nd</sup> level north facing unit with four private offices, private M/F washrooms (shower in M), kitchenette/lunchroom, boardroom, and open plan work areas. Good amount of natural light. There are up to 7 reserved parking stalls located at the rear of the building.

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## Property Details

### Size

3,500 SF

### Lease Rate

\$28.00/SF

### Additional Rent (2026 est.)

\$15.20/SF

### Availability

November 1, 2026

### Parking

7 stalls at \$135 per stall per month plus taxes

### Zoning

I-1



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