

FOR LEASE

E Hastings Street

426 Main Street

Main Street

341 - 396 SF AVAILABLE INDIVIDUALLY OR COMBINED (737 SF)

Unit 5 & 7 - 426 Main Street, Vancouver, B.C.

FORREST ROGERS

Associate, Investments

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Marcus & Millichap

OPPORTUNITY OVERVIEW

Marcus & Millichap is pleased to present the opportunity to lease Units 5 and 7 at 426 Main Street, two second floor office suites available individually or combined. At 396 SF and 341 SF respectively, the units are well suited to solo practitioners, consultants, and small teams looking for a functional, affordable space in a neighbourhood with real momentum.

Both units sit above Main Street with a direct outlook over one of Vancouver's most active and evolving corridors. The gross lease structure keeps occupancy costs simple and predictable, with all-in rents starting at \$1,100 per month plus GST. Flexible term options are available, including shorter commitments for the right tenant.

SALIENT DETAILS

Address:	Unit 5 & 7 - 426 Main Street, Vancouver, B.C.
Leasable Area:	Unit 5: 396 SF Unit 7: 341 SF
Asking Rent:	Unit 5: \$1,250/Month + GST, Gross Unit 7: \$1,100/Month + GST, Gross
Available:	Immediately

PROPERTY HIGHLIGHTS



Two suites available individually or combined (737 SF total)



Second floor with Main Street outlook



Flexible lease terms from 2 to 5 years



Central location at Main & Hastings



Excellent transit access with multiple bus routes



Located in Canada's newly designated Little Mexico, ahead of FIFA World Cup 2026



LOCATION OVERVIEW







426 Main Street is located at the corner of Main Street and East Hastings, sitting at the meeting point of Chinatown, Strathcona, and the Downtown Eastside. It is one of the most transit connected intersections in East Vancouver, with multiple bus routes running directly past the building and the Stadium Chinatown SkyTrain station an eight minute walk away.

The immediate area has seen a wave of new businesses take root alongside long established community anchors. Banking, pharmacy, grocery, and some of the city's better independent cafes are all within a short walk, making it a practical day to day location for tenants and their clients.

Ahead of the 2026 FIFA World Cup, the corridor has been officially recognized as Canada's first Little Mexico, reflecting the Latin American community and businesses that have been part of this neighbourhood for years. That designation has brought new visibility to the area and is drawing fresh interest from businesses looking to get ahead of what is shaping up to be one of Vancouver's most talked about neighbourhoods this year.



DRIVE TIMES

 5 MIN Waterfront Station <i>Downtown Core</i>	 18 MIN Metrotown <i>Burnaby</i>
 8 MIN Vancouver City Hall <i>Cambie Corridor</i>	 20 MIN North Shore (Lions Gate) <i>North Vancouver</i>
 6 MIN BC Place / Rogers Arena <i>Stadium District</i>	 22 MIN Richmond City Centre <i>Richmond</i>
 25 MIN Vancouver International Airport <i>YVR</i>	

EXCLUSIVELY LISTED BY

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