

For Lease | Fully Improved Upper Floor Office Space

CBRE

125 E 4 AVE

VANCOUVER, BC



Contact

Ed Ferreira

Personal Real Estate Corporation
Senior Vice President
Advisory & Transaction Services
ed.ferreira@cbre.com
604 662 5122

Darren Starek

Senior Vice President
Advisory & Transaction Services
darren.starek@cbre.com
604 662 5175

Jordan Coulter

Associate Vice President
Advisory & Transaction Services
jordan.coulter@cbre.com
604 662 5574

Mt. Pleasant Opportunity

5,586 SF FULLY IMPROVED UPPER FLOOR OFFICE SPACE IN THE HEART OF MOUNT PLEASANT

Location

Situated in the heart of Vancouver's vibrant Mount Pleasant neighborhood, 125 East 4th Avenue offers the perfect blend of convenience, community, and lifestyle.

The property is located on East 4th Avenue between Main Street and Quebec Street. Within walking distance to SkyTrain stations on the Expo Line and future Broadway Extension Line.

Businesses in the area have chosen this location to take advantage of the excellent transportation options available to employees as well as nearby amenities such as restaurants, coffee shops, retail and other services Mount Pleasant has to offer along the Main Street and Village on the Creek.

Property Details

Address	125 East 4th Avenue Vancouver, BC
Available Area	5,586 SF
Basic Rent	\$27.00 PSF
Additional Rent	\$14.00 PSF (2025 est.)
Availability	Immediate
Zoning	I-1A
Parking	*5 Stalls



Property Features



Two boardrooms



Reception area



Three private washrooms
(one including a shower)



Kitchen / lunchroom



Patio area



25 built-in workstations (approx.)



Gated entry for secure access after hours



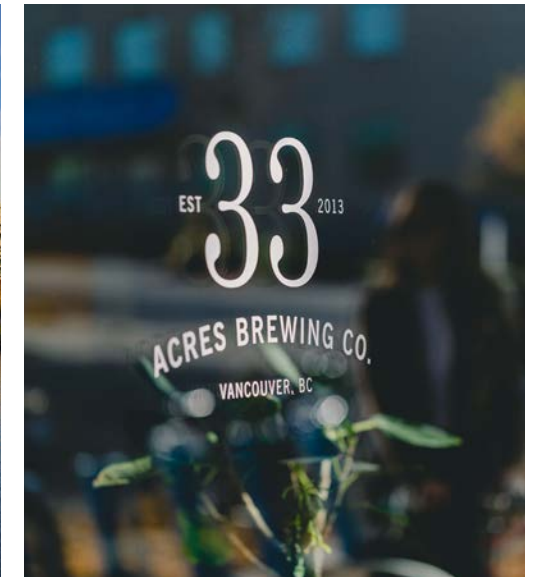
Storage space available for rent



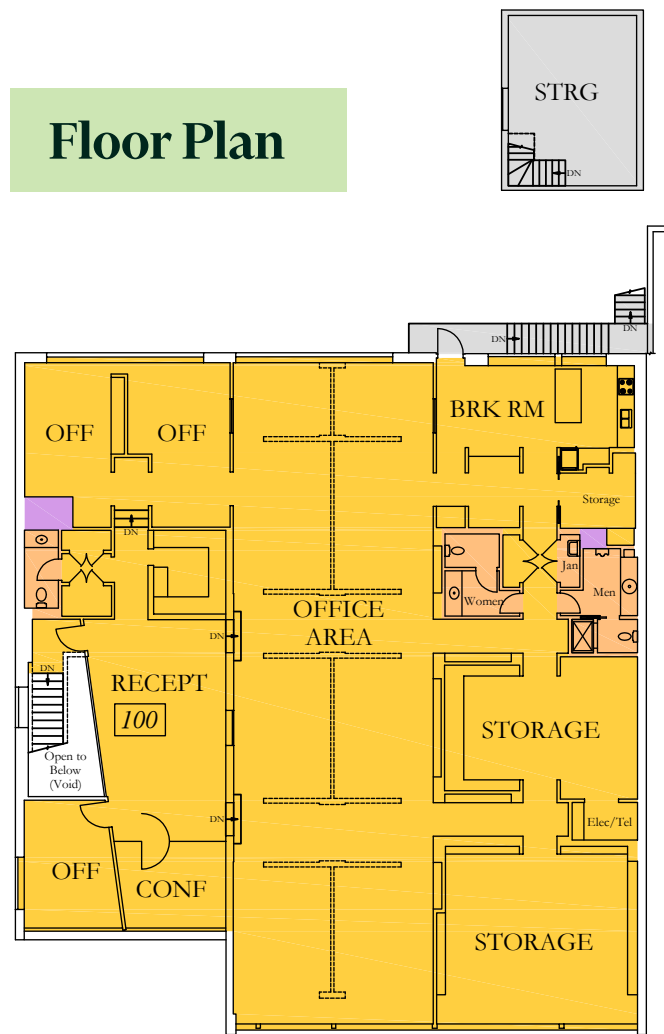
Bicycle storage



The Neighborhood



Floor Plan



*NOT TO SCALE



- 99 Walker's Paradise
- 92 Rider's Paradise
- 97 Biker's Paradise

Source: Walkscore.com



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CBRE Limited | 1021 West Hastings Street #2500, Vancouver, BC www.cbre.ca

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