

FOR LEASE - INDUSTRIAL/ RETAIL SPACE



Spear Street Capital

CBRE

Mainalley-M2

114 E 4th Avenue, Vancouver BC

SIGNAGE OPPORTUNITY!

**MAIN LEVEL
INDUSTRIAL / RETAIL
OPPORTUNITY AVAILABLE!**

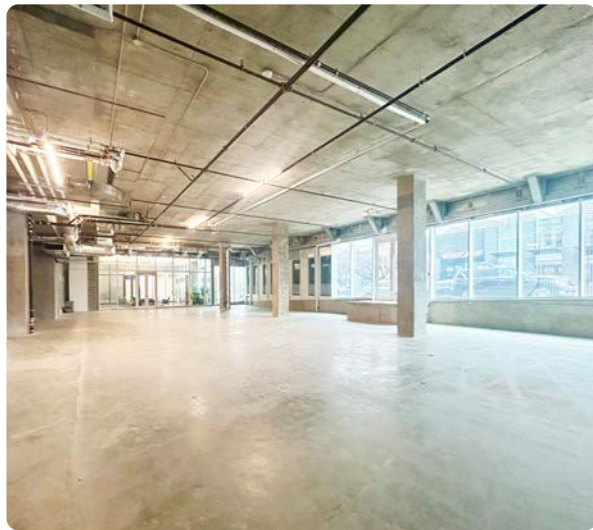


PROPERTY DETAILS

Nestled in the heart of Mount Pleasant, M2 at 114 East 4th Avenue is part of a larger campus strategy that provides a dynamic mixed-use experience. Level 1 is zoned I-1A for Light Industrial uses and provides the opportunity for exceptional signage and branding. Located on one of North America's coolest streets, M2 offers countless unique food and shopping options within a short walking distance.

AREA	Unit 128 - 7,145 SF
AVAILABLE	Immediately
ASKING BASE RENT	Contact Listing Agents
ADDITIONAL RENT	\$22.74 PSF (2025 Est.)
ZONING	I-1A Potential uses include: Digital enterprise, media production, industrial design, graphic art, laboratory, commissary, studio, and catering.
CEILING HEIGHT	14.5'
COMMON LOADING	2 Class B Loading Stalls 4 Class A Loading Stalls
PARKING	1 underground stall per 950 SF leased, at market rates

UNIT 128 INDUSTRIAL/RETAIL SPACE



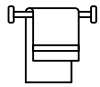
BUILDING AMENITIES



State-of-the-art fitness facility



6,000 SF common rooftop sky garden



Premium end-of-trip facilities



On-site restaurant, Dear Gus Snack Bar



Easily accessible and secure bike storage



Beautiful and bright lobby with
4 high speed elevators



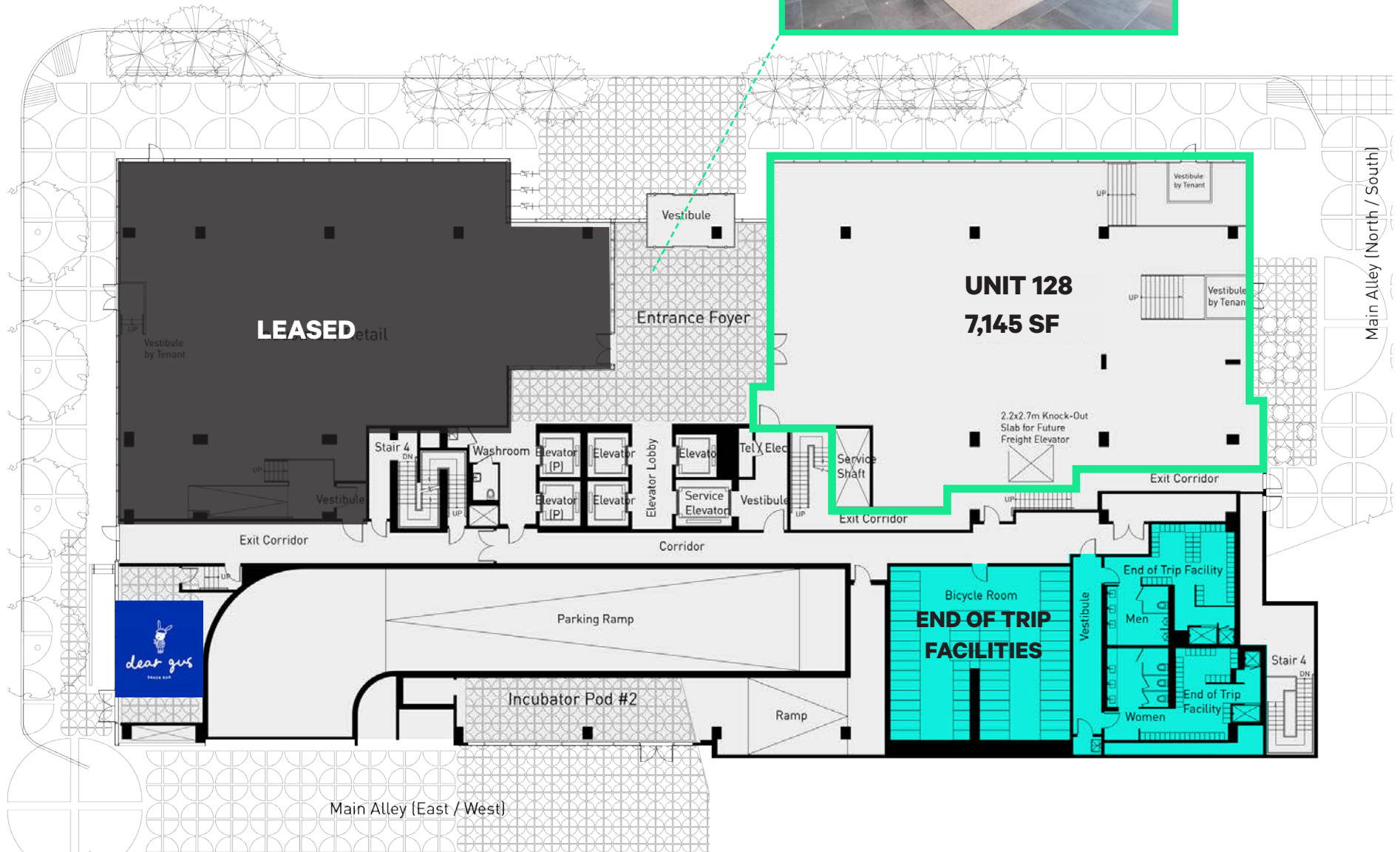
Projecting LEED Gold Certification



FLOOR PLANS

UNIT 128: 7,145 SF

14.5' Ceiling Height



*All rentable areas are estimates and subject to remeasurement.

MAINalley - M2

114 E 4th Avenue, Vancouver BC

CONTACT US FOR A TOUR

TARA FINNEGAN

Personal Real Estate Corporation
Senior Vice President
Office Properties
604 662 5159 | tara.finnegan@cbre.com

BLAIR QUINN

Personal Real Estate Corporation
Vice Chairman
The High Technology Facilities Group
604 662 5161 | blair.quinn@cbre.com



Spear Street Capital

CBRE

CBRE Limited, Real Estate Brokerage | 1021 West Hastings Street, Suite 2500 | Vancouver, BC V6E 0C3 | www.cbre.ca

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, EnviroNics Analytics, Microsoft Bing, Google Earth.