

FOR LEASE

M4 at
MAINalley

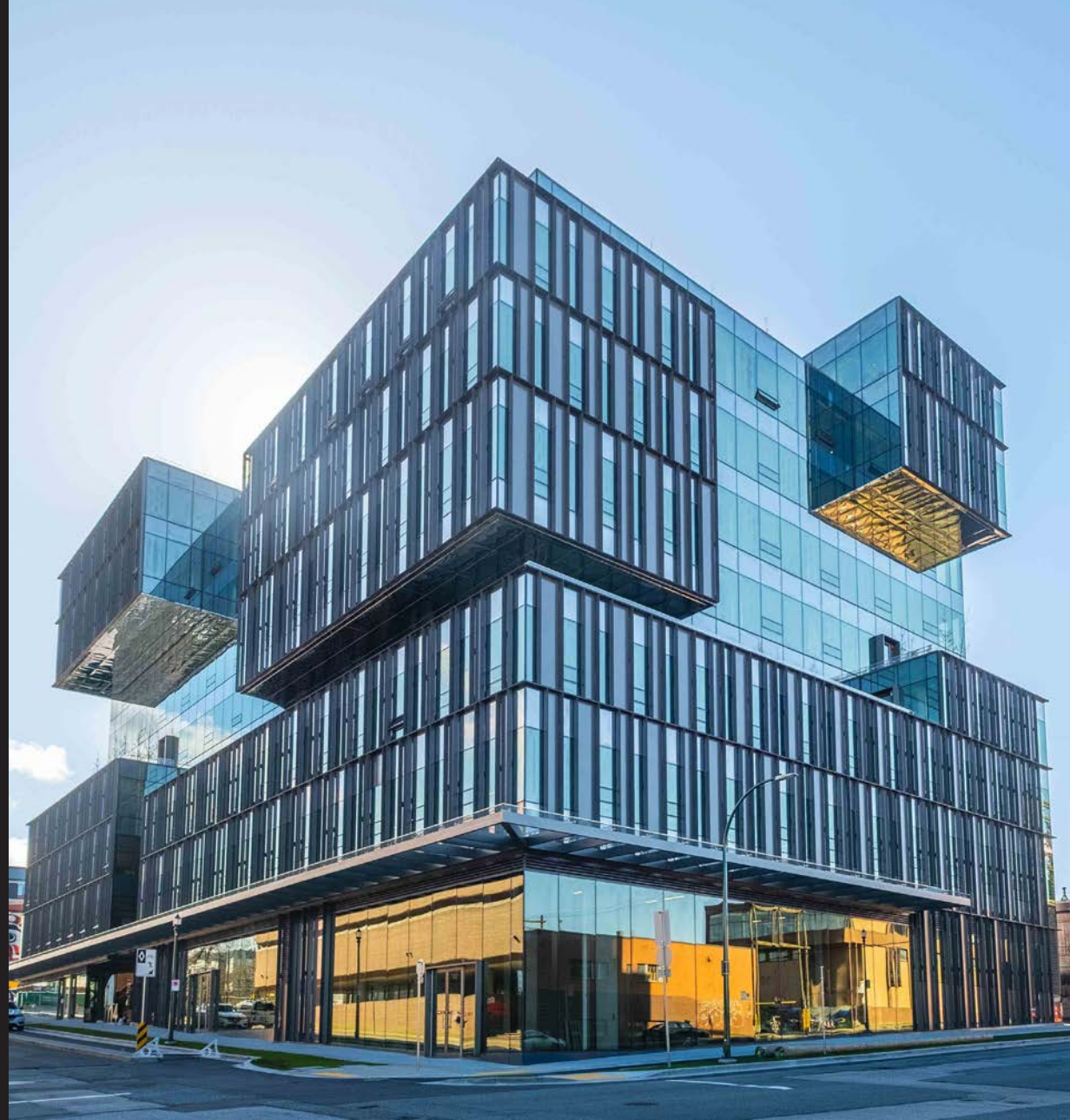
108 E 5th Ave, Vancouver, BC



Nestled in the heart of Mount Pleasant, 108 East 5th Avenue (M4) is part of a larger campus strategy that provides a dynamic mixed-use experience. The building is zoned I-1A for Light Industrial and digital enterprise uses and provides the opportunity for exceptional signage and branding. Located on one of North America's coolest streets, M4 offers countless unique food and shopping options within a short walking distance.

PROPERTY DETAILS

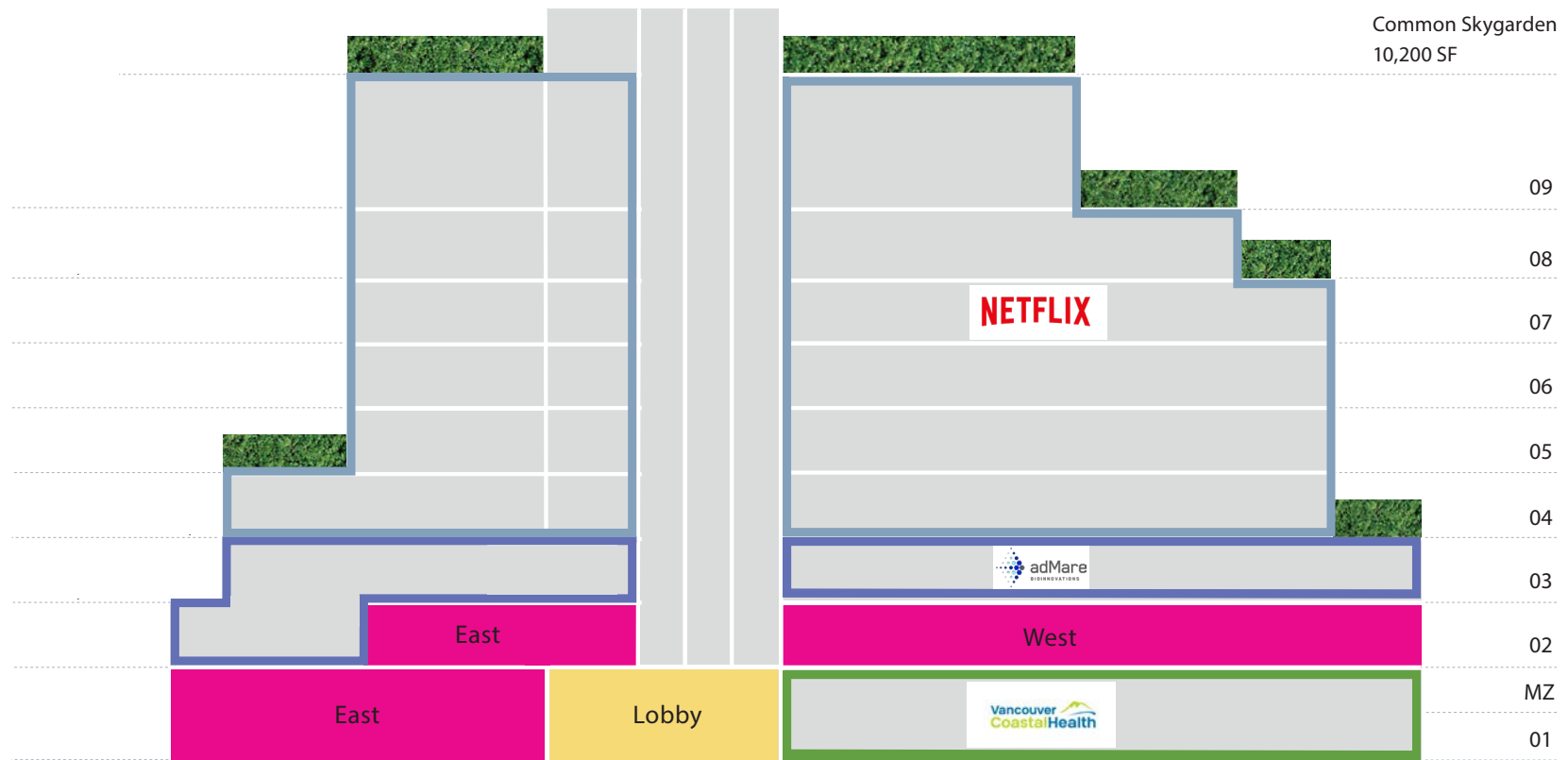
Available	Immediately
Asking Base Rent	Contact Listing Agents
Additional Rent	\$24.59 PSF (2026 Est.)
Zoning	I-1A. Potential uses include: medical uses, digital enterprise, media production, industrial design, graphic art, laboratory, commissary, studio, and catering
Ceiling Height	Level 1: 14.5' Level 2: 12.5' - 13.3'
Common Loading	2 Dock Level Doors
Parking	1 underground stall per 950 SF, at market rates
LEED	LEED Gold Projected
Building Amenities	<ul style="list-style-type: none">• Fitness Centre• End of Trip Facilities Including Showers• Secure Bike Storage• Common Rooftop Deck



A foundation for the creative economy in
Mount Pleasant to grow.

M4 at
MAINalley

AVAILABLE AREA



Level 2*	West:	13,656 SF (Approx.)*
	East:	4,001 SF (Approx.)
Level 1*	East:	5,963 SF (Approx.)

Available
 NETFLIX
 adMare
BIOINNOVATIONS
 Vancouver
CoastalHealth

*Area can be demised into smaller units.

Common Rooftop Sky Garden
10,200 SF* (approx.) for all Tenants.

*All rentable areas are estimates and subject to remeasurement.

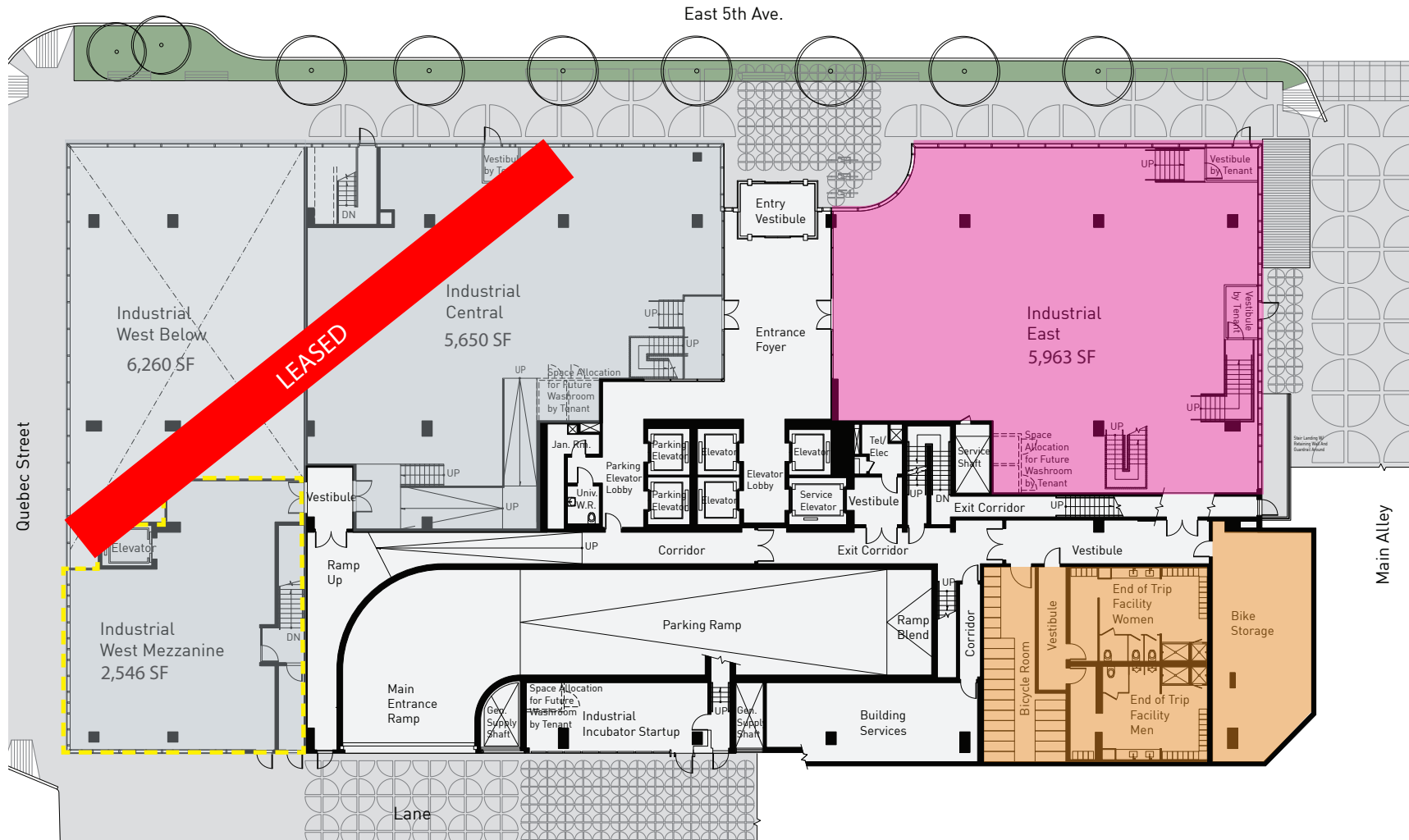
FLOOR PLANS

Level 1

Industrial East

5,963 SF*

Ceiling Height: 14.5'



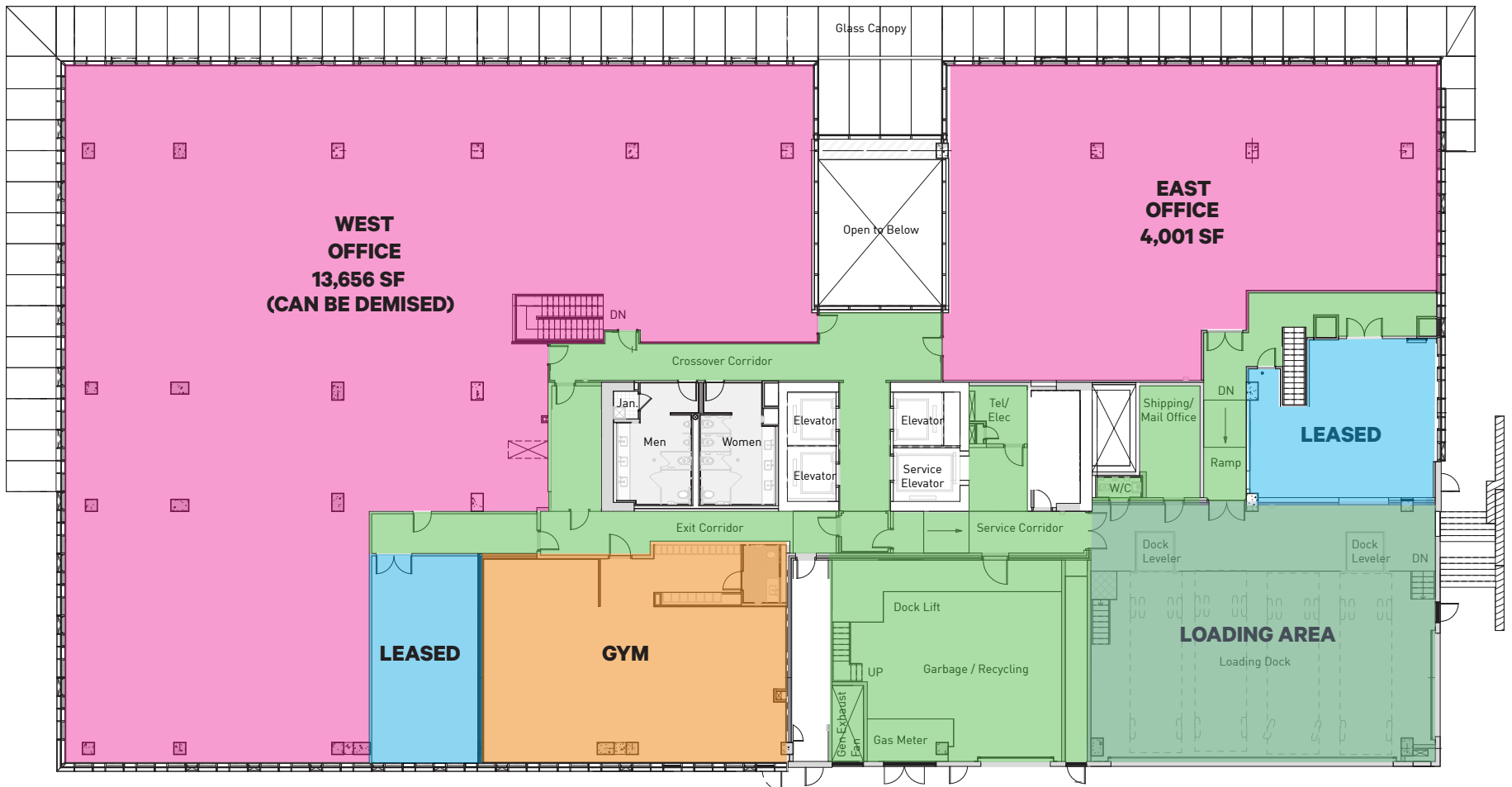
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LEVEL 2

Level 2

West: 13,656 SF Approx.*
East: 4,001 SF Approx.*

Ceiling Height: 12.5' - 13.3'



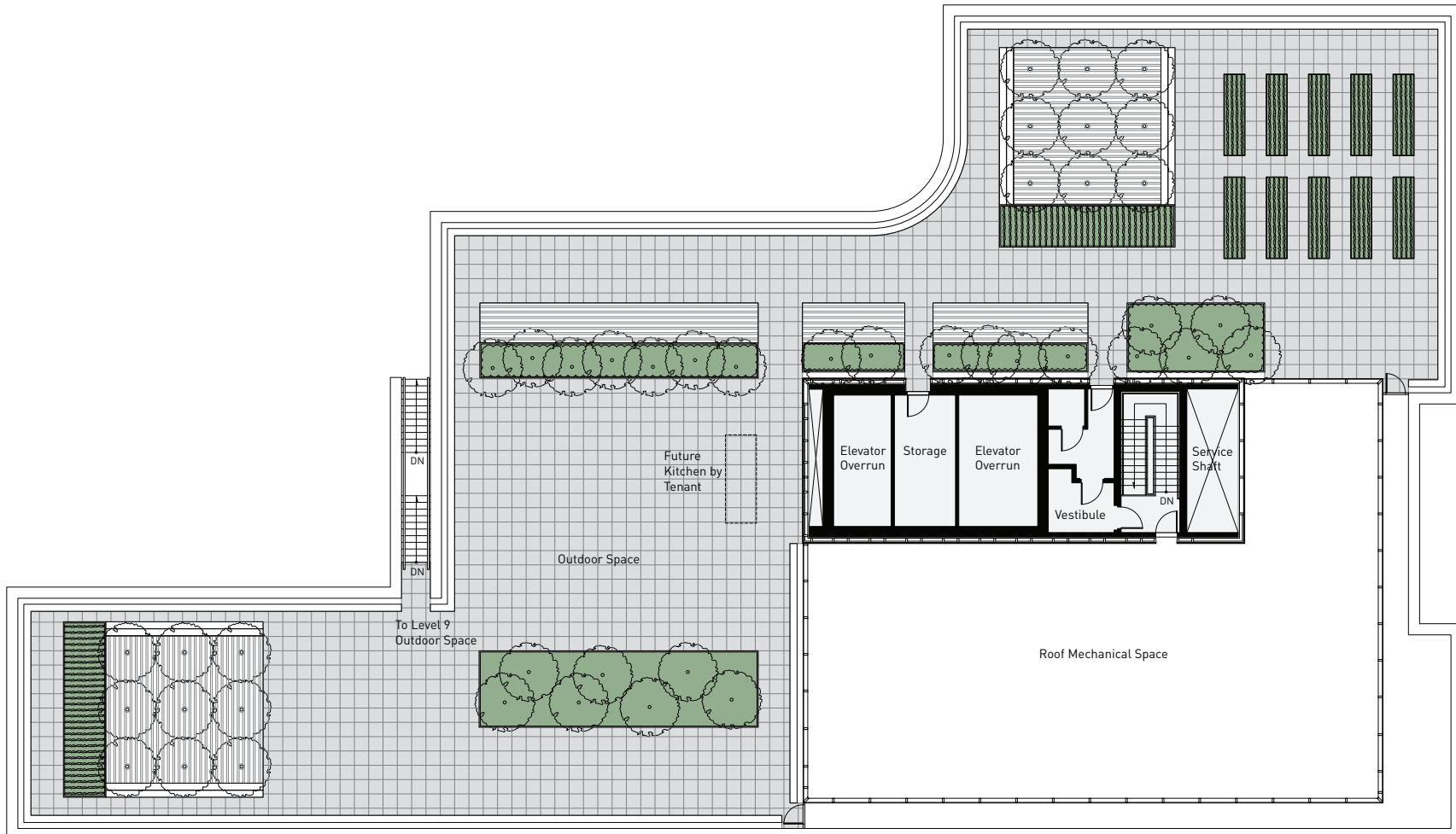
- Available for lease
- Leased
- Gym
- Common Area
- Loading Area

*All rentable areas are estimates and subject to remeasurement.

LEVEL 10

Common Rooftop Sky Garden

10,200 SF (approx.) for all tenants.



*All rentable areas are estimates and subject to remeasurement.

LOCATION

Located in an already vibrant neighbourhood, Main Alley is set to become one of the best connected workplaces in the country. The location allows for effortless connections across Vancouver and out to Metro Vancouver districts. The campus is connected to ten major bus lines, is 5 minutes away from Main Street Science World SkyTrain Station, and easily accessible by foot and bicycle. Situated on one of North America's coolest street's, Main Alley is near many independent shops, eateries and the epicenter of culture.

Creative Economy Leaders

- 1 MEC
- 2 Vancouver Mural Festival
- 3 Zymeworks
- 4 Creative Energy – Main Alley
Centralized Cooling Plant
- 5 Emily Carr University of Art + Design
- 6 Tacofino Ocho
- 7 Goh Ballet Academy Canada (Main)
- 8 Anh and Chi
- 9 Creative Energy Main Plant
- 10 Purebread
- 11 Brewhall

-  Canada Line
-  Expo Line
-  99 B-Line Bus Route
-  Millennium Line
Broadway Extension
-  Bike Routes

Walking Distance to Rapid Transit Stations

- Mount Pleasant (Future) 5 min
- Great Northern Way (future) 8 min
- Olympic Village 6 min

Skytrain Time
from Main Street – Science World Station

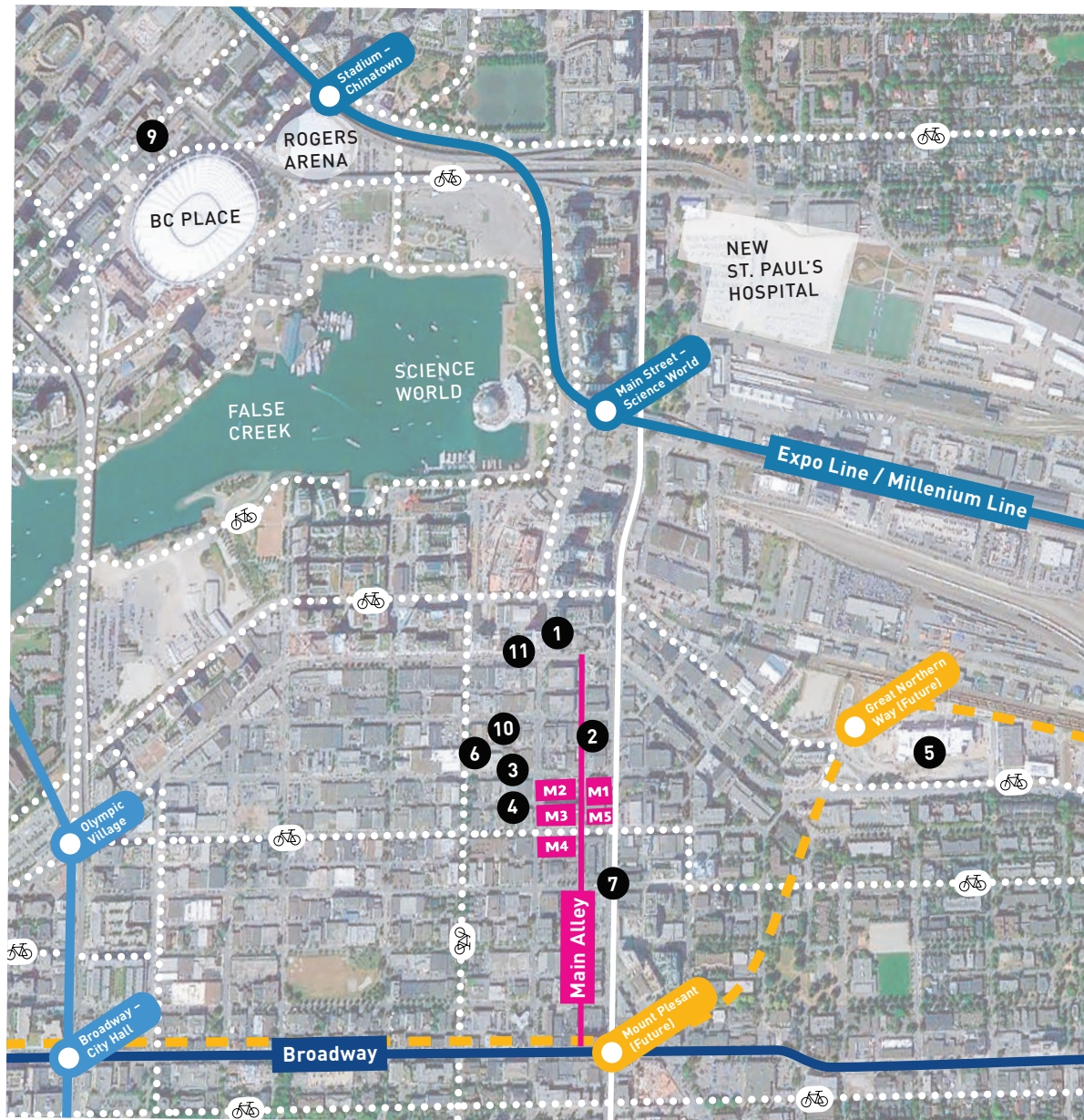
- Granville 3 min
- Vancouver City Centre 6 min
- Waterfront 6 min
- Metrotown 12 min
- New Westminster 23 min
- Lougheed Centre 28 min

Canada Line Time
From Olympic Village Station

- Oakridge – 41st 6 min
- YVR Airport 15 min

Bicycle Time from Main Alley

- Yaletown 9 min
- Gastown 10 min
- Granville Island 13 min
- Commercial Drive 14 min
- Robson Street 16 min
- Kits Beach 19 min
- Stanley Park 23 min



TRANSIT SCORES

 **99**
Very Walkable

 **94**
Excellent Transit

 **90**
Biker's Paradise

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