

For Lease

CBRE

# 233 East 6th Avenue

Vancouver, BC

Fully Finished Production & Office Space in Mount Pleasant

LEASE RATE REDUCED



**Darren Starek**

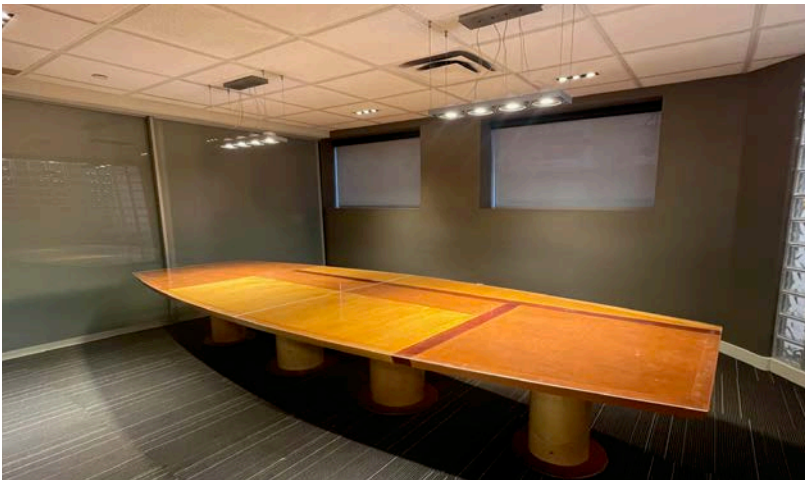
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## PROPERTY DETAILS

### Available Area

3,600 SF located on the Main Floor

### Zoning

IC-3 (Industrial)

### Additional Rent

\$4,250 per month (est. 2025)

### Basic Rent **RATE REDUCED**

\$6,900 per month, triple net.

### Availability

Immediate

## PROPERTY FEATURES



Fully finished office/production space ready for occupancy



Air conditioned



Efficient layout featuring open plan, private offices, & boardroom



Fully sprinklered



Kitchenette + Lunchroom



Transit-oriented

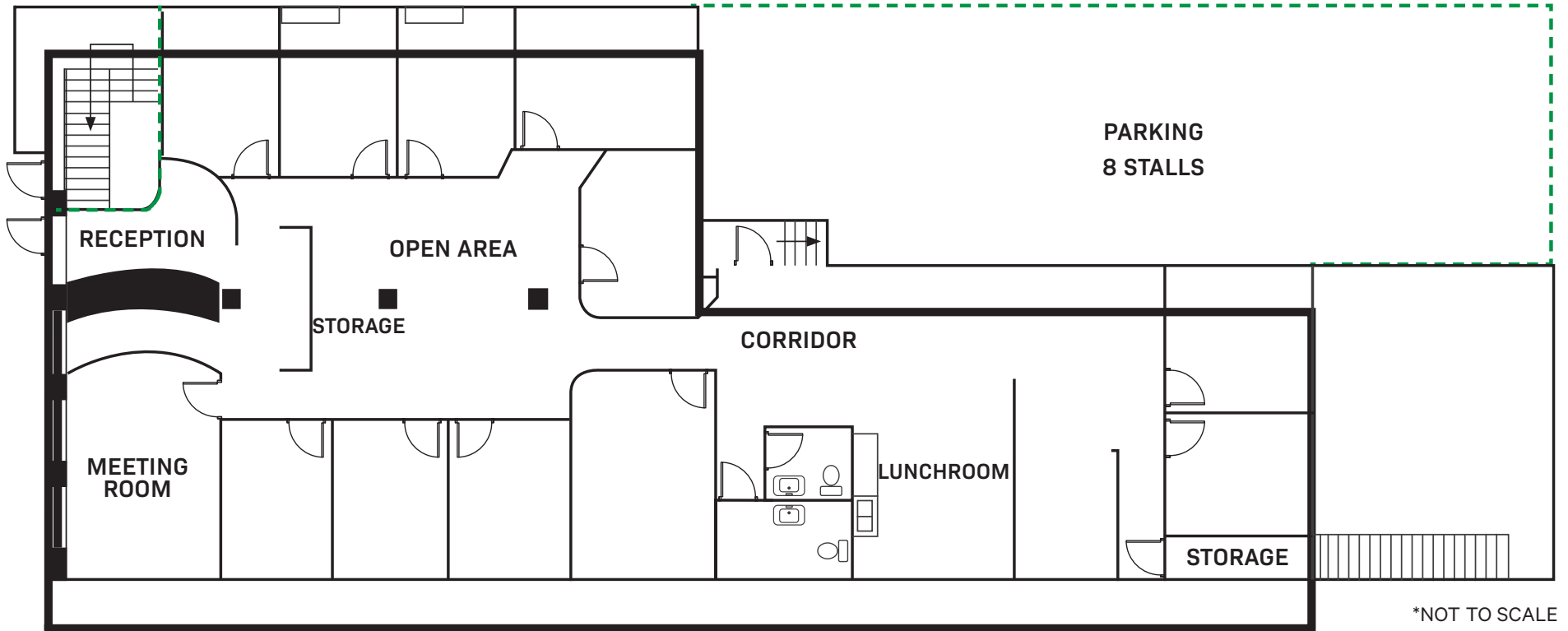


Ample natural light



8 parking stalls available  
\$150.00/mo. per stall

# FLOORPLAN



# THE LOCATION

233 E 6<sup>th</sup> Avenue | Vancouver, BC



The property is located in the highly desirable Mt. Pleasant neighbourhood of Vancouver, just east of Main Street on the north side of 6th Avenue. This location is surrounded by numerous employee amenities such as Brassneck Brewing, Main Street Brewing, Cartems Donuts, Bar Susu, Nuba Cafe & Steamworks Restaurant and numerous retail shops along Main Street.



walkscore.com

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# CBRE

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