

FOR LEASE



Spear Street Capital

CBRE

MAINalley - M2

114 E 4th Avenue, Vancouver BC

SUITE 310
SPEC OFFICE BUILDOUT
COMPLETED



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. Designed by EDIT Studios, this 10,486 SF suite features a welcoming reception lounge, plenty of space for open plan workstations, convenient call rooms, a large boardroom, meeting rooms, and a beautifully designed kitchen and collaboration area. Located on one of North America's coolest streets, M2 offers countless unique food and shopping options within a short walking distance.

AREA	Suite 310 - 10,486 SF
AVAILABLE	Immediately
ASKING BASE RENT	Contact Listing Agents
ADDITIONAL RENT	\$22.74 PSF (2025 Est.)
CEILING HEIGHT	12.5'
PARKING	1 underground stall per 950 SF leased, at market rates



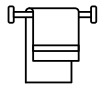
BUILDING AMENITIES



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



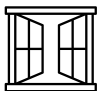
Easily accessible bike lane on Quebec Street and secured bike storage on Main Level



Beautiful and bright lobby with 4 high speed elevators and 2 parkade elevators



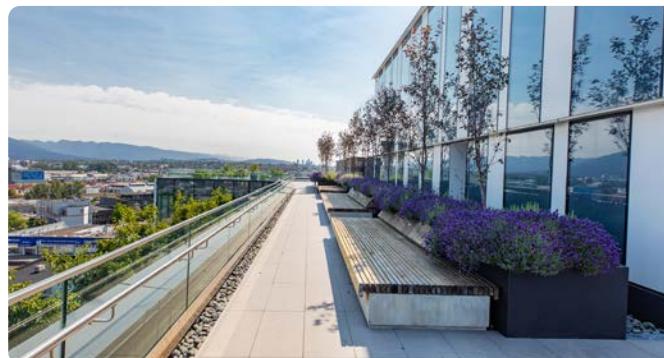
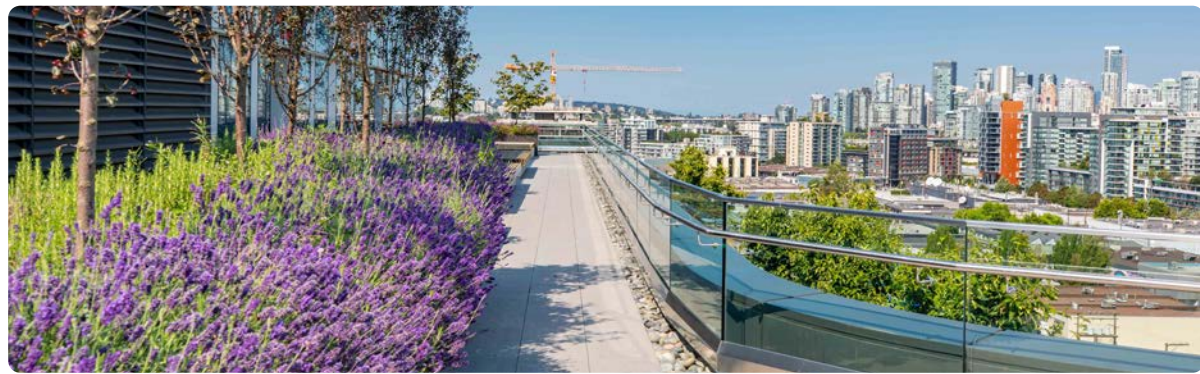
Panoramic city and mountain views



Opening windows



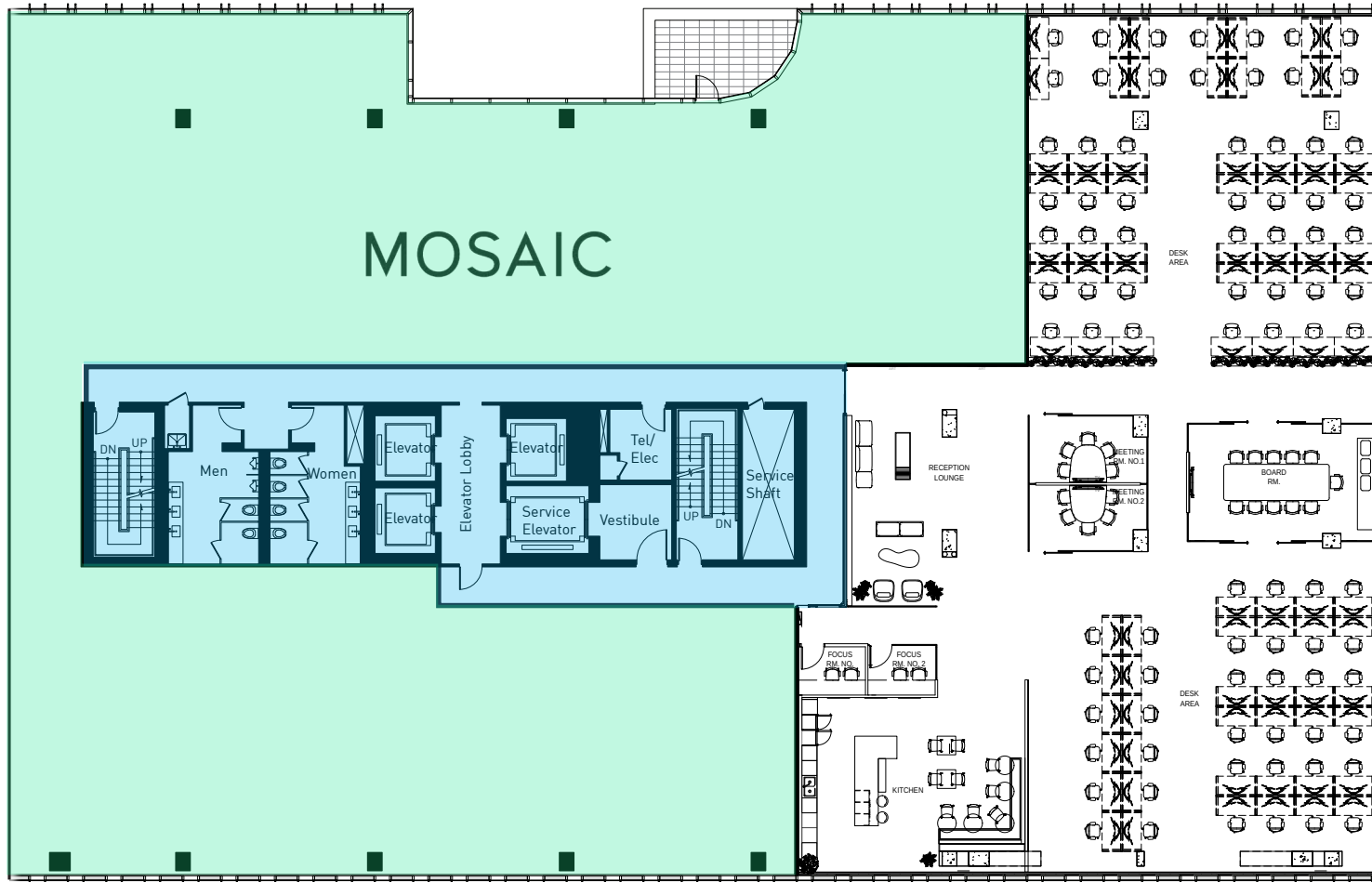
Projecting LEED Gold Certification



FLOOR PLAN

SUITE 310: 10,486 SF

12.5' Ceiling Height



Potential Furniture Layout

(furniture not provided)

- Space for 85 individual workstations
- 2 meeting rooms
- Boardroom
- Large kitchen
- 2 call rooms
- Reception lounge

*All rentable areas are estimates and subject to remeasurement.

SUITE 310



*Furniture not included

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