FOR LEASE - INDUSTRIAL/ RETAIL SPACE

Spear Street Capital

CBRE

MAinalley - M2

114 E 4th Avenue, Vancouver BC

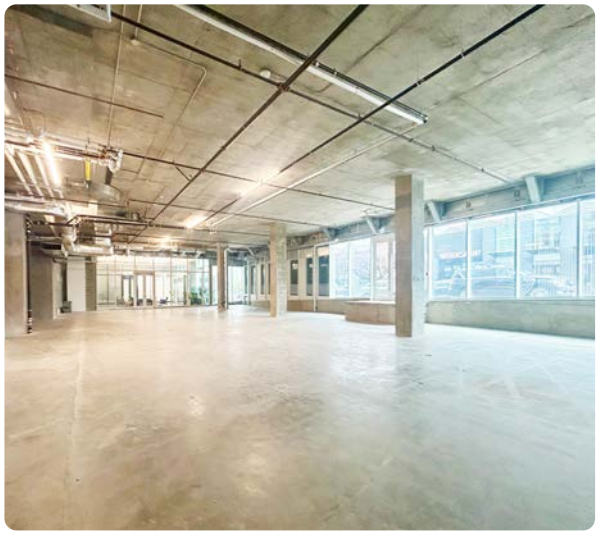
MAIN LEVEL
INDUSTRIAL / RETAIL
OPPORTUNITY AVAILABLE!

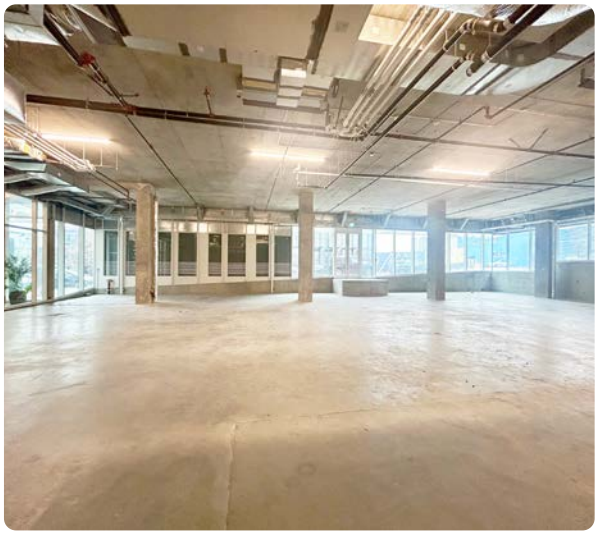
PROPERTY DETAILS

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	$23.93 PSF (2026 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

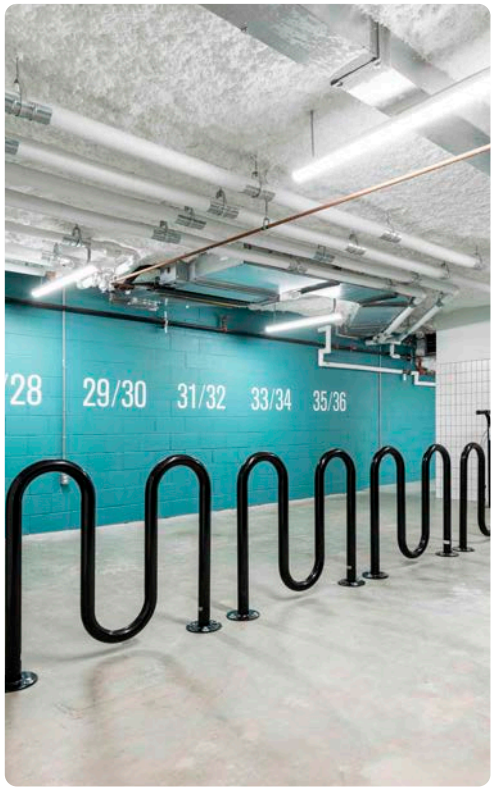
Premium end-of-trip facilities

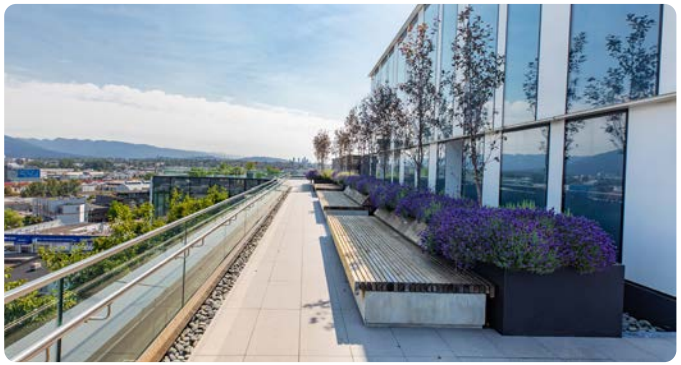
On-site restaurant, Dear Gus Snack Bar

Easily accessible and secure bike storage

Beautiful and bright lobby with
4 high speed elevators

Projecting LEED Gold Certification

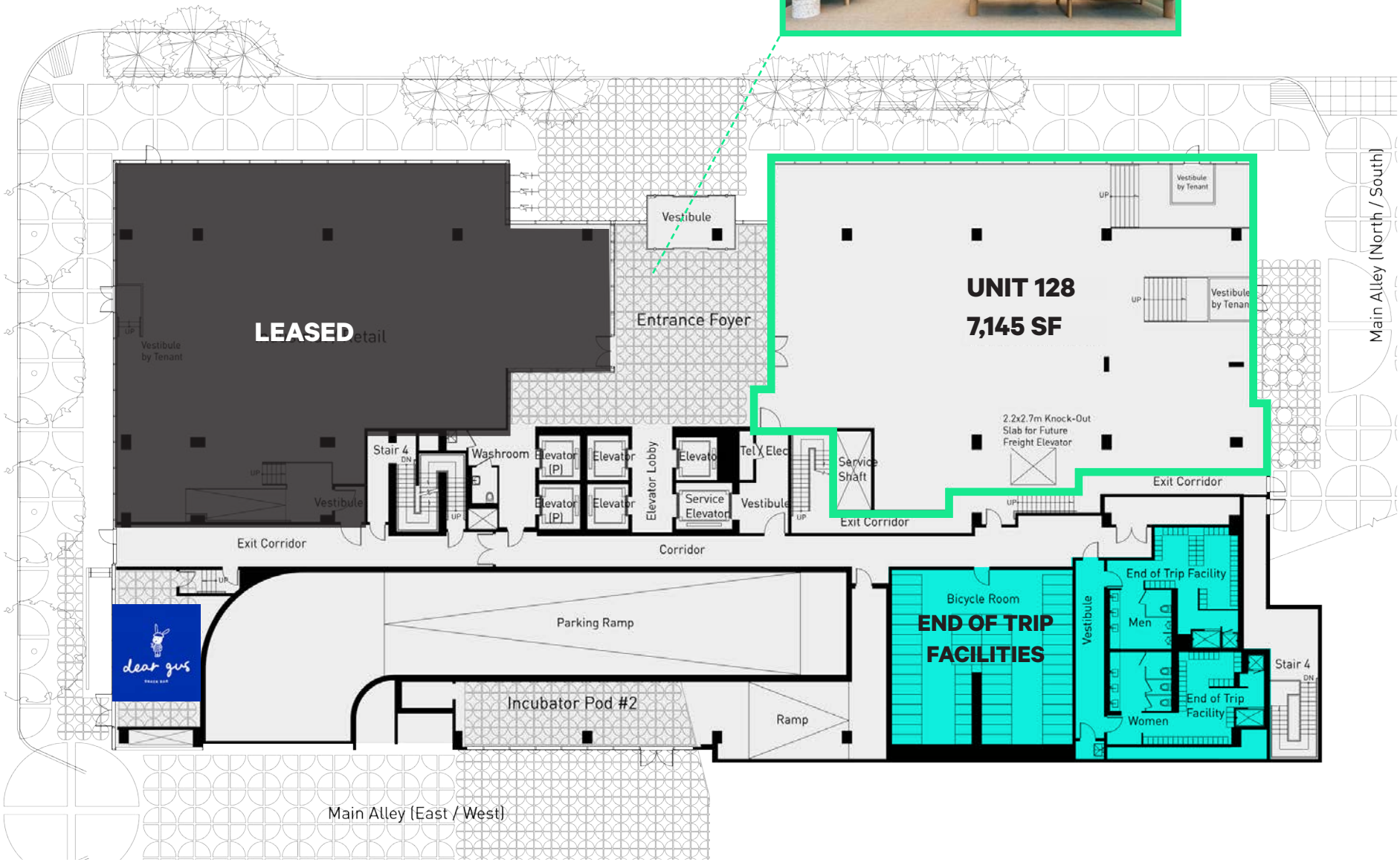




FLOOR PLANS

UNIT 128: 7,145 SF

14.5’ Ceiling Height



*All rentable areas are estimates and subject to remeasurement.

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