

For Lease

CBRE

44 West 6th Avenue, Vancouver

4,457 SF Wholesale/Production Space with Dock Loading



For more information contact:

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For Lease

44 West 6th Avenue
Vancouver

Available Area

4,457 SF

Zoning

I-1

Taxes & Op Costs

\$10.90 per SF (2025 est.)

Lease Rate

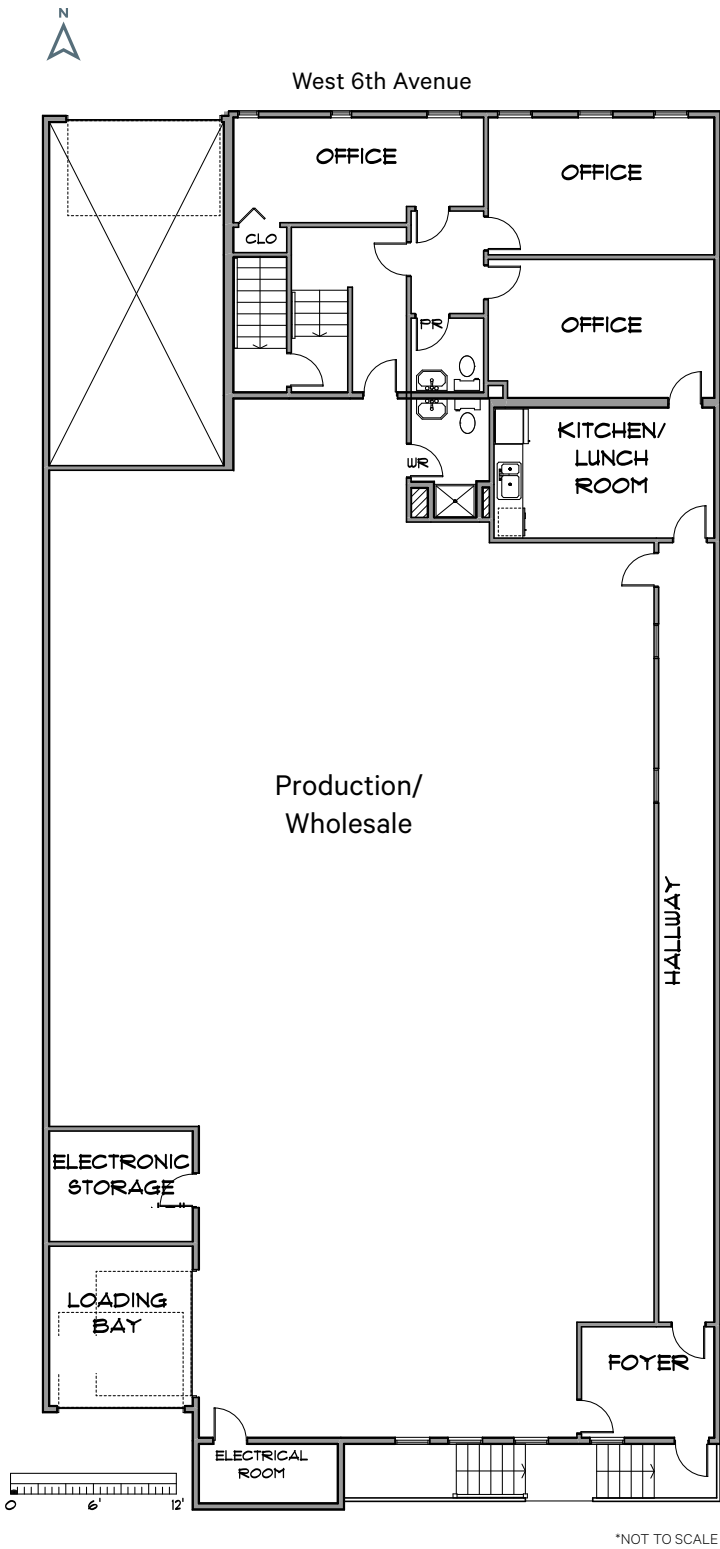
\$21.00 per SF, triple net

Availability

Immediate

The Premises is nicely improved and features:

- Air conditioned office & production area
- 3 private offices
- Direct dock level loading
- 11'4" ceiling height
- Kitchen/lunch room
- 2 washrooms
- Clean concrete warehouse area



Air Conditioned



Freestanding Building



Direct Dock Loading off Lane



11'4" Ceiling Height



2 Designated Parking Stalls



Concrete Construction



Located in the Thriving Mount Pleasant Area



Well Maintained Building

For Lease

44 West 6th Avenue

Vancouver

Located in Thriving Mount Pleasant

44 West 6th Avenue is located in the vibrant Mount Pleasant neighbourhood of Vancouver, which provides direct access to the Downtown Core, Gastown and major traffic arteries servicing Metro Vancouver. Located just blocks from the Cambie Corridor and Broadway Corridor, this walkable area provides an abundant array of amenities including restaurants, craft breweries, coffee shops, retail stores and financial services. The property is also located within easy walking distance to the Broadway-City Hall and Olympic Village Skytrain Stations. Due to these amenities the area has become a desired location for successful businesses seeking a desirable working environment for its employee, these business include Hootsuite, AbCellera, Relic Entertainment, WildBrain Studios to name a few.

100

Walk Score

90

Bike Score

90

Transit Score



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