

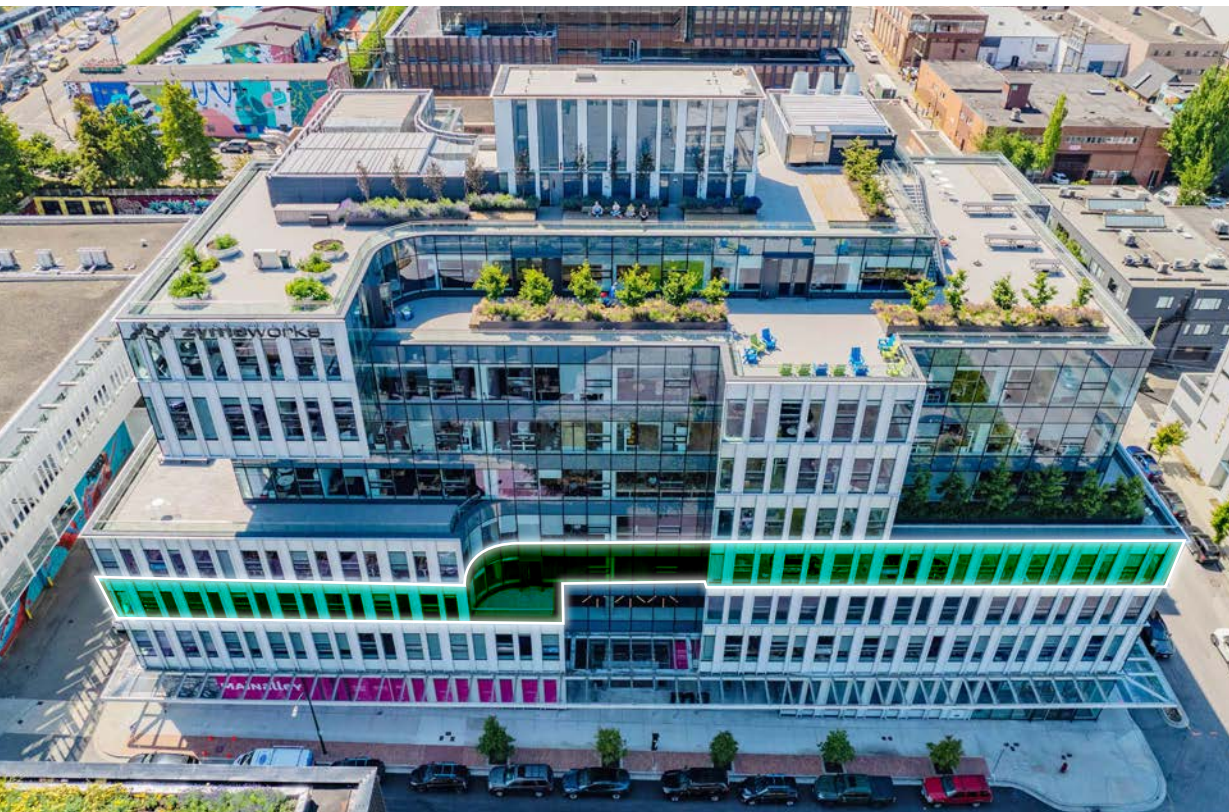
FOR LEASE - ONE FLOOR REMAINING!



MAINalley



M2 | 114 E 4th Avenue, Vancouver BC



PROPERTY DETAILS

Nestled in the heart of Mount Pleasant, 114 East 4th Avenue (M2) is part of a larger campus strategy that provides a dynamic mixed-use experience. Levels 1 and 2 are 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

3rd Floor - 30,058 SF
Can be demised into smaller units.

AVAILABLE

Immediately

ASKING BASE RENT

Contact Listing Agents

ADDITIONAL RENT

\$22.06 PSF (2024 Est.)

ZONING

I-1A
Potential uses include: Digital enterprise, media production, industrial design, graphic art, laboratory, commissary, studio, and catering.

CEILING HEIGHT

12.5'

COMMON LOADING

2 Class B Loading Stalls
4 Class A Loading Stalls

PARKING

1 underground stall per 950 SF, at market rates

M2 AVAILABLE AREA

LEVEL 3* **30,058 SF** + 181 SF sky garden


Common Rooftop Sky Garden

6,000 SF* (approx.) for all tenants



300 underground parking stalls


 **AVAILABLE**

 Leased by



 Leased by



 Leased by

Trulioo

 Leased by



*All rentable areas are estimates and subject to remeasurement.

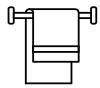
BUILDING AMENITIES



State-of-the-art fitness facility



6,000 SF common rooftop sky garden



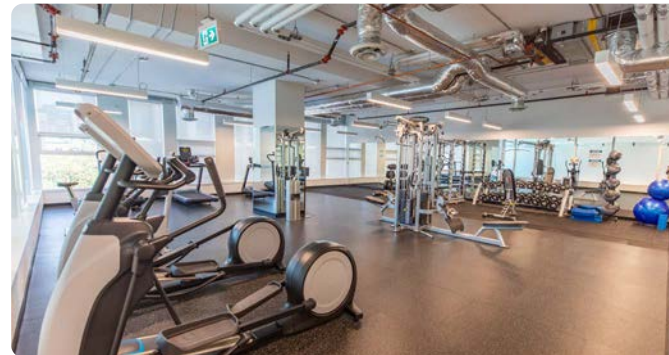
Premium end-of-trip facilities



On-site café, Milano Coffee Roasters, and restaurant, Dear Gus Snack Bar



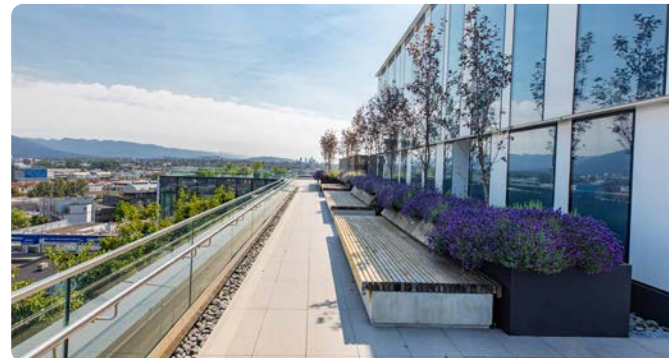
Easily accessible and secure bike storage



Beautiful and bright welcome lobby with 4 high speed elevators



Panoramic city and mountain views



LEED Gold Certified building

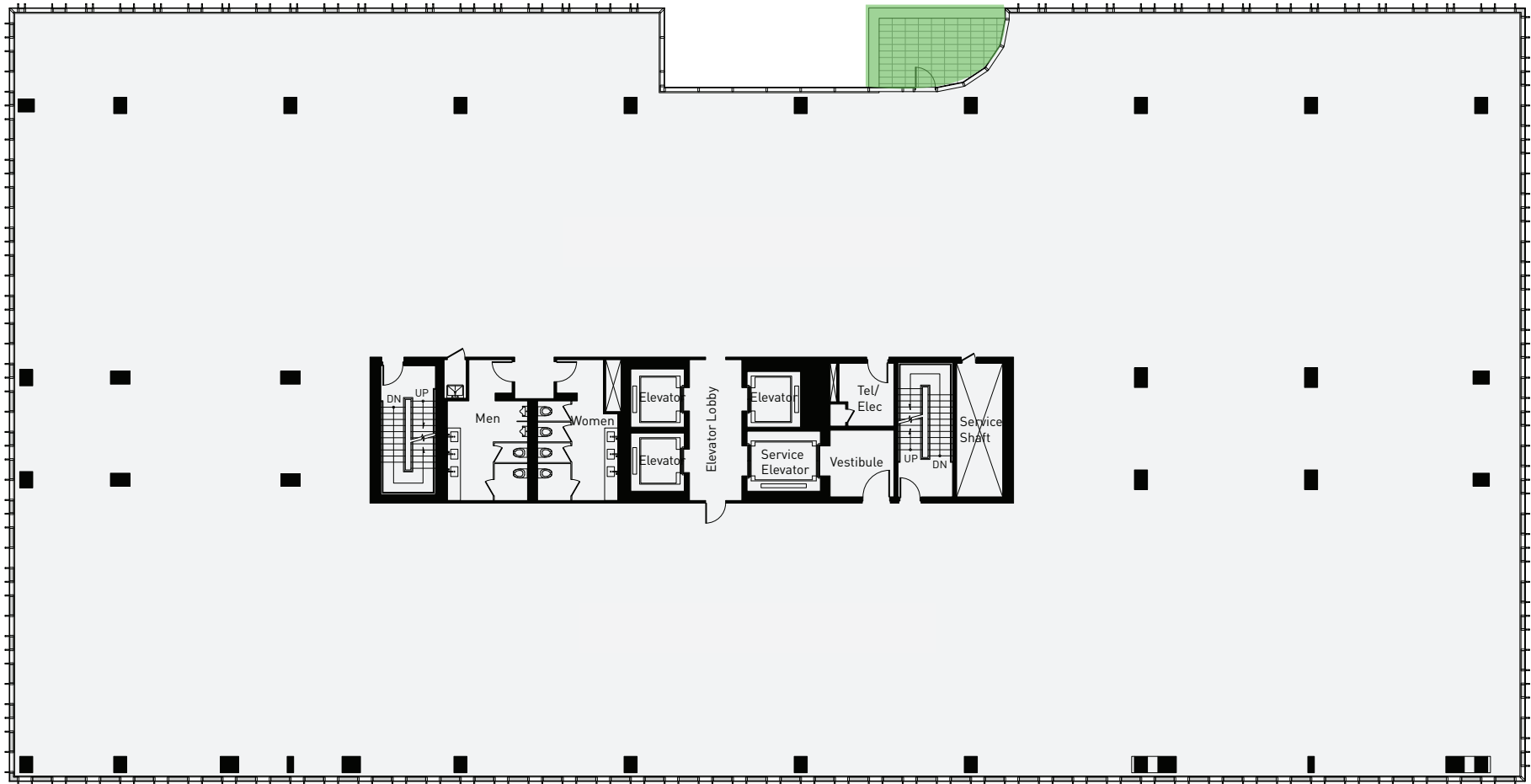


FLOOR PLANS

Level 3

Area: **30,058 SF + 181 SF sky garden**

12.5' Ceiling Height



*All rentable areas are estimates and subject to remeasurement.

FLOOR PLANS

Level 3

Single Tenant Test Fit (Example Only)

Area: **30,058 SF + 181 SF sky garden**

Potential Layout with Furniture

340 work stations

4 offices

4 meeting rooms

1 reception

1 boardroom



*All rentable areas are estimates and subject to remeasurement.

THE LOCATION

Located in the vibrant neighbourhood Mount Pleasant, Main Alley is set to become one of the top connected workplaces in the country. The area allows for effortless connections across Vancouver and to other Metro Vancouver districts. The campus is located next to ten major bus lines, 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 an abundant of independent shops, eateries and the epicenter of culture.



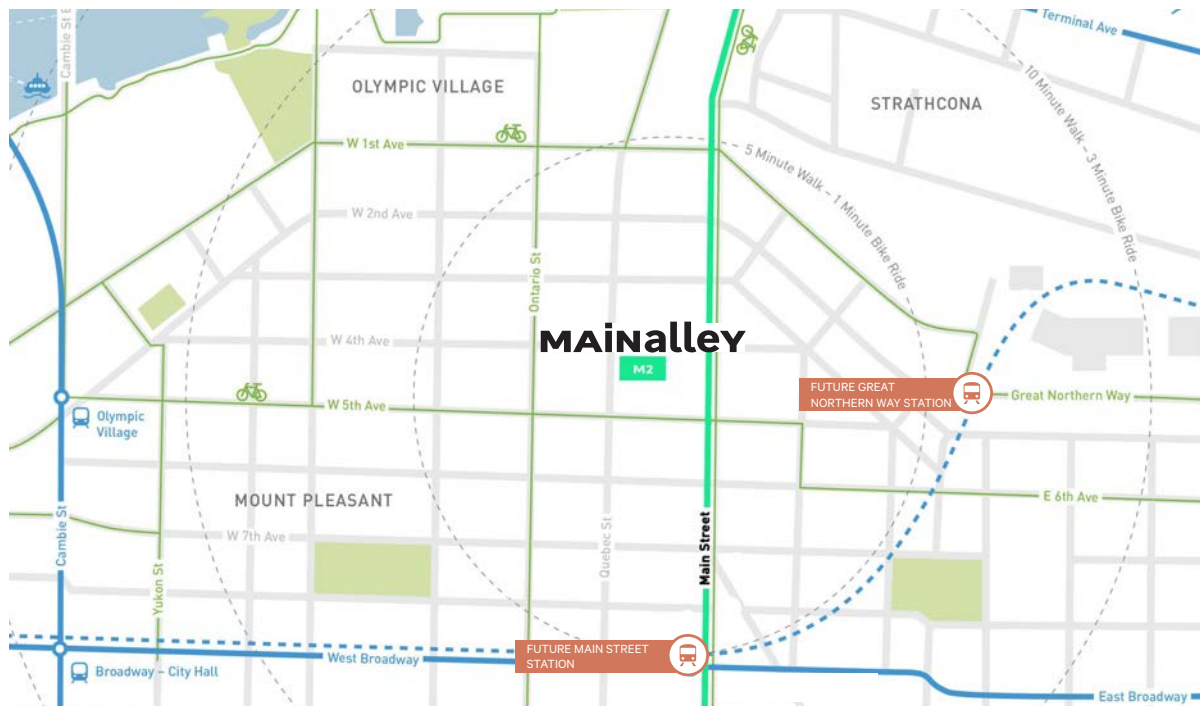
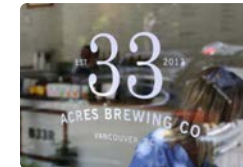
WALKING DISTANCE

- Main Street (Future SkyTrain Station) **5 min**
- Great Northern Way (Future SkyTrain Station) **8 min**
- Main Street-Science World SkyTrain Station **12 min**
- Olympic Village SkyTrain Station **15 min**

BICYCLE TIME

- 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**

- Rapid Transit Stations
- Rapid Transit Routes
- Millennium Line/
Broadway Extension
- Bike Routes



MAINalley

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Spear Street Capital

CBRE

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