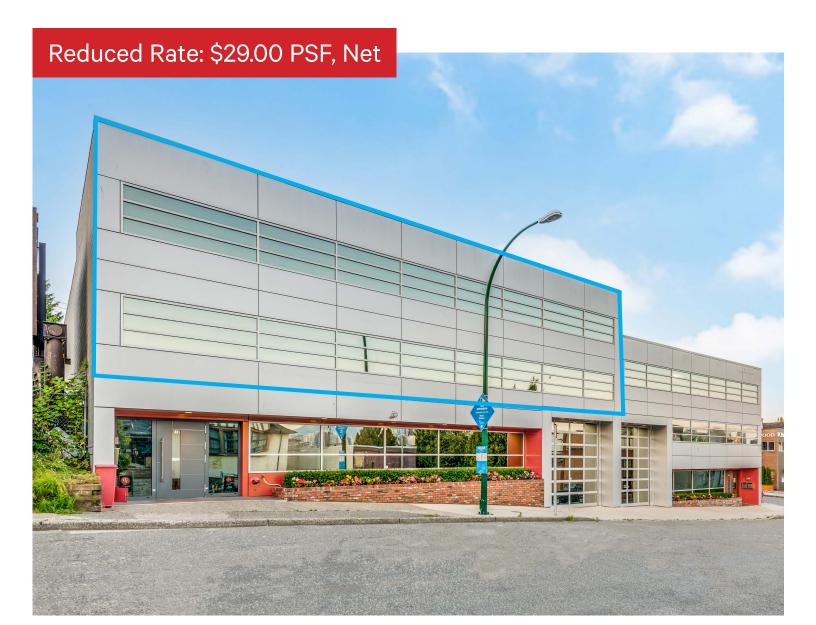


112 East 6th Avenue 2nd & 3rd Floors

Vancouver, BC

7,551 SF of Light Industrial & Office Space



Vancouver, BC



7,551 SF Light Industrial & Office Space

Totally redeveloped Mount Pleasant character building offers a modernized architectural design with original heritage accents and all new mechanical, electrical, structural and design elements:

- + New double pane thermal reflective storefront glazing throughout
- + New custom glass stairwells with stainless steel handrails & guardrails
- + New high efficiency multi-zone rooftop and ductless split heat pump HVAC systems.
- + New LED lighting throughout

- New BC Hydro electrical service; 300 Amp, 600
 Volt, 3 Phase main feeds with 200 Amp 120/240 Volt distribution panels
- + New sprinkler system (fully sprinklered throughout)
- + New 8-inch commercial water service including all new mechanical, copper pipe plumbing and drainage
- + New washrooms with Kohler fixtures

Available Immediately

Property Description

Premises

2nd Floor 3rd Floor Total 5,850 SF <u>1,701 SF</u> 7,551 SF

Base Rate

Reduced to \$29.00 PSF, net

Operating Costs & Taxes* \$17.96 PSF (2024 estimate)

*Excludes in suite utilities and janitorial

Parking

4 stalls \$150.00 per month + tax

Zoning I-1 Light Industrial

Major Renovation



For Lease









The building offers a signature location on a prime corner with prominent exposure and downtown views in Western Canada's fastest growing neighbourhood. Just blocks away from the Olympic Village, Creekside Community Recreation Centre, numerous restaurants, coffee shops, and craft breweries.

minute walk to

Olympic Village



minute drive to Downtown Vancouver

minute walk to Broadway/City Hall **Canada Line Station**



minute walk to Main Street/Science World Millennium SkyTrain Station

The ideal location

Mount Pleasant Neighbourhood

The property is located in Vancouver's emerging Mount Pleasant neighbourhood, a vibrant commercial, office, light manufacturing, dining and entertainment hub.

The convenient location provides excellent access to Downtown Vancouver and all major transport arterial routes to Greater Vancouver.

This site is minutes from all three rapid transit lines – Millennium, Expo and Canada Lines, close proximity to numerous amenities situated in the Olympic Village and along both the Cambie and Broadway Corridors.

Bike Score 370

Neighbourhood Amenities

Restaurants	Coffee Shops Brewery
+ Milestones	+ Starbucks
+ La Taqueria	+ Elysian Coffee
+ Cascade Room	+ Terra Breads
+ Flying Pig	+ Nuba Cafe
+ Tap & Barrel	+ Brassneck Brewery
+ De Dutch restaurant	+ Steel Toad Brewery

For Lease





Grocery

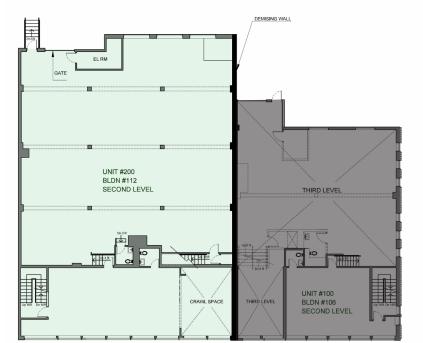
- + Urban Fare
- + Save-On-Foods
- + Whole Foods
- + London Drugs
- + No Frills
- + Buy-Low Foods

Recreation

- + Science World
- + Creekside Community Recreation Centre
- + False Creek
- + BMO Theatre Centre
- + Mount Pleasant Community Centre
- + The Anza Club

2nd Floor 5,850 SF

- + Ceiling heights up to 12 feet
- + Open rear production space/fully air conditioned
- + Open area office with abundant glazing
- + Rear dock height loading bay
- + 2 private washrooms
- + Views of Downtown



Featured floor plan not to scale

EAST 6TH AVENUE









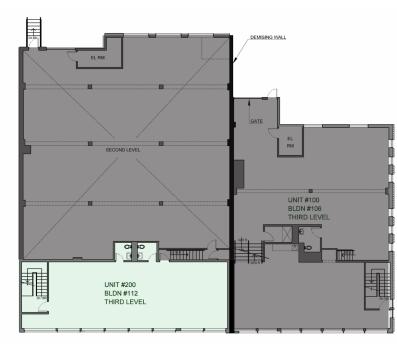


QUEBEC STREET



3rd Floor 1,701 SF

- + Open plan office
- + Kicthen/lunchroom
- + 2 private washrooms
- + Abundant glazing
- + Views of Downtown



Featured floor plan not to scale



For Lease





QUEBEC STREET



For Lease

7,551 SF Light Industrial & Office Space



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