

For Lease

106 & 112 East 6th Avenue

Vancouver, BC



112 E 6th Ave

Unit #200 - 7,551sf
can be combined with
106 E 6th Ave for total of 16,682sf

106 E 6th Ave

Unit #100 - 4,848sf
Unit #200 - 4,283sf
can be combined into 9,131sf

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

- Double pane thermal reflective storefront glazing
- Custom glass stairwells with stainless steel handrails
- LED lighting throughout
- High efficiency multi-zone rooftop & ductless HVAC
- Electrical service; 300 Amp, 600 Volt, 3 Phase main feeds with 200 Amp 120/240 Volt distribution panels
- New washrooms with Kohler fixtures and shower
- ChargePoint EV charging Station access next door
- 10 - 15 mins to all three rapid transit lines
- 10 mins walk to Olympic Village
- 1 block from Steamworks, Brassneck Brewery & Como Taperia

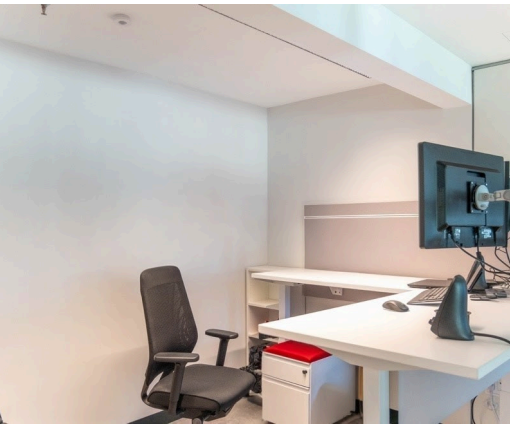
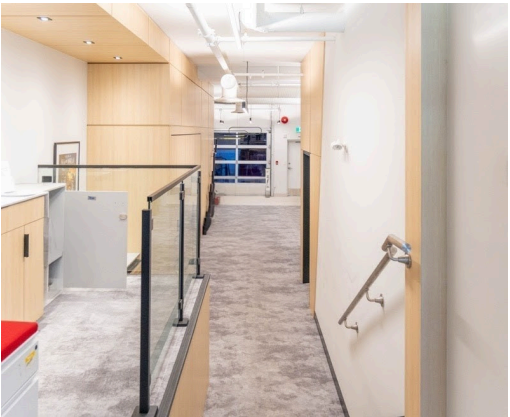
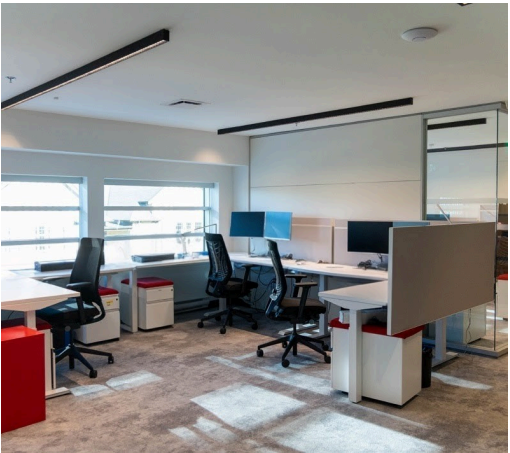
106 East 6th Avenue

Vancouver, BC

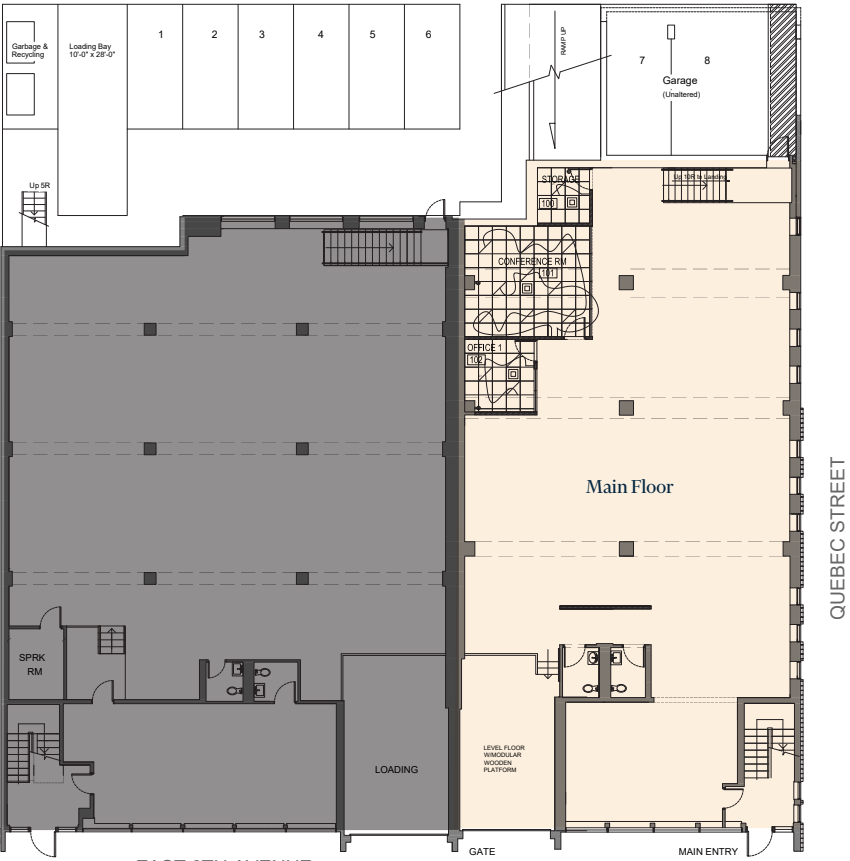
Unit #100

4,848 sf

- Prominent corner location
- Can be used as 100% office or industrial space
- Grade loading in front
- Ramped loading and parking in rear
- Highly improved space
- Abundant glazing with expansive City views



Grade Loading (Front)



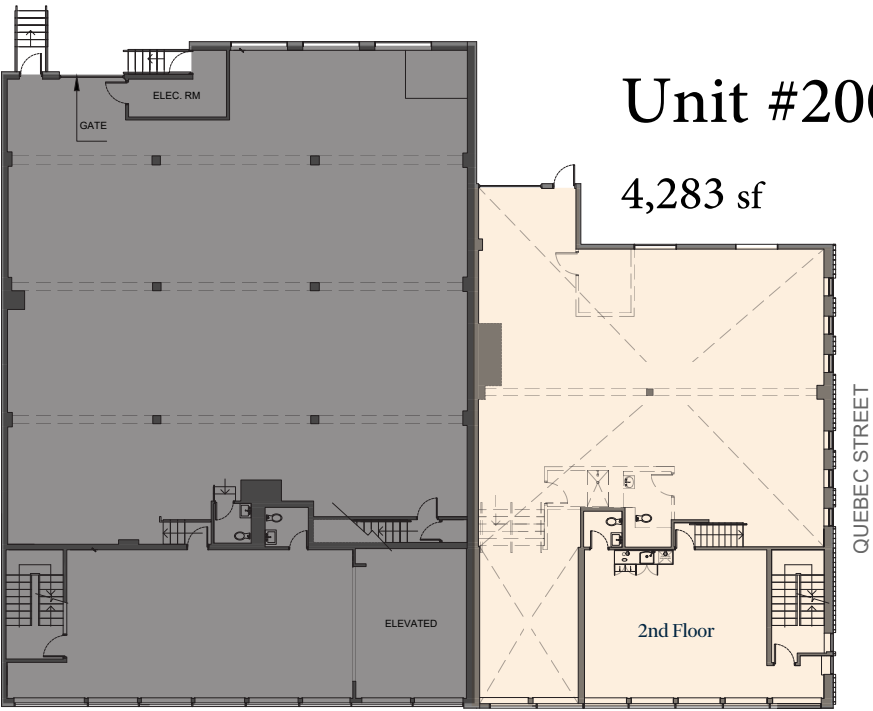
Featured floor plan not to scale

Basic Rent *Upon Request*
Operating Costs & Taxes \$18.98/sf (2025 Estimate)
**Excludes insuite utilities and janitorial*
Parking 3 stalls
**\$150.00 per stall per month + tax*
Zoning I-1 Light Industrial
Full Renovation 2021

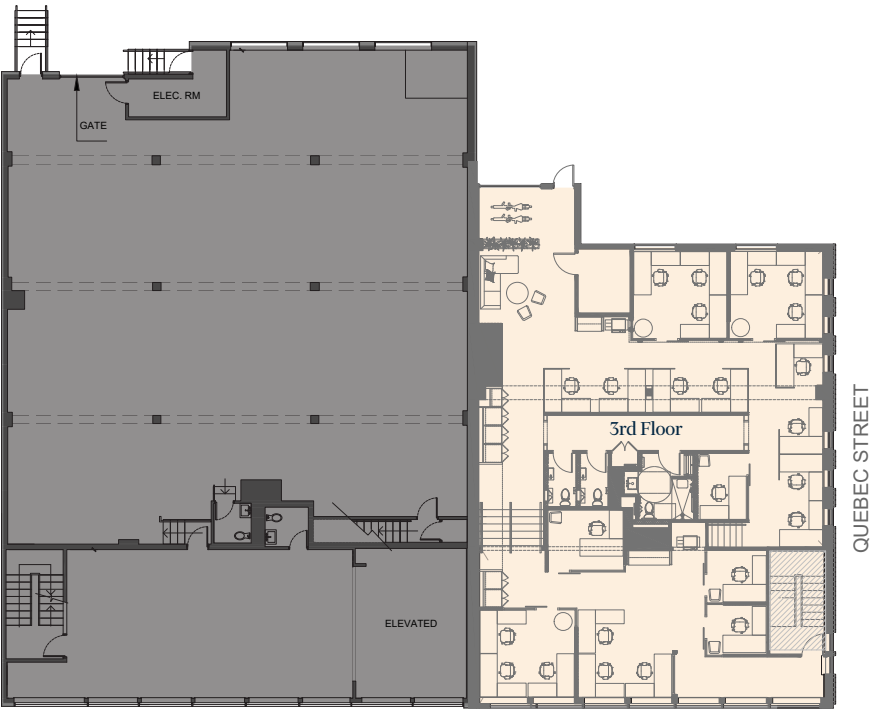
For Lease

Unit #200 (2F & 3F)

4,283 sf



Featured floor plan not to scale



Featured floor plan not to scale

Basic Rent *Upon Request*
Operating Costs & Taxes \$18.98/sf (2025 Estimate)
**Excludes insuite utilities and janitorial*
Parking 4 stalls
**\$150.00 per stall per month + tax*
Zoning I-1 Light Industrial
Full Renovation 2021



Grade Loading (Back)

112 East 6th Avenue

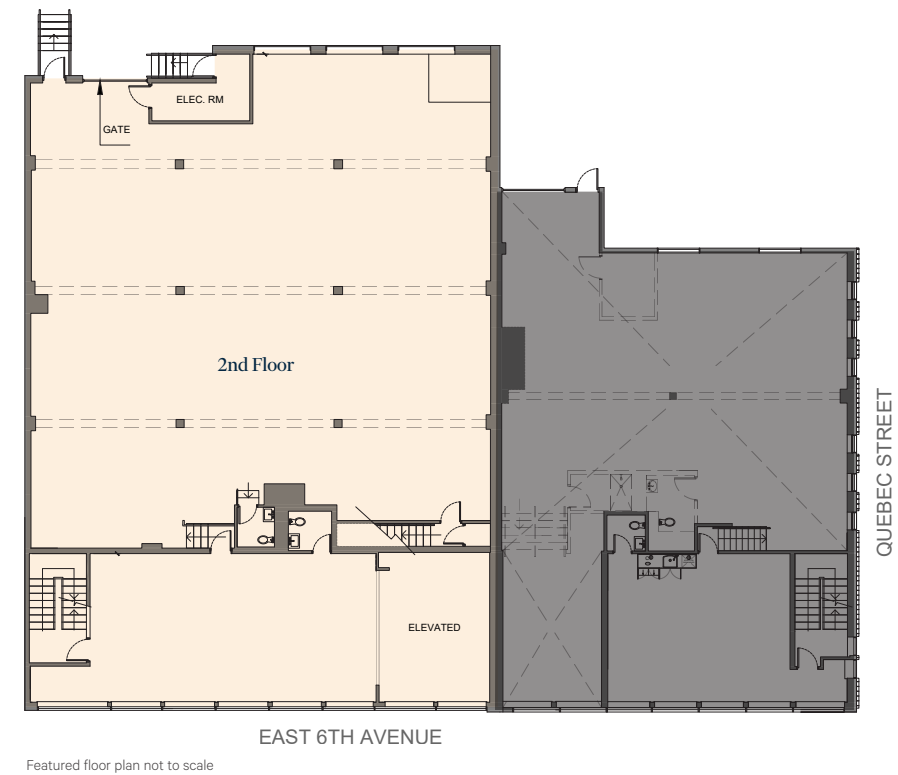
Vancouver, BC

For Lease

Unit #200 (2F & 3F)

7,551 sf

- Ceiling height up to approximately 12 feet
- Open production space/fully air conditioned
- Open area office with abundant glazing
- Dock height loading (Back)
- 4 private washrooms with Kohler fixtures
- Abundant glazing with expansive City views



Basic Rent *Upon Request*

Operating Costs & Taxes *\$18.98/sf (2025 Estimate)*

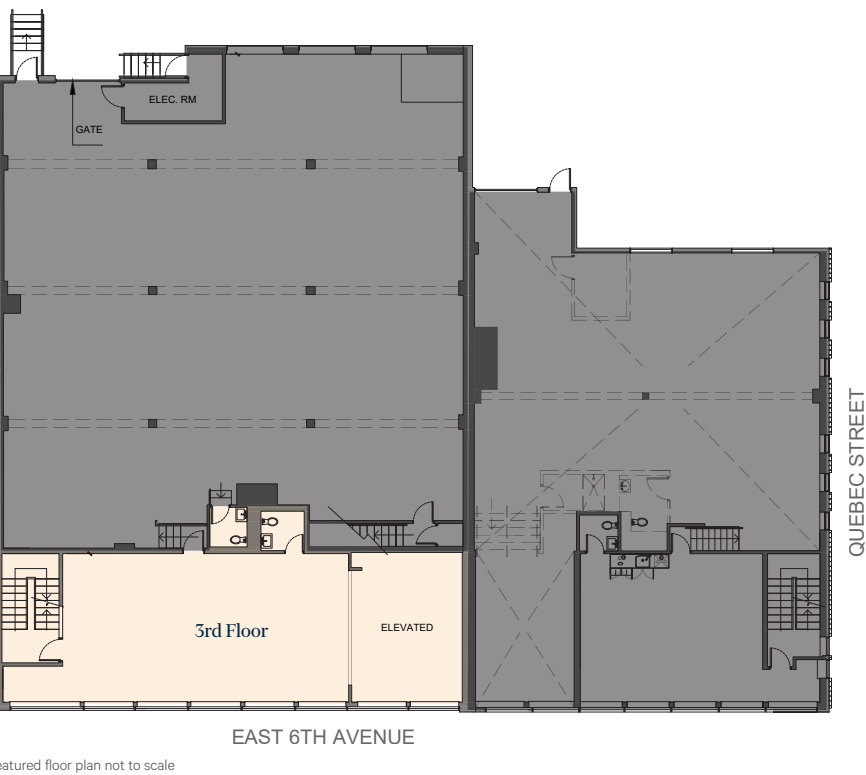
**Excludes insuite utilities and janitorial*

Parking *4 stalls*

**\$150.00 per stall per month + tax*

Zoning *I-1 Light Industrial*

Full Renovation *2018*



Dock Loading (Back)



For Lease

Light Industrial & Office Space

106 & 112 East 6th Ave

Vancouver, BC



Contact us for more details

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