

**AVISON
YOUNG**

For Lease

125 East 4th Avenue
Vancouver, BC



Opportunity to lease 5,586 sf of **move in ready** creative office space in the heart of Mount Pleasant.

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For Lease

125 East 4th Avenue
Vancouver, BC



Property details

SIZE
5,586 sf

AVAILABILITY
October 1, 2024

PARKING
TBD

ZONING
I-1A

LEASE RATE
Please contact listing agents

ADDITIONAL RENT
\$14.00 psf (2024 estimate)
Excludes utilities and janitorial














Location

The building is located on the corner of East 4th Avenue and Quebec Street in the heart of Vancouver's high-desirable Mount Pleasant neighbourhood. This rapidly evolving area is home to some of the city's best coffee shops, breweries, and restaurants. This area is known for being extremely bike and pedestrian friendly and will be more transit friendly with the extension of the Broadway Skytrain Line as the Mount Pleasant Station will be only an 8-minute walk away.

The building

This building is a low-rise, creative office building and has a beautiful vine-covered exterior. Constructed in 1960, the concrete building is well maintained is a perfect fit for an array of unique tenants.

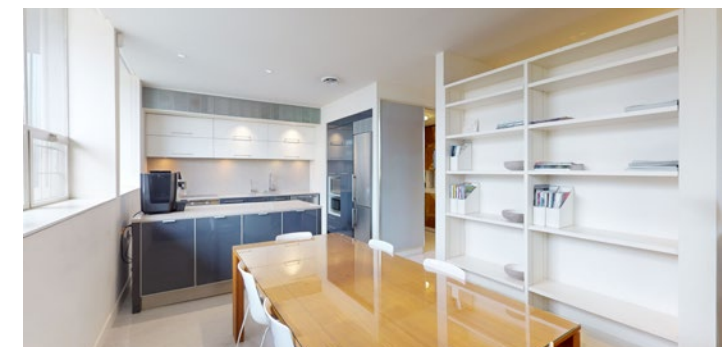
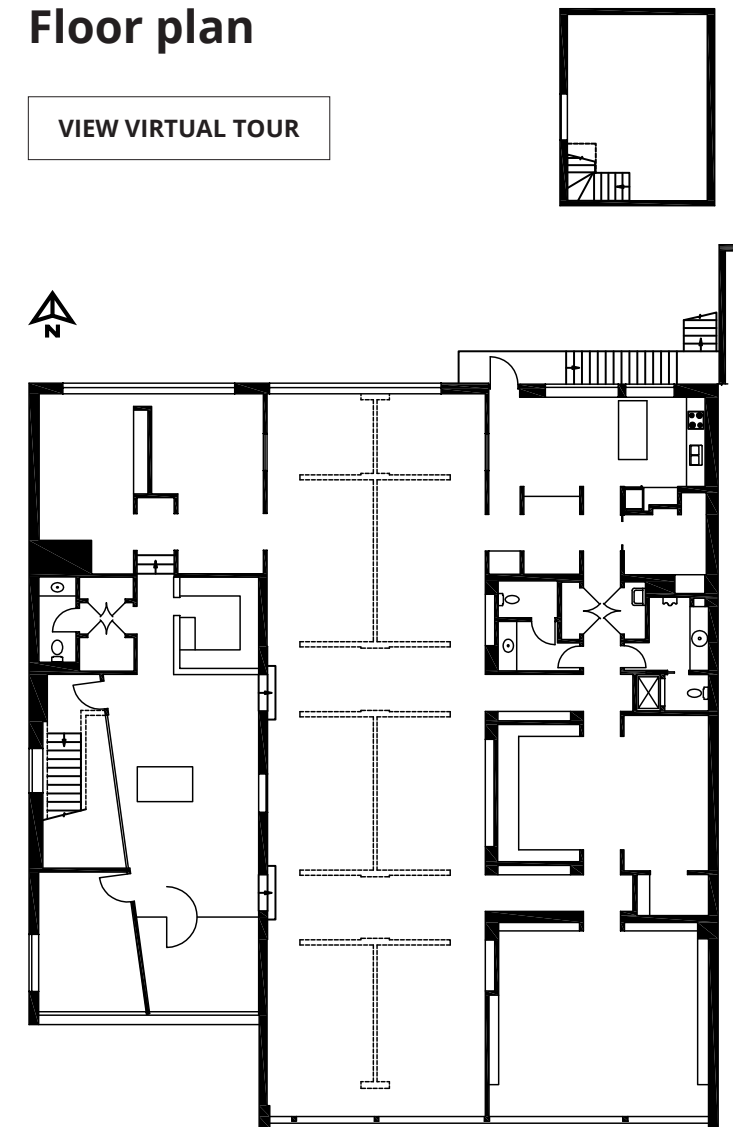
Suite features

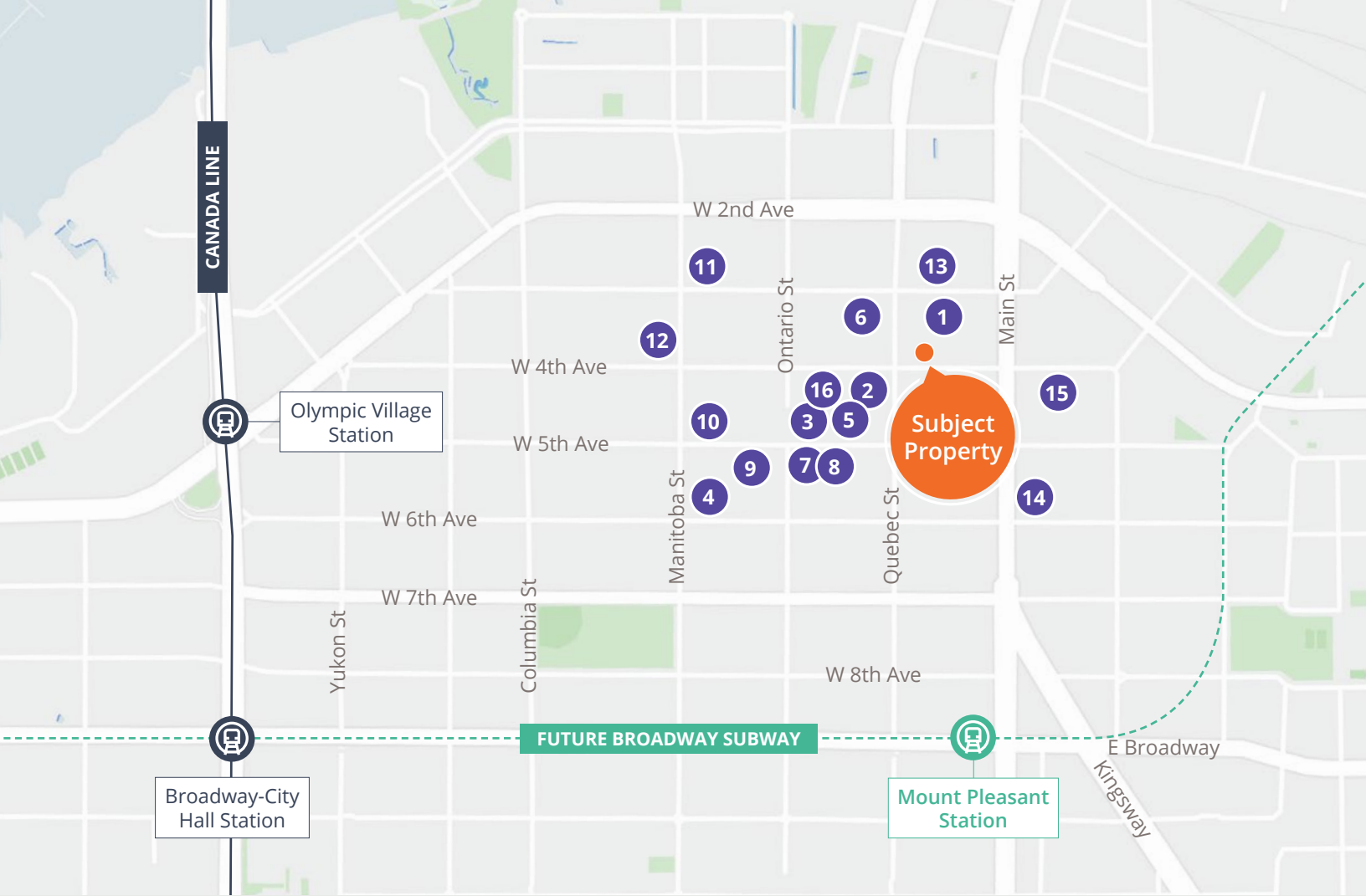
-  Two boardrooms and a large library space
-  Approximately 25 pre-wired built-in workstations
-  Reception area
-  Skylights throughout providing an abundance of natural light
-  Three private washrooms (one including a shower)
-  Laundry/storage room
-  Integrated speaker system
-  Air conditioning
-  Exterior signage opportunities
-  Space was designed by renowned interior designer Robert Leddingham
-  Fully equipped kitchen with appliances
-  Gated security after hours
-  Storage shed available for rent separately



Floor plan

[VIEW VIRTUAL TOUR](#)





 **95** Walk Score
"Walker's Paradise"

 **92** Transit Score
"Rider's Paradise"

 **97** Bike Score
"Biker's Paradise"

Nearby amenities

- | | | |
|--|----------------------------|------------------------------|
| 1. Nuba Café | 7. Tacofino Ocho | 13. Swiss Bakery |
| 2. R&B Ale & Pizza House | 8. Field & Social | 14. Cartems Donuts |
| 3. Purebread | 9. The Juice Truck 5th Ave | 15. Kranky Café |
| 4. Mount Pleasant Vintage & Provisions | 10. Terra Breads | 16. Electric Bicycle Brewing |
| 5. Blaze Gourmet Burgers | 11. Faculty Brewing Co. | |
| 6. Fife Bakery | 12. Laura's Coffee Shop | |

Contact for more information

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