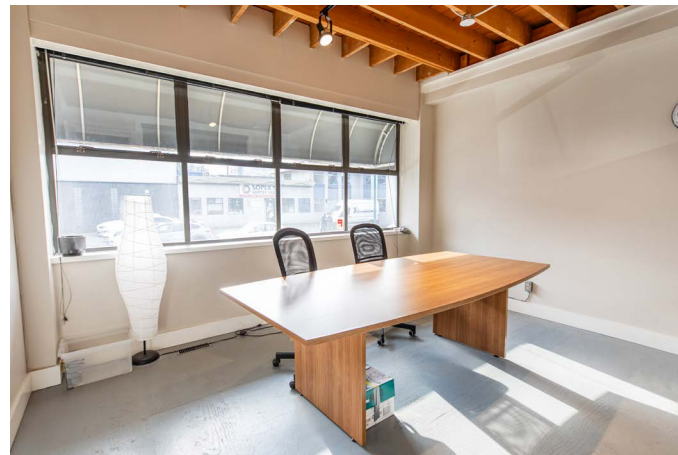


# FOR LEASE

## Mount Pleasant Upper Floor Office/ Showroom/Production Space

191 WEST 6TH AVENUE, VANCOUVER BC



### CONTACT

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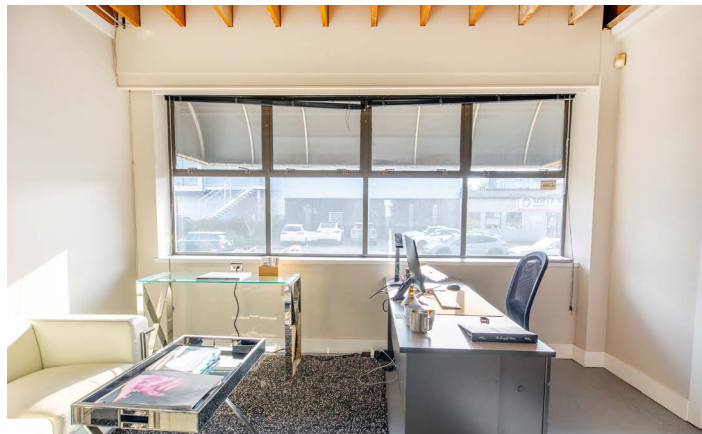
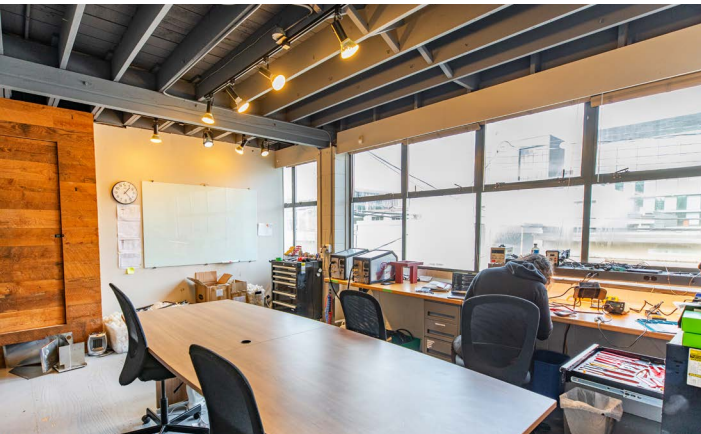
# CBRE

## PROPERTY DETAILS

AVAILABLE AREA	2,707 SF
ASKING RATE	\$21.95 PSF
OP COSTS & TAXES	\$7.50 PSF (2024 Est.) Excluding hydro & janitorial
ZONING	I-1
OCCUPANCY	Spring 2024

## HIGHLIGHTS

- 3 private offices/meeting rooms
- Open floor plan with skylights
- Kitchen
- 2 washrooms
- Shared dock loading with pulley system access
- 2 reserved parking stalls at \$175/month each, plus GST



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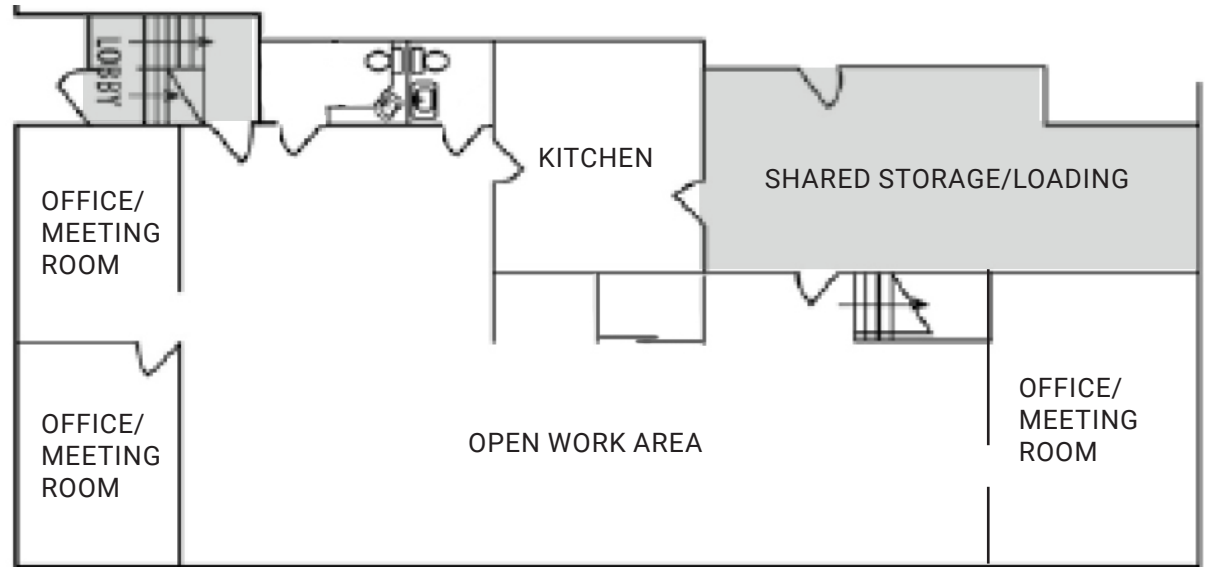
Mapping Sources: Canadian Mapping Services [canadamapping@cbre.com](mailto:canadamapping@cbre.com), DMTI Spatial, EnviroNics Analytics, Microsoft Bing, Google Earth.

# FLOOR PLAN

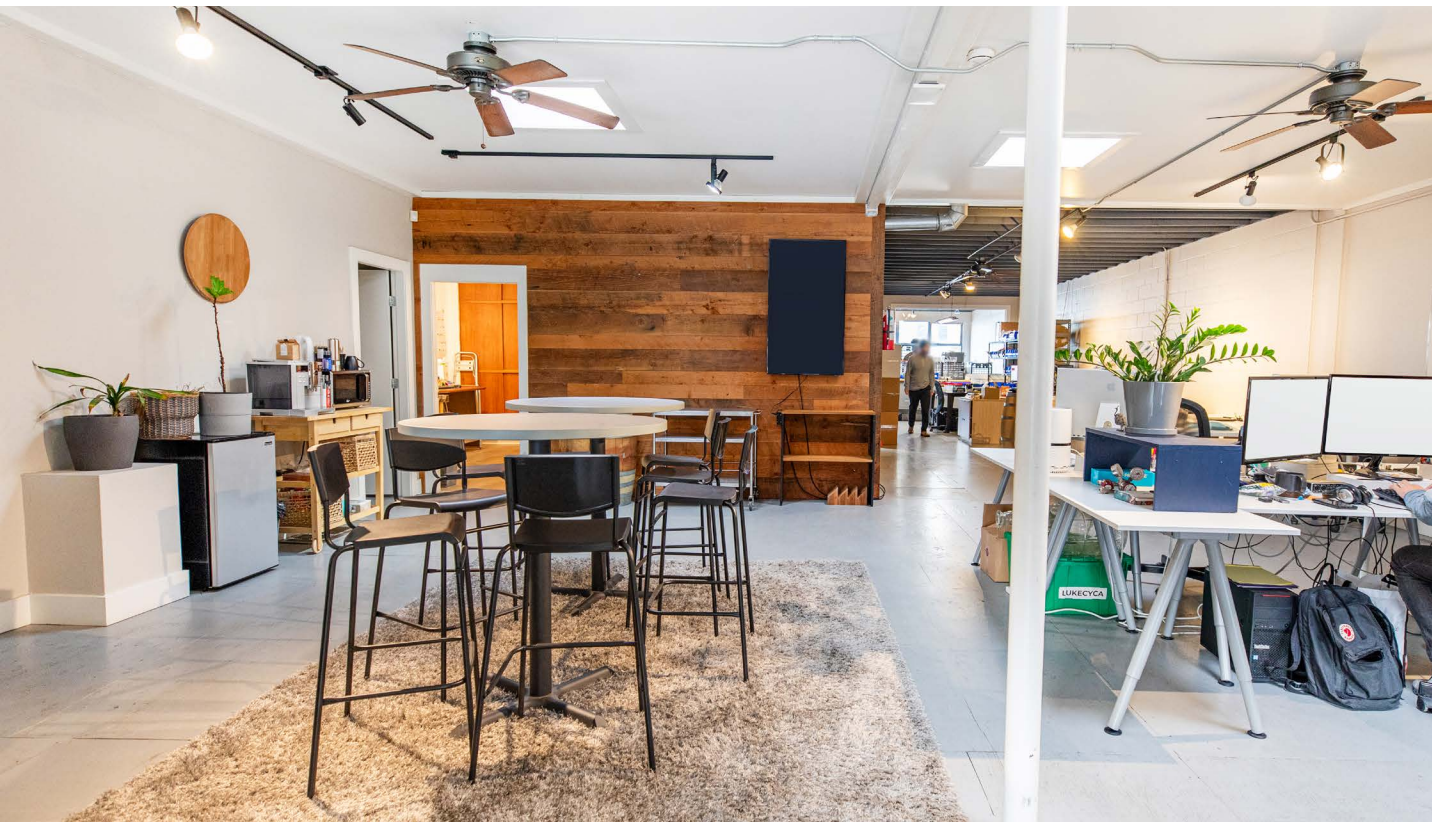
**2,707 SF**

- 3 private offices/meeting rooms
- Open floor plan with skylights
- Private kitchen
- 2 two-piece washrooms
- Shared dock loading with pulley system

 Common areas



\*Floor plan not to scale.



# LOCATION

191 W 6th Avenue is located in the vibrant Mount Pleasant neighbourhood. Countless food options, shops, and services are located within walking distance including Whole Foods, Home Depot, Save-On-Foods, and Winners. This convenient location provides excellent access to the Downtown Core and the Broadway Corridor. Public transportation on Broadway, Main Street, and Cambie Street is available in addition to Broadway-City Hall Canada Line Station, Olympic Village Canada Line Station, and the upcoming Broadway SkyTrain Line.

## WALKSCORE

**95**  
Walker's Paradise

**94**  
Rider's Paradise

**99**  
Biker's Paradise

## AMENITIES IN A 1KM RADIUS

**76+**  
Restaurants

**44+**  
Cafes

**19+**  
Bars & Pubs

**276+**  
Retail & Services



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