

For Lease

CBRE

112 East 6th Avenue 2nd & 3rd Floors

Vancouver, BC

7,551 SF of Light Industrial & Office Space





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

Base Rent

Contact Listing Agent

Operating Costs & Taxes*

Op. Costs	\$11.20 per SF
Taxes	<u>\$ 5.39 per SF</u>
Total	\$16.59 per SF

*2021 estimate (excludes in suite utilities and janitorial)

Parking

4 stalls
\$150.00 per month + tax

Zoning

I-1 Light Industrial

Major Renovation

2018





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.

90
Bike Score

99
Walk Score

94
Transit Score

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.

05

minute walk to
Olympic Village

05

minute drive to
Downtown Vancouver

10

minute walk to
Broadway/City Hall
Canada Line Station

10

minute walk to
Main Street/Science World
Millennium SkyTrain Station

Neighbourhood Amenities

Restaurants

- + Milestones
- + La Taqueria
- + Cascade Room
- + Flying Pig
- + Tap & Barrel
- + De Dutch restaurant

Coffee Shops | Brewery

- + Starbucks
- + Elysian Coffee
- + Terra Breads
- + Nuba Cafe
- + Brassneck Brewery
- + Steel Toad Brewery

Grocery

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

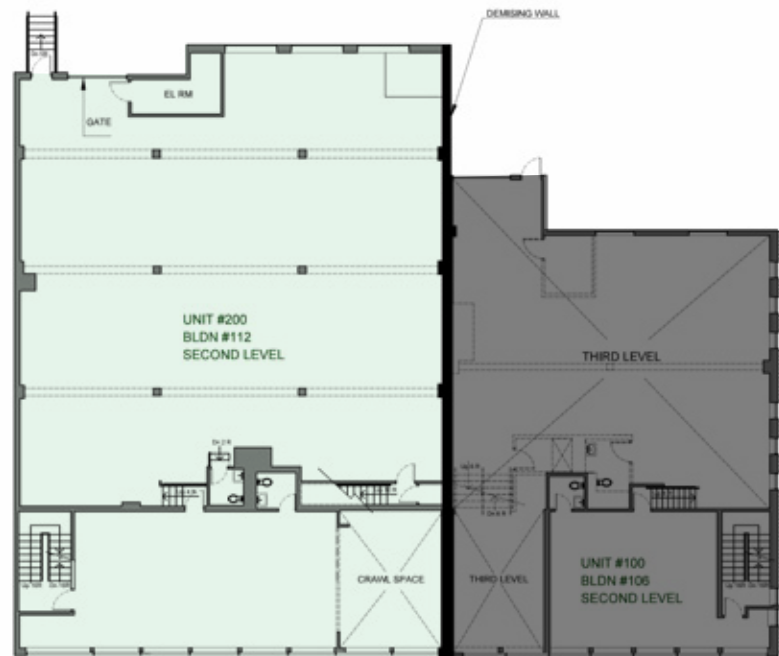
Recreation

- + 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



3rd Floor

1,701 SF

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



Featured floor plan not to scale

QUEBEC STREET



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Vancouver, BC

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7,551 SF Light Industrial & Office Space



Contact Agent

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