

106 + 112

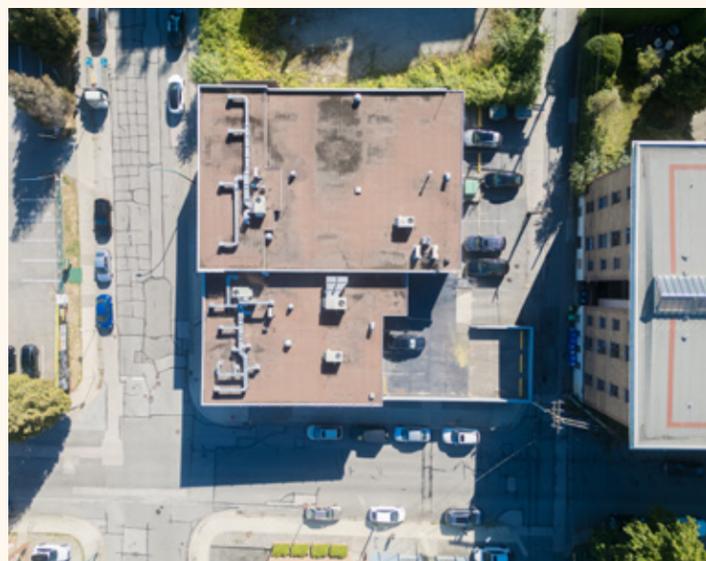
East  
6th  
Avenue



VANCOUVER, BC

FOR LEASE





# Opportunity

106 & 112 East 6th Avenue are two distinct, classic Mount Pleasant buildings, highly improved inside and out with views of downtown. Each building has Main and 2nd levels that are connected via internal stair (east and west). Significantly upgraded common areas and exteriors including high quality hardwood, glass and washroom finishes all of which provide a very elevated experience in line with many of the new offerings of mixed use office space in the area.



# Location

Strategically positioned at the corner of East 6th and Quebec, just a short walk from the upcoming Broadway and Main SkyTrain Station. Located near the neighborhood's peak elevation, the property commands stunning city and mountain views while being surrounded by an exceptional array of local amenities including artisanal cafes, renowned restaurants, and essential services.

Mount Pleasant has emerged as Vancouver's premier hub for technology, life sciences, and entertainment production companies, establishing itself as one of Canada's most desirable live-work destinations. The neighborhood continues to attract forward-thinking organizations seeking dynamic, well-connected locations.

The area's unique character stems from its thoughtful blend of contemporary developments and heritage architecture, creating an inspiring environment for creative companies and talent.

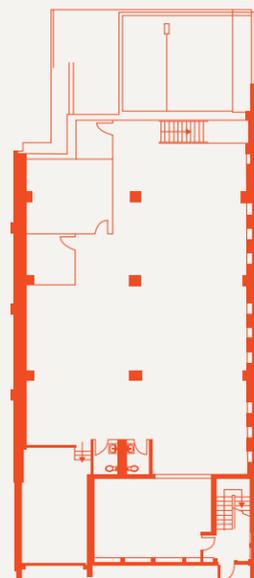
● AMENITIES			● COMPANIES	
1. Altea Active	9. The Juice Truck	18. CRAFT Beer Market	26. AbCellera	
2. La Taqueria Pinche Taco Shop	10. Milano Coffee Roasters	19. BREWHALL	27. Zymeworks	
3. 33 Acres Brewing Company	11. Emelle's Catering & Westside Kitchen	20. Faculty Brewing Co.	28. Aspect Biosystems	
4. Elysian Coffee	12. Tacofino Ocho	21. Steamworks	29. Best Buy	
5. Purebread Bakery + Coffee	13. Chipotle Mexican Grill	22. Brassneck Brewery		
6. Blaze Gourmet Burgers	14. iDen & Quan Ju De Beijing Duck House	23. Como Taperia		
7. Field & Social	15. Solly's Bagelry	24. Superbaba		
8. R&B Ale & Pizza House	16. Nook	25. AJ's Brooklyn Pizza Joint		
	17. Ophelia			

106 EAST 6TH

UNIT 200 - LEASED

UNIT 100

Main Level - 4,848 s.f.



- Main entry door to vestibule, with separate entry to Main and 2nd Floor units
- Main has grade loading with over-height rollup door along East 6th
- High ceilings, nice window line along West exposure
- 2 washrooms
- Rear exit direct to parking at laneway
- Parking - 3 stalls

UNIT 200

Split 2nd Level - 4,283 s.f.



- Very nicely improved with extensive millwork and sliding glazed doors, with north views and 3 window lines
- Access via East 6th entry or laneway man door
- 4 washrooms and 1 shower
- Mix of offices and workstations
- Grade loading at rear
- Parking - 4 stalls

112 EAST 6TH

UNIT 100 - LEASED

UNIT 200

Split 2nd Level - 7,551 s.f.



- 12' ceiling in south volume, mostly open plan, with north views
- Access from East 6th or rear of building
- 4 washrooms, (2 on each floor)
- Dock Loading at rear
- Parking - 4 stalls

# Salient Details



**AVAILABILITY**  
Immediately



**ASKING RATE**  
Contact listing brokers



**ADDITIONAL RENT (2025)**  
\$18.98 psf/pa  
(excluding utilities and in-suite janitorial)



**PARKING**  
\$150/stall/month

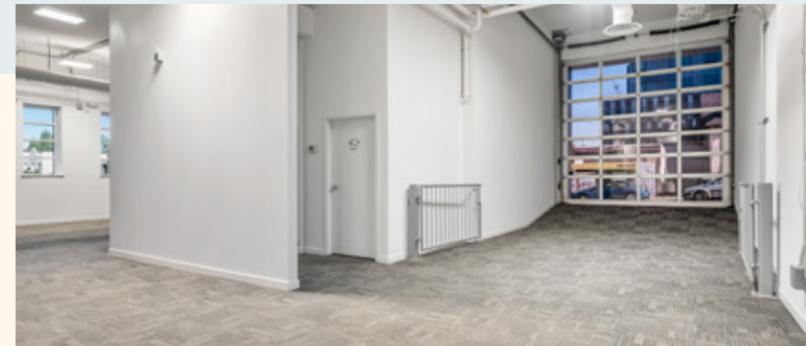


**ZONING**  
I-1 Zoning approved for Light Industrial or 100% Office use



**ELECTRICAL**  
300 Amp, 600 Volt, 3 Phase electrical service

Available Spaces



# Interior Photos

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East  
6th  
Avenue

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