



CBRE

FOR LEASE

M3 at MAINalley

111 E 5th Ave, Vancouver, BC





Centrally located in Mount Pleasant, 111 East 5th Avenue (M3) is part of Mount Pleasant's only large campus strategy that provides a dynamic mixed-use experience. Located just off Main Street along East 5th Avenue, M3 offers tenants a true west coast lifestyle experience with the opportunity to commute by bike, on foot, or via the abundant public transit surrounding the complex. The immediate area allows tenants to complete any day-to-day errand such as grocery shopping, banking, medical appointment or spa, all while enjoying the growing food and retail establishments flocking to this popular neighbourhood.

AVAILABLE AREA*

Second Level (Office)	31,342 SF
Main Level (Office)	10,913 SF
Lower Main (Flex)	7,708 SF
Basement (Flex)	11,000 SF
Total	60,963 SF

PROPERTY DETAILS

Available	Immediate (As-is)
Asking Base Rent	Contact agents for details
Additional Rent	\$19.00 PSF (2023 Est.)
Term	Flexible
Condition	A combination of base building condition and improved to warm shell premises
Campus Amenities	Fitness centre, bike storage, end of trip facilities, and re-imagined alley ways

*All rentable areas are estimates and subject to remeasurement.

PHOTOS

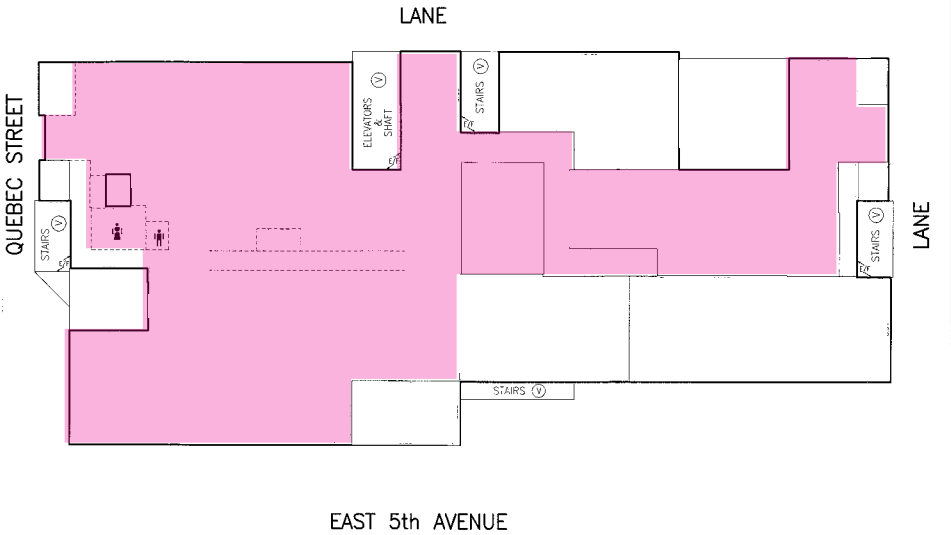
Level 1 (Current Warm Shell Condition)



FLOOR PLANS*

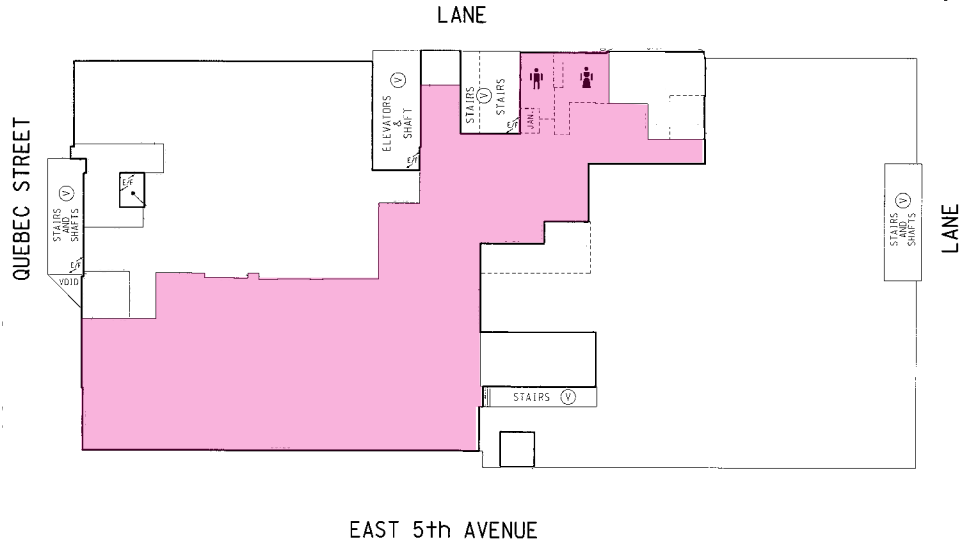
Basement - Flex Space

Area: 11,000 SF
Ceiling Height: 10'6" - 11'



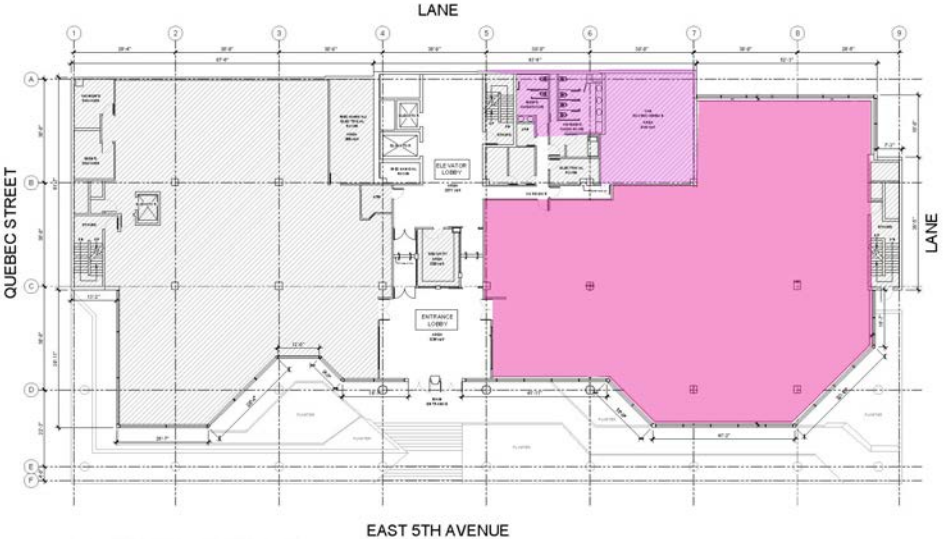
Lower Main - Flex Space

Area: 7,708 SF
Ceiling Height: 16'8"



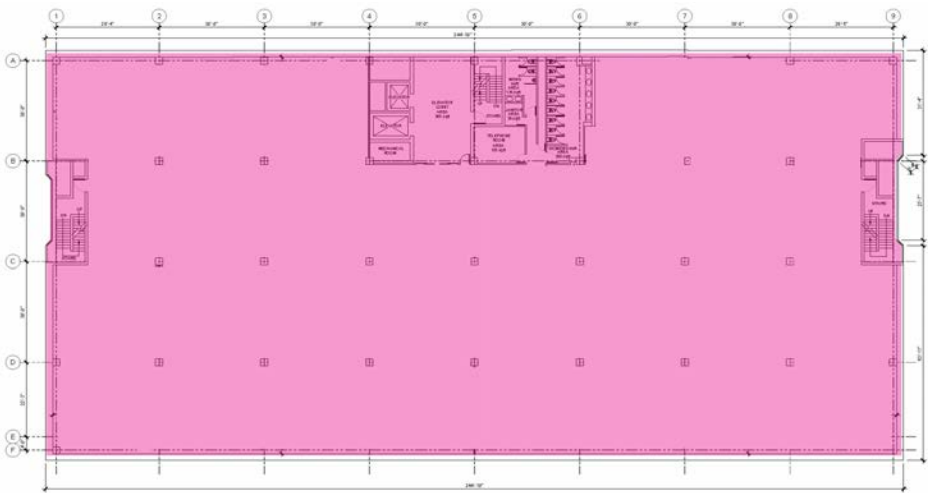
Level 1 - Office

Area: 10,913 SF
Ceiling Height: 12'10"



Level 2 - Office

Area: 31,342 SF
Ceiling Height: 11'8"



*All rentable areas and ceiling heights are estimates and subject to remeasurement.


LOCATION

An epicentre of culture combining a vibrant arts and entertainment scene and a unique shopping district into one lively streetscape.

Creative Economy Leaders

- 1 MEC
- 2 Vancouver Mural Festival
- 3 Zymeworks
- 4 Creative Energy – Main Alley
Centralized Cooling Plant
- 5 Emily Carr University of Art + Design
- 6 Tacofino Ocho
- 7 Goh Ballet Academy Canada (Main)
- 8 Anh and Chi
- 9 Creative Energy Main Plant
- 10 Purebread
- 11 Brewhall

-  Canada Line
-  Expo Line
-  99 B-Line Bus Route

-  Millennium Line
Broadway Extension

-  Bike Routes

99 Walk Score
Daily errands do not require a car

94 Transit Score
World-class public transportation

90 Bike Score
Some hills, excellent bike lanes

Walking Distance to Rapid Transit Stations

Mount Pleasant (Future) **5 min**
Great Northern Way (future) **8 min**
Olympic Village **6 min**

Skytrain Time from Main Street – Science World Station

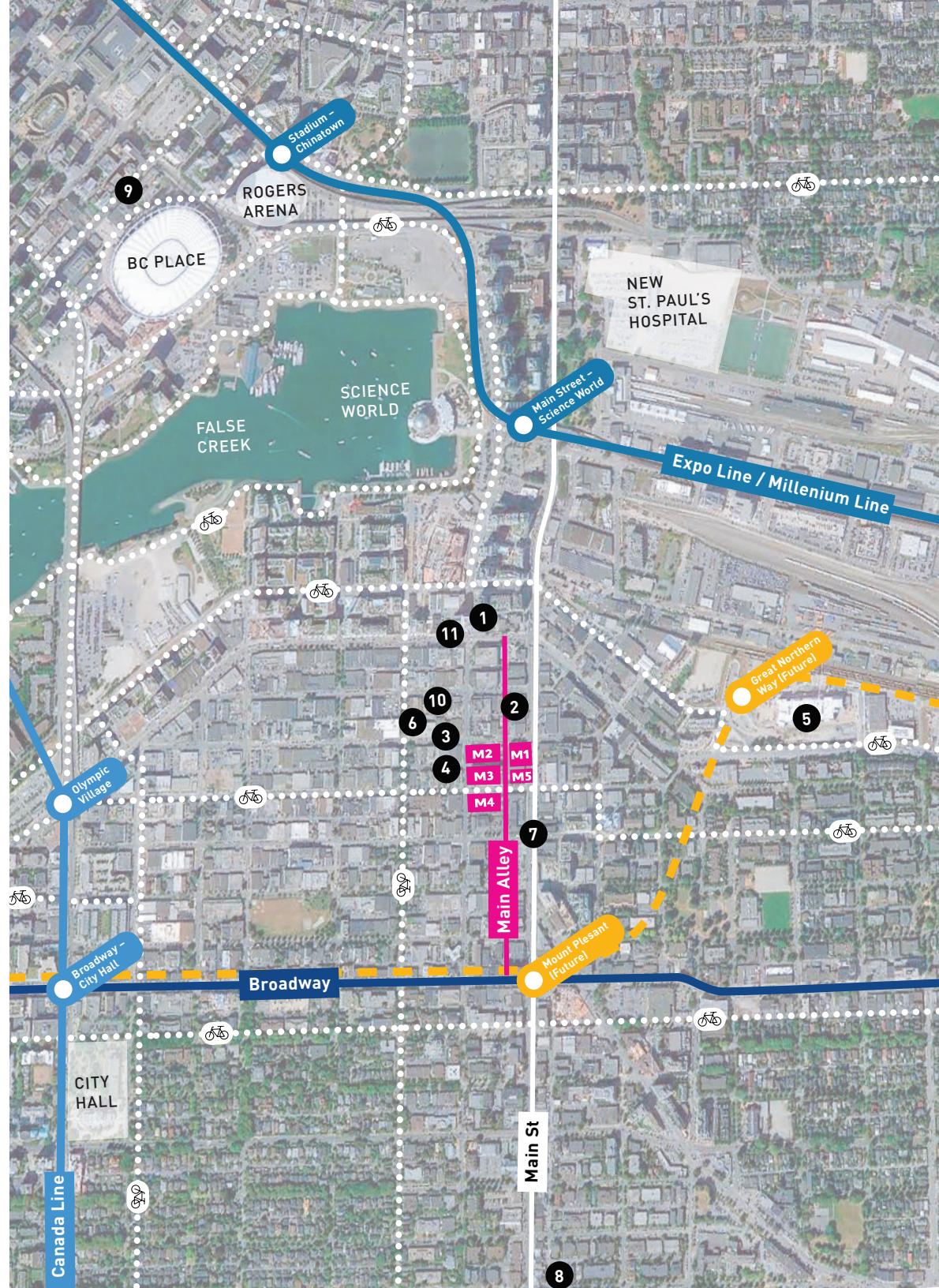
Granville **3 min**
Vancouver City Centre **6 min**
Waterfront **6 min**
Metrotown **12 min**
New Westminster **23 min**
Lougheed Centre **28 min**

Canada Line Time From Olympic Village Station

Oakridge – 41st **6 min**
YVR Airport **15 min**

Bicycle Time from Main Alley

Yaletown **9 min**
Gastown **10 min**
Granville Island **13 min**
Commercial Drive **14 min**
Robson Street **16 min**
Kits Beach **19 min**
Stanley Park **23 min**





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