



 **JLL** SEE A BRIGHTER WAY

For lease

45 & 55 East 4th Avenue, Vancouver

9,600 SF Freestanding
Office/Warehouse Building



45 & 55 East 4th Avenue, Vancouver

- One (1) dock and one (1) grade
- All ground floor
- 16' – 20' clear ceiling height
- Warehouse gas-fired heaters
- Improved office space
- Lunch room
- Fenced and gated loading area

Building Size:

| | |
|-----------------------|----------|
| Office Area | 1,100 SF |
| Warehouse Area | 8,500 SF |
| Total Area | 9,600 SF |



Zoning: I-1 (Light Industrial)

Basic Rent: \$22.00 PSF

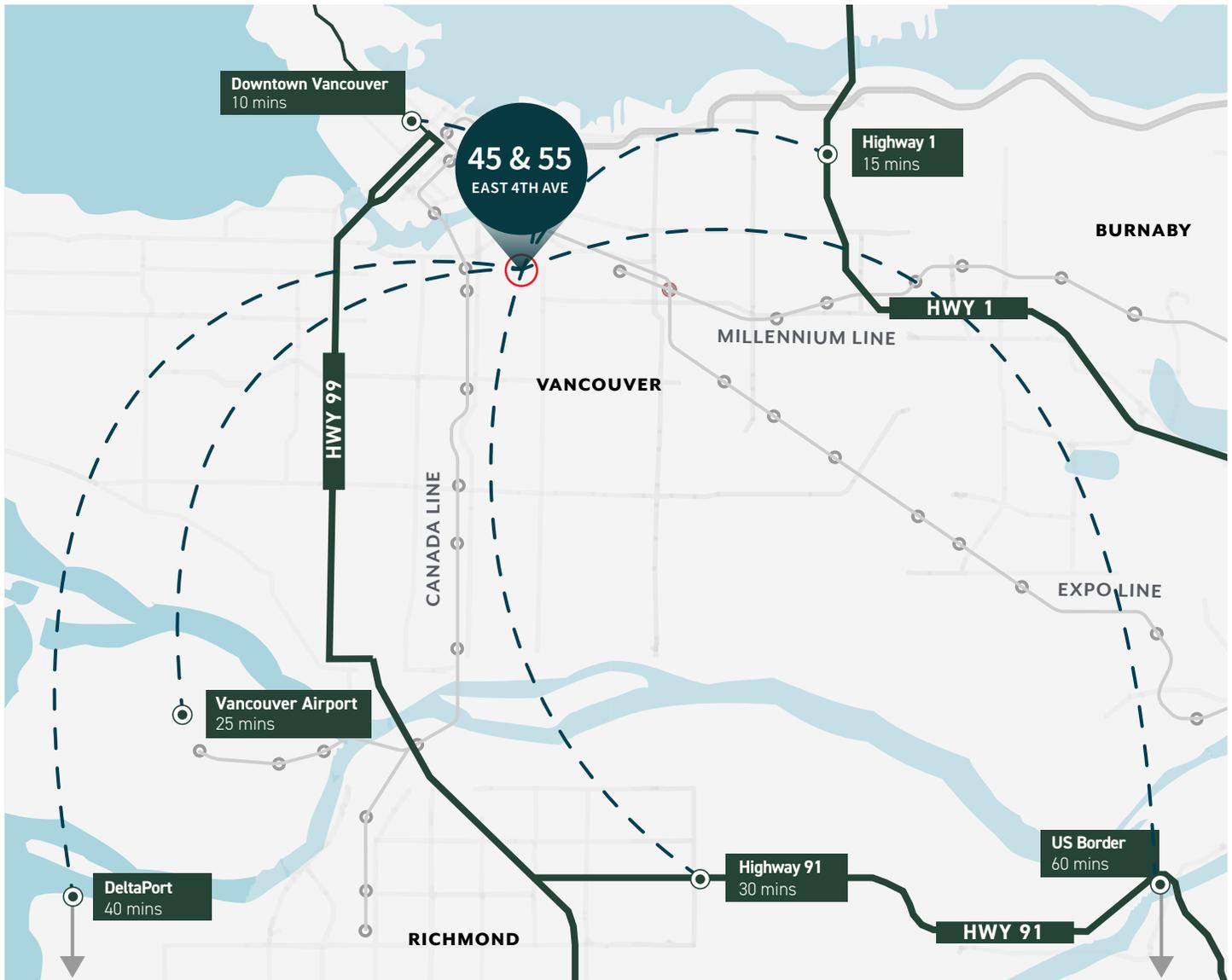
Additional Rent: \$13.67 PSF

Available: November 1st, 2024

The Property is located in the heart of Vancouver's most innovative districts, Mount Pleasant. It benefits from excellent transit connectivity, surrounded by high-speed public transportation being Main Street-Science World Skytrain, Broadway-City Hall & Olympic Village Canada Line Stations. The Property is minutes away from Downtown Vancouver and has easy accessibility from major arterial routes: Main Street, Cambie Street, and Broadway.

Surrounding amenities include numerous cafes, restaurants, and breweries that have made Mount Pleasant one of the most sought-after destination for businesses & lifestyles. With the incoming Broadway Extension, Mount Pleasant will continue to attract more businesses to the neighborhood with improved accessibility, enhanced exposure & more foot traffic driving business.





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Vancouver, BC



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