



 JLL SEE A BRIGHTER WAY

For lease

11 East 4th Avenue, Vancouver

Short term lease opportunity
in Mount Pleasant



Location

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 destinations 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.



Property Highlights

- One (1) 14'x14' grade door
- 14' - 16'9" clear ceiling height
- Fifteen (15) parking stalls
- Ample natural light
- Corner exposure



Main Floor
14,640 SF



Second Floor (optional)
4,440 SF



Lease Rate
\$22.00 PSF (gross)



Zoning
I-1 (Light Industrial)



Available
Immediately



Downtown Vancouver

Gastown

Yaletown

Pacific Blvd

Cambie St



E 1st Ave

E 2nd Ave

E 3rd Ave

E 4th Ave

HWY 1A

HWY 7

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