

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**

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

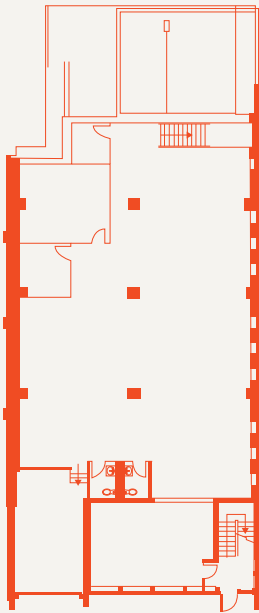
 - 26. AbCellera
 - 27. Zymeworks
 - 28. Aspect Biosystems
 - 29. Best Buy

Available Spaces

106
EAST 6TH

UNIT 100

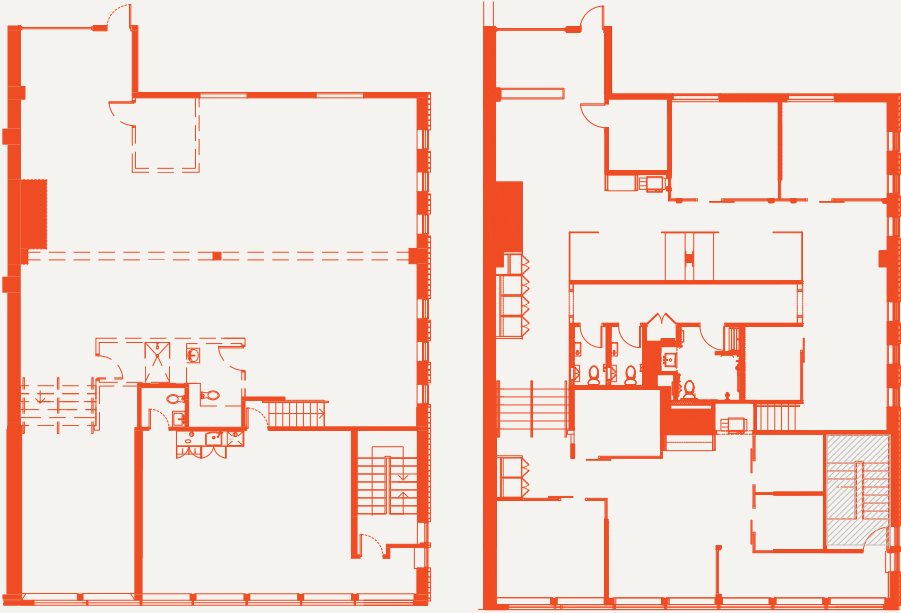
Main Level – 4,848 s.f.



- 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.



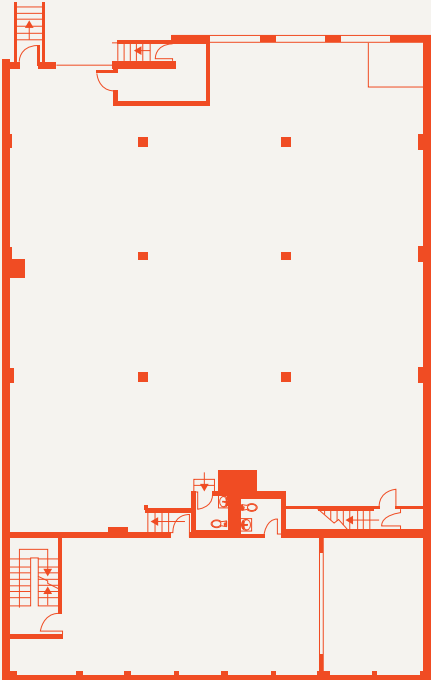
- Very nicely improved with extensive millwork and sliding glazed doors, with north views and 3 window lines
- Access via East 6th entry or laneway man door
- 4 washrooms and 1 shower
- Mix of offices and workstations
- Grade loading at rear
- Parking – 4 stalls

112
EAST 6TH

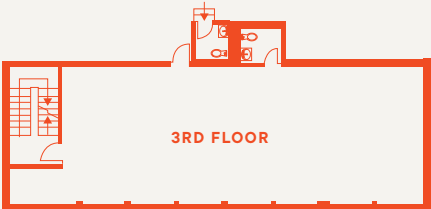
UNIT 100 – LEASED

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



Interior Photos

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