

FOR SUBLEASE

18 WEST 4TH AVENUE

VANCOUVER, BC

MOVE-IN READY TECH OFFICE SPACE

- Short Term Sublease
- Move-in Ready
- A-Class Office/
Production space
- Located in the heart of
Mount Pleasant

BELOW MARKET RENT

CONTACT US

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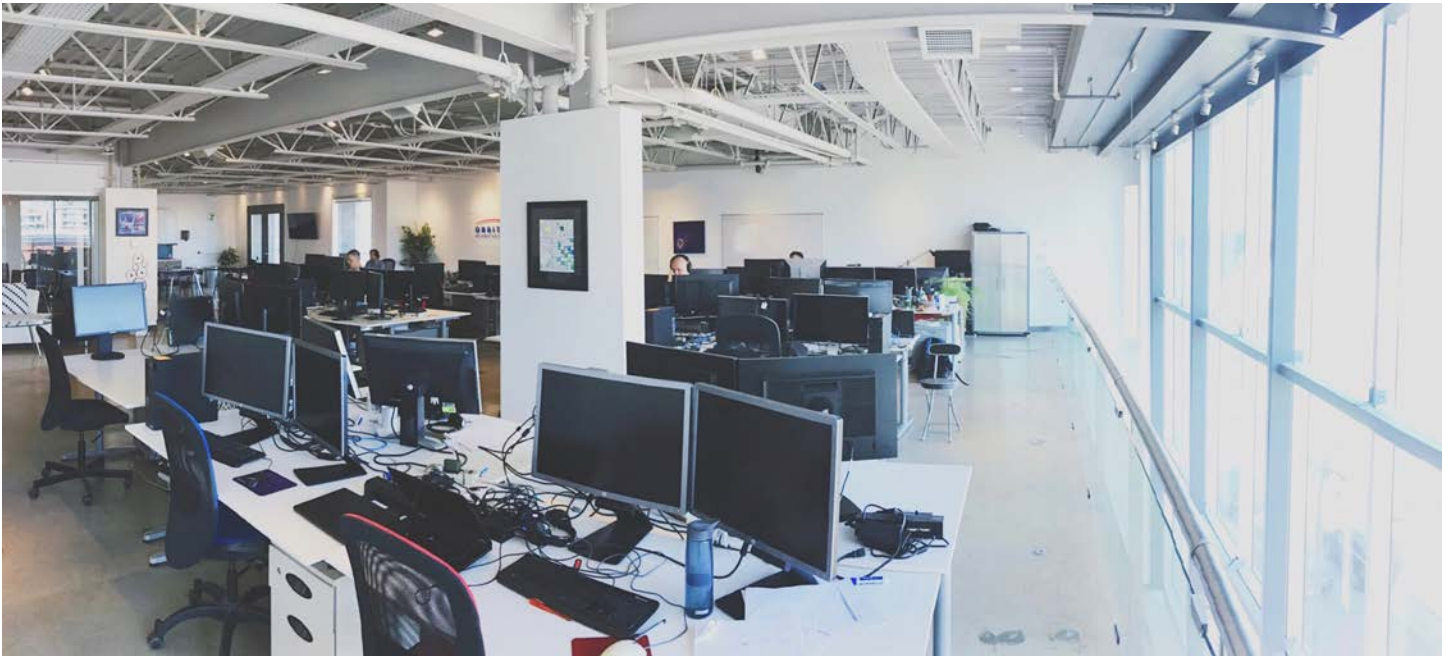
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BLAIR QUINN

PERSONAL REAL ESTATE CORPORATION

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CBRE



AVAILABLE AREA

Third Floor - North Facing
3,245 SF

TIMING

October 1, 2018

TERM

Until June 30, 2020
(extension term available)

RATES

Below Market (contact agent)

OPERATING COSTS

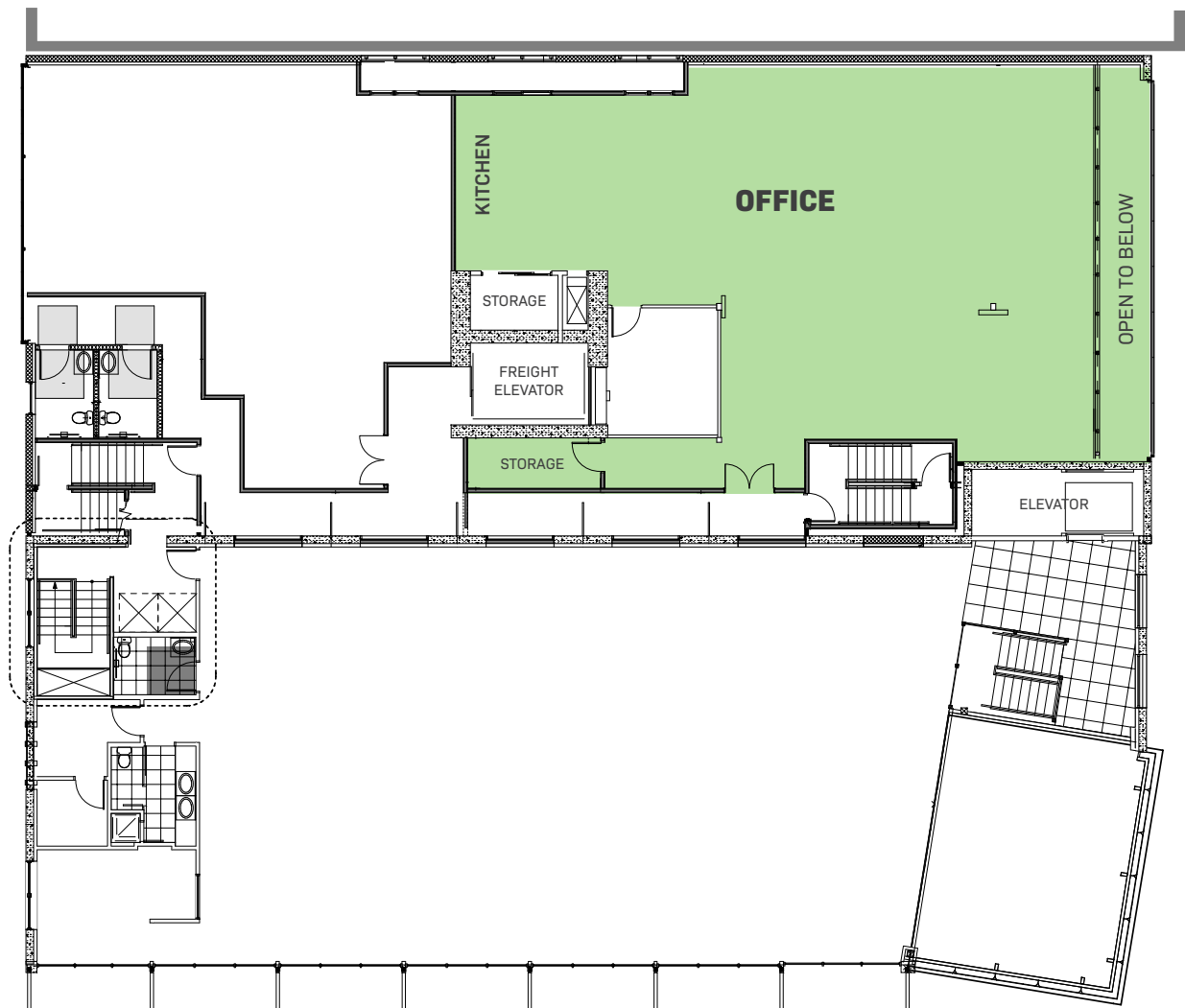
\$9.00 PSF (estimated 2018)

PARKING

2-3 Stalls (at market rates)

BUILDING FEATURES

- Beautifully designed concrete and glass building
- Modern open plan space with meeting room
- High ceilings with floor to ceiling windows
- Concrete floor and exposed ceiling design
- Street signage available



NUMEROUS AMENITIES

Future tenants will benefit from Mount Pleasant’s numerous amenities in addition to the many options along the Main Street corridor, West Broadway, and in Olympic Village.



EXCELLENT BARS AND RESTAURANTS

Starbucks, Milano, Argo Cafe, Nuba, 81/2, Terra Breads, Tap & Barrel, Craft Beer Market, Q Shi Q, and 33 Acres



CONVENIENT SHOPPING

Urban Fare, London Drugs, WHole Foods, Legacy Liquor Store, and Firefly Fine Wines and Ales



NEARBY RECREATION AND SERVICES

Johnathan Rogers Park, Creekside Community Recreation Centre, Vancouver General Hospital, and City Hall

TECH & CREATIVE NEIGHBOURS

The neighbourhood is home to a growing number of technology and creative companies, including: Hootsuite Media, Image Engine Design, Relic Entertainment, Atomic Games, DHX Media, Nerd Corps Entertainment, UMedia, Double Negative, Odyssey Media, Deluxe Vancouver, Novus Entertainment, Infobip, and Circle Productions.

ACCESSIBLE & CONNECTED

18 w 4th Avenue provides futuer occupiers with a highly accessible and well-connected location. The Property is easily accessible by foot, bike, car, bus, and SkyTrain.

5 MIN WALK

Broadway City Hall
Skytrain, Regional Bus Lines & B-Line

5 MIN DRIVE

Downtown Vancouver

CLOSE TO

Aquabus, Seawall Pedestrian & Cycle Path, Bike Routes

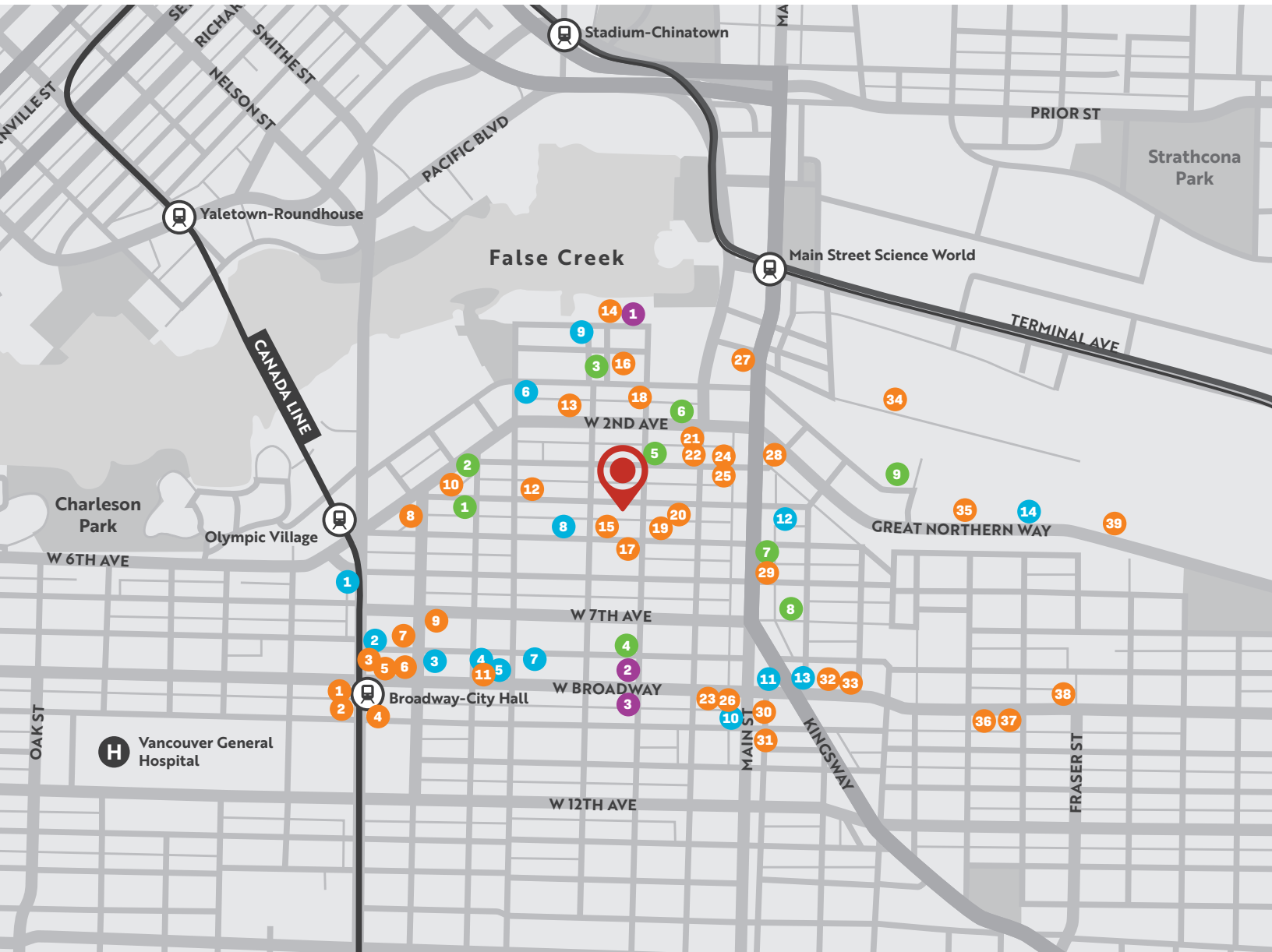
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18 WEST 4TH AVE.

VANCOUVER, BC

THE LOCATION

18 W 4th Avenue is located in the heart of Mount Pleasant, a thriving hub for technology and creative companies, in an amenity and culture rich environment.



BREWERIES

- 1 Big Rock Brewery
- 2 City Side Winery
- 3 Craft Brewing
- 4 33 Acres Brewery
- 5 Faculty Brewing Co.
- 6 Brewhall
- 7 Brassneck Brewery
- 8 Main Street Brewing
- 9 Red Truck Brewing

RESTAURANTS / CAFES

- 1 Original Joe's
- 2 La Taqueria
- 3 Wendy's
- 4 Jugo Juice
- 5 Subway
- 6 Menya Noodle Bar Uncle
- 7 Faith's Pizza
- 8 De Dutch
- 9 Solly's Bagelry
- 10 Sweetery Cafe + Dessert
- 11 Fatburger
- 12 Q Shi Q
- 13 Flying Pig
- 14 Tap and Barrel
- 15 Terra Breads
- 16 Urban Fare
- 17 The Juice Truck Store
- 18 Tractor Foods
- 19 Peaceful Restaurant
- 20 R&B Ale & Pizza House

- 21 Glory Juice Co.
- 22 Earnest Ice Cream
- 23 Chicha
- 24 Swiss Bakery
- 25 Nuba Cafe
- 26 Rosemary Rocksalt
- 27 Dublin Gate
- 28 The Narrow Lounge
- 29 The Whip
- 30 Cafe Barney

- 31 Cascade Room
- 32 Hime Sushi
- 33 Sushiyama
- 34 Beta 5 Bakery
- 35 Future Food & Beverage
- 36 The Lido
- 37 Sushi Loku
- 38 Pizzeria Barbarella
- 39 Future Food & Beverage

COFFEE SHOPS

- 1 Porto Cafe
- 2 Starbucks
- 3 The Edge Cafe
- 4 Cafe Tica
- 5 Aperture Coffee Roasters
- 6 JJ Bean
- 7 Milano Coffee Roasters
- 8 Rocanini Coffe Roasters
- 9 Terra Breads
- 10 Kafta's Coffee and Tea

FITNESS

- 11 Our Town Cafe
- 12 Kranky Cafe
- 13 Starbucks
- 14 Momento Coffee House
- 1 Tantra Fitness
- 2 Just Yoga Vancouver
- 3 Creekside Community Recreation Centre

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