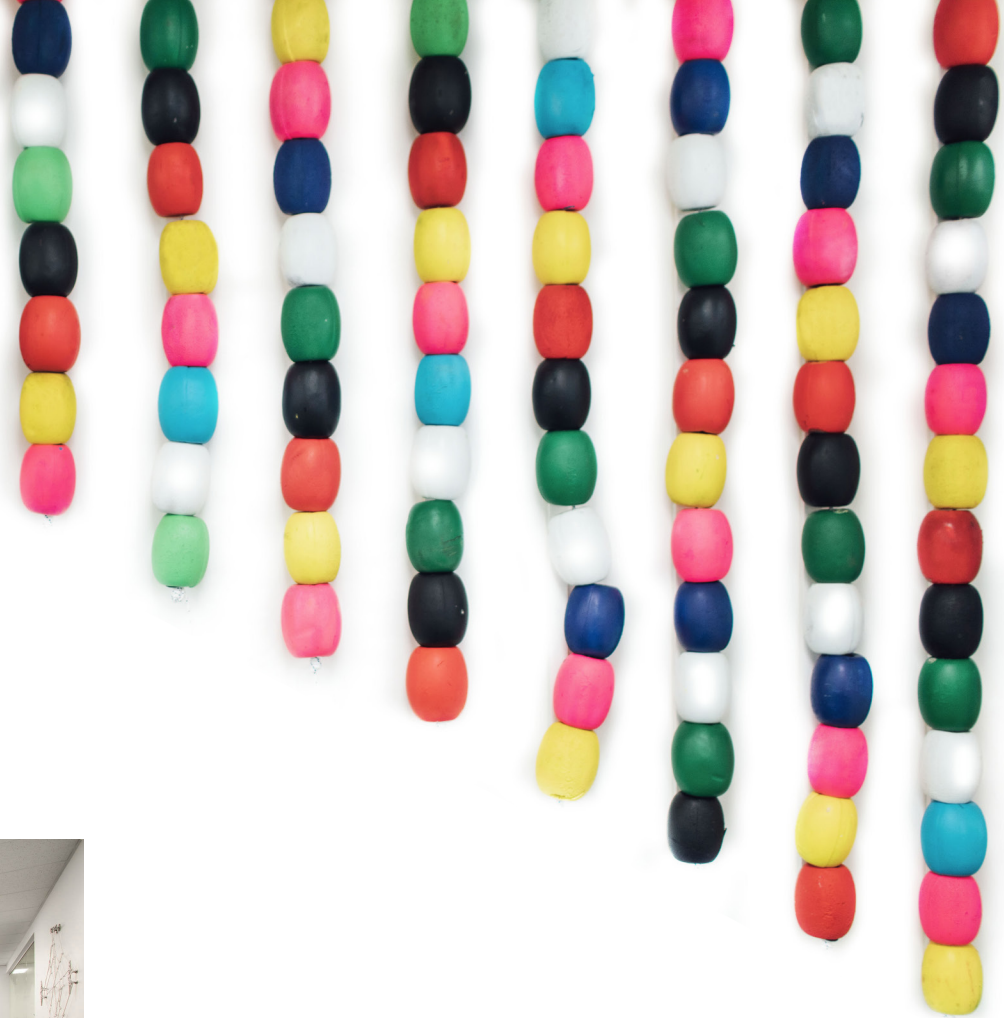
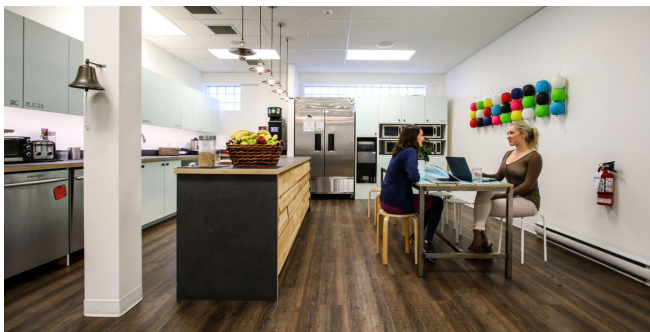


FOR SUBLEASE

11,384 SQ.FT.
MOUNT PLEASANT
OFFICE BUILDING



100 EAST 4TH AVE
VANCOUVER, BC



FURNISHED OFFICE BUILDING
IN VANCOUVER'S
**FASTEST GROWING
TECH COMMUNITY**

BLAIR QUINN

Personal Real Estate Corporation
604 662 5161
blair.quinn@cbre.com

TARA FINNEGAN

Personal Real Estate Corporation
604 662 5159
tara.finnegan@cbre.com



100 EAST 4TH AVENUE

AREA
11,384 sq.ft

ASKING RATE
\$22.00 per sq.ft.

TAXES & OP COSTS (2018)
\$27.18 per sq.ft.

OCCUPANCY
February 1, 2018

SUBLEASE TERM
August 30, 2024

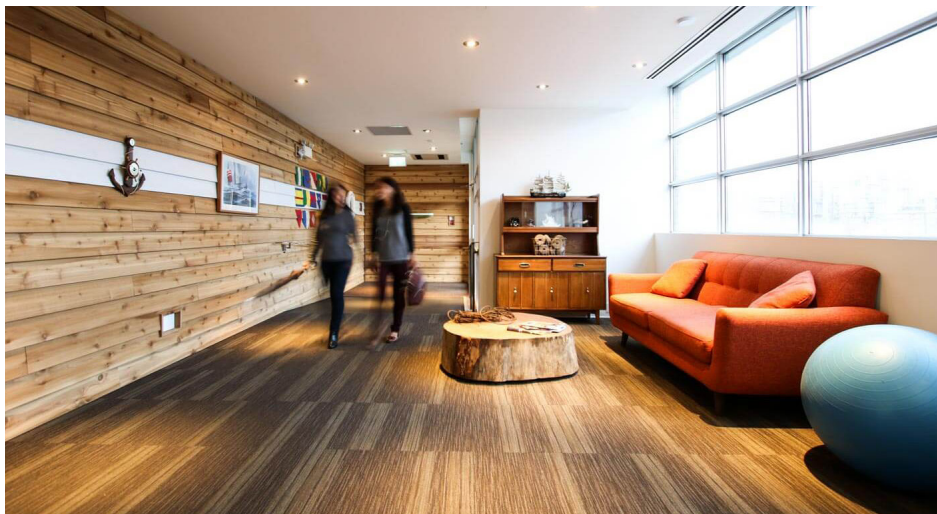
FURNITURE
Available

PARKING
10 surface stalls at market rates

THE NEIGHBOURHOOD

Mount Pleasant is Vancouver's most highly sought after neighborhood. 100 East 4th Avenue is situated in the "centre of the action" of this rapidly expanding high tech hub. The area is a hive of activity with development in the False Creek Flats exploding alongside the expansion of mixed use developments in Olympic Village.

You're never far from the action with Main Street's transformation as the "go to" social hot-spot offering trendy eateries to grab a bite, or local microbreweries to celebrate the day's success.



BIKE SCORE

93



WALK SCORE

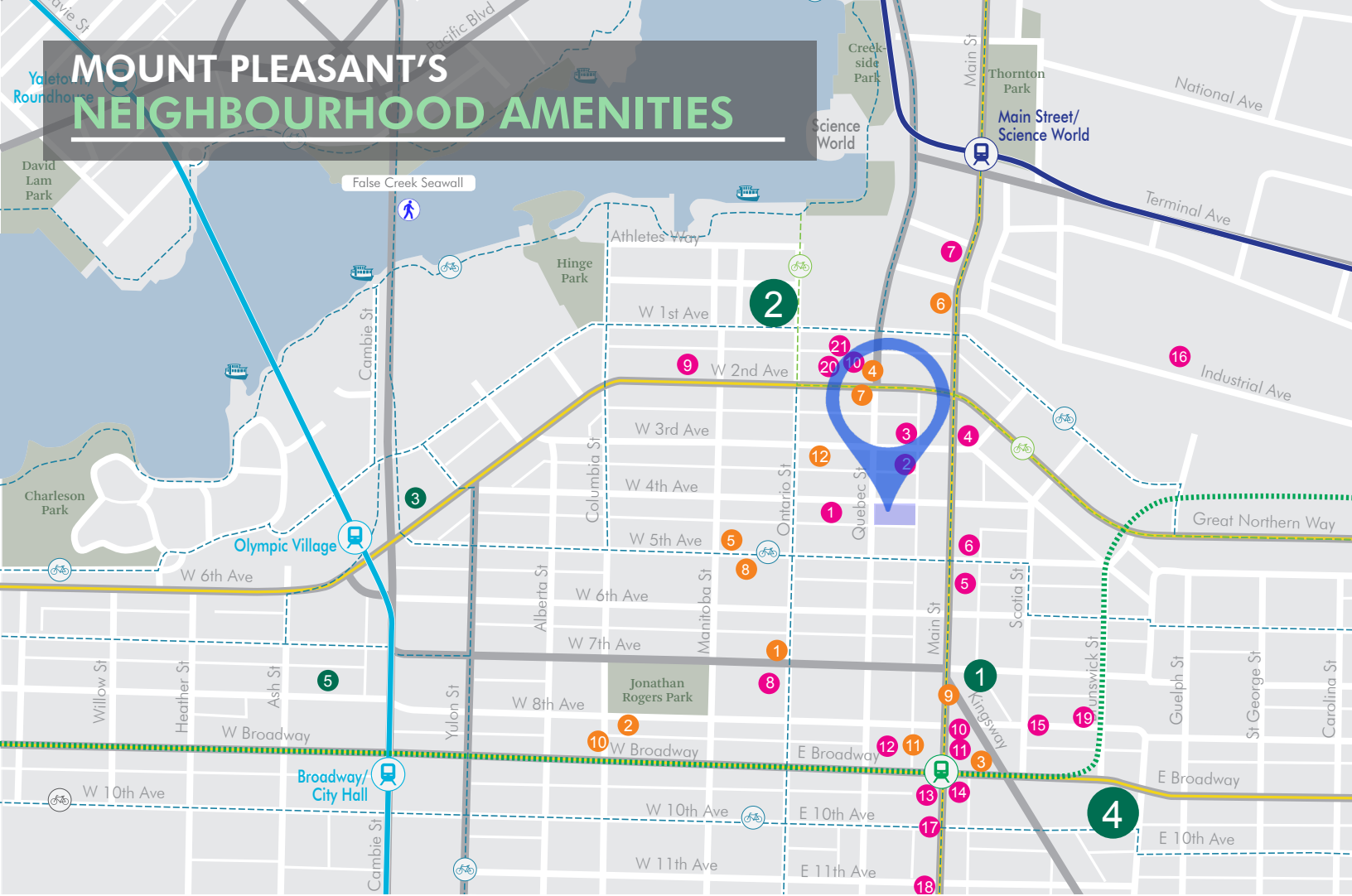
98



TRANSIT SCORE

95

MOUNT PLEASANT'S NEIGHBOURHOOD AMENITIES



WAKE/

- | | | |
|---------------------------|--------------------|----------------------------|
| 1. Elysian | 5. Terra Breads | 9. Gene Coffee Bar |
| 2. Milano Coffee Roasters | 6. Railtown Cafe | 10. Kranky Cafe |
| 3. Our Town Cafe | 7. Glory Juice Co. | 11. Kafta's Coffee and Tea |
| 4. Starbucks | 8. The Juice Truck | 12. Moving Coffee Roastery |



FUEL/

- | | | |
|--------------------------|-----------------------|-----------------------|
| 1. R&B Pizza & Ale House | 8. 33 Acres Brewing | 15. Hime Sushi |
| 2. Nuba Cafe | 9. Flying Pig | 16. Beta 5 Bakery |
| 3. Swiss Bakery | 10. The Wallflower | 17. Cascade Room |
| 4. The Narrow Lounge | 11. Frenchies Diner | 18. Burdock & Co |
| 5. Cartems Donuts | 12. Chicha | 19. Sushiyama |
| 6. The Whip | 13. Rosemary Rocksalt | 20. Earnest Ice Cream |
| 7. Dubh Lin Gate | 14. Caffe Barney | 21. Tractor Foods |



SERVICE/

- | | |
|---|--|
| 1. Mount Pleasant Community Centre | 4. Kingsgate Mall (Shoppers Drug Mart, RBC, Buy-Low Foods, etc.) |
| 2. Olympic Village (RBC, TD Bank, Urban Fare, London Drugs, etc.) | 5. My Trainer 365 |
| 3. Anytime Fitness | |

FURNISHED OFFICE BUILDING IN VANCOUVER'S FASTEST GROWING TECH COMMUNITY



100 EAST 4TH AVE
VANCOUVER, BC

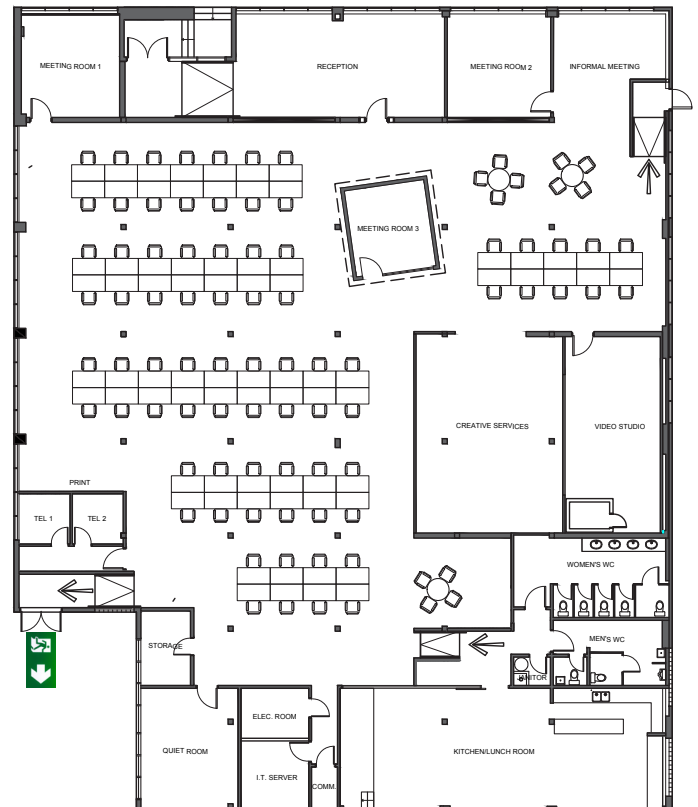
FLOOR PLAN | 11,384 sq.ft.

MOVE-IN-READY OFFICE BUILDING

Single-storey office building in the heart of Mount Pleasant's vibrant tech and culture scene. Available as a fully furnished option with all the bells and whistles ready to go.

FURNISHED BUILD OUT INCLUDES:

- 76 workstations
- Reception area
- 5 meeting rooms
- Server room & Electrical room
- Creative Services Suite and Video Studio
- Kitchen / lunch room with several appliances
- And more!



CONTACT US

CBRE Limited | 1021 West Hastings Street | #2500 | Vancouver, BC V6E 0C3 | www.cbre.ca

BLAIR QUINN

Personal Real Estate Corporation
604 662 5161
blair.quinn@cbre.com

TARA FINNEGAN

Personal Real Estate Corporation
604 662 5159
tara.finnegan@cbre.com

CBRE