

**AVISON
YOUNG**

For Lease

**1925 Main Street
Vancouver BC**



4,869 sf of street level office space in
Vancouver's Mount Pleasant neighbourhood.

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Location



The property is conveniently located on the west side of Main Street between 3rd and 4th Avenue. This location benefits from an array of nearby amenities and is accessible by all forms of transportation including SkyTrain.

78 **VERY WALKABLE**
Most errands can be accomplished on foot

86 **EXCELLENT TRANSIT**
Transit is convenient for most trips

90 **BIKER'S PARADISE**
Daily errands can be accomplished on a bike

Space highlights

-  Extensive building renovations
-  Reception deck and waiting area
-  Large boardroom
-  4 private offices
-  Main level and upper level workstation areas
-  Kitchen and dining area
-  Exposed and high ceilings
-  Heating, ventilation, and air-conditioning
-  Custom millwork throughout
-  Ample natural light via east and west glazing along with skylights
-  Potential for exterior signage
-  200 amp, single phase electrical service

Property details

LEASABLE AREA
4,869 sf

AVAILABILITY
November 1, 2023

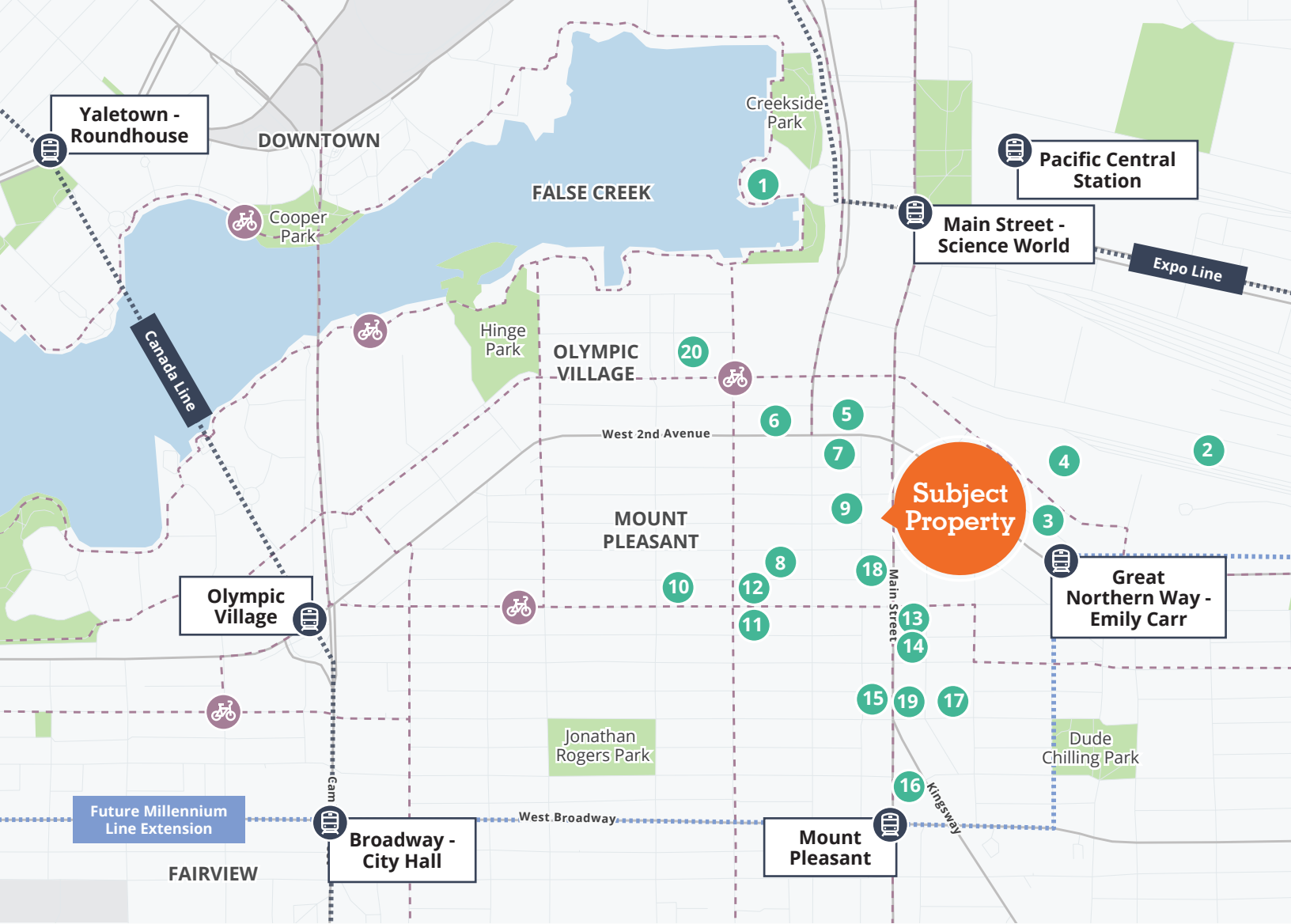
ZONING
IC-2

PARKING
Up to 8 vehicles

LEASE RATE
\$30.00 psf per annum

ADDITIONAL RENT
\$19.73 psf per annum





Nearby amenities

- | | | |
|----------------------------|---|-------------------------------------|
| 1. Science World | 9. Nuba Cafe and Catering in Mount Pleasant | 16. Budgies Burritos |
| 2. The Hive Bouldering Gym | 10. Terra Breads | 17. Main Street Brewing Co. |
| 3. CrossFit BC | 11. Tacofino Ocho | 18. WeWork Office Space & Coworking |
| 4. Red Truck Beer Company | 12. Purebread | 19. Como Taperia |
| 5. MEC Vancouver | 13. Zarak by Afghan Kitchen | 20. Urban Fare |
| 6. BREWHALL | 14. Cartems Donuts | |
| 7. Earnest Ice Cream | 15. Steamworks Mount Pleasant | |
| 8. R&B Ale & Pizza House | | |

Contact for more information

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