

For lease


45 & 55 East 4th Avenue, Vancouver

9,600 SF Freestanding
Office/Warehouse Building

45 & 55 East 4th Avenue, Vancouver

- One (1) dock and one (1) grade
- All ground floor
- 16’ – 20’ clear ceiling height
- Warehouse gas-fired heaters
- Improved office space
- Lunch room
- Fenced and gated loading area



	Zoning:	I-1 (Light Industrial)
	Basic Rent:	\$22.00 PSF
	Additional Rent:	\$13.67 PSF
	Available:	November 1 st , 2024

Building Size:

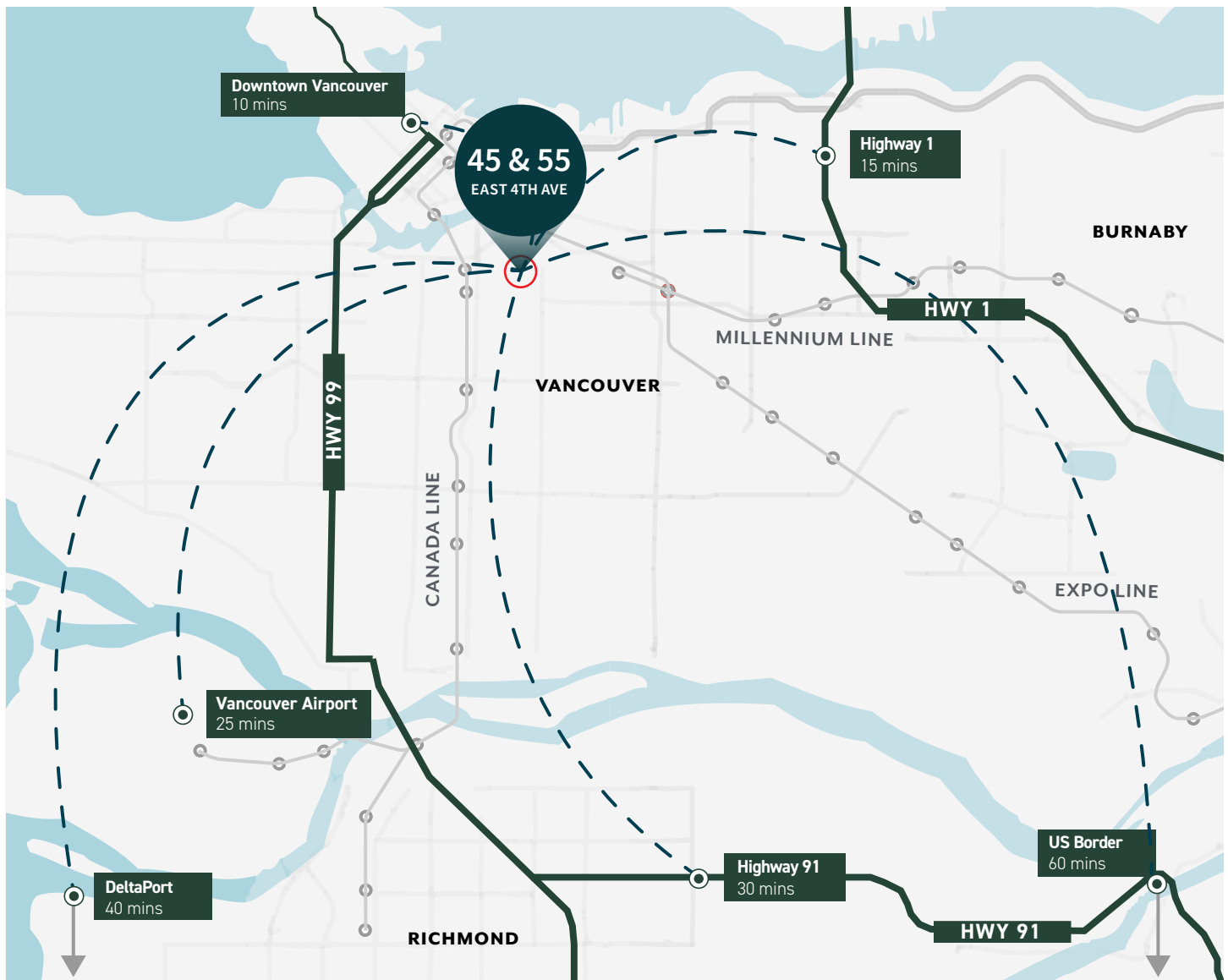
Office Area	1,100 SF
Warehouse Area	8,500 SF
Total Area	9,600 SF



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 destination 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.





For lease

45 & 55 East 4th Avenue
Vancouver, BC



Bruno Fiorvento*

Executive Vice President
+1 604 551 1863
bruno.fiorvento@jll.com



Mark Callaghan

Associate Vice President
+1 604 803 5620
mark.callaghan@jll.com

Copyright© Jones Lang LaSalle IP, Inc. 2024

This publication is the sole property of Jones Lang LaSalle and must not be copied, reproduced or transmitted in any form or by any means, either in whole or in part, without the prior written consent of Jones Lang LaSalle. The information contained in this publication has been obtained from sources generally regarded to be reliable. However, no representation is made, or warranty given, in respect of the accuracy of this information. We would like to be informed of any inaccuracies so that we may correct them. Jones Lang LaSalle does not accept any liability in negligence or otherwise for any loss or damage suffered by any party resulting from reliance on this publication. Jones Lang LaSalle Americas, Inc., license # 5674-7835-01. Any opinion or estimate of value of any asset in this presentation is based upon the high-level preliminary review by JLL. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice. JLL expressly disclaims any liability for any reliance on any opinion or estimate of value in this presentation by any party.

*Personal Real Estate Corporation