



 JLL SEE A BRIGHTER WAY

# For lease

11 East 4th Avenue, Vancouver

Short term lease opportunity  
in Mount Pleasant



# Location

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 destinations 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.

## Property Highlights

- One (1) 14’x14’ grade door
- 14’ - 16’9” clear ceiling height
- Fifteen (15) parking stalls
- Ample natural light
- Corner exposure



**Main Floor**  
14,640 SF



**Second Floor (optional)**  
4,440 SF



**Lease Rate**  
\$22.00 PSF (gross)



**Zoning**  
I-1 (Light Industrial)



**Available**  
Immediately







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