

**AVISON  
YOUNG**

**For Lease**

**The Workshop**  
401 - 161 East 4th Avenue  
Vancouver, BC



3,950 sf in a newly  
constructed office building  
in Vancouver's highly  
desirable Mount Pleasant  
creative technology district

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## Location

The Workshop is located on the north side of East 4th Avenue between Quebec Street and Main Street in Vancouver's Mount Pleasant neighbourhood. This location is steps from the amenities of Main Street and Olympic Village and is highly accessible by all forms of transportation including SkyTrain, bus, and an array of cycling lanes.

## Building features

-  Prime transit-oriented and amenity-rich location
-  End of trip shower and change room facilities
-  Common area washrooms on each level
-  Dock loading bays and freight conveyance
-  Multiple passenger elevators
-  Secured underground parking
-  Rooftop patio with downtown and mountain views
-  Ample power and fiber optics available throughout
-  Superior quality construction and finishing
-  Architecturally designed by Perkins + Will
-  Zoning: 1-1A allows for a wide range of office and industrial uses
-  Developed by Mondivan

## Property details

**LEASABLE AREA**  
3,950 sf

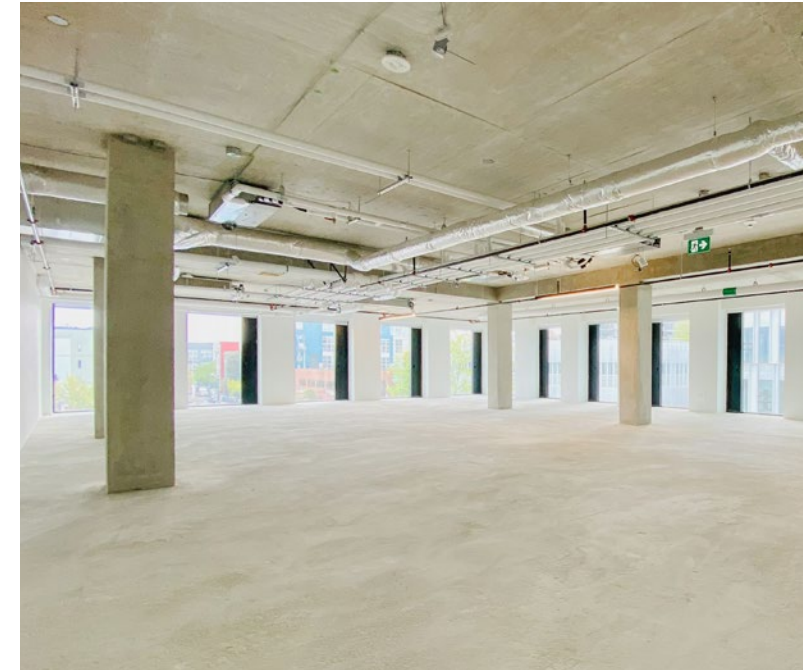
**ADDITIONAL RENT**  
Contact listing agents

**LEASE RATE**  
Contact listing agents

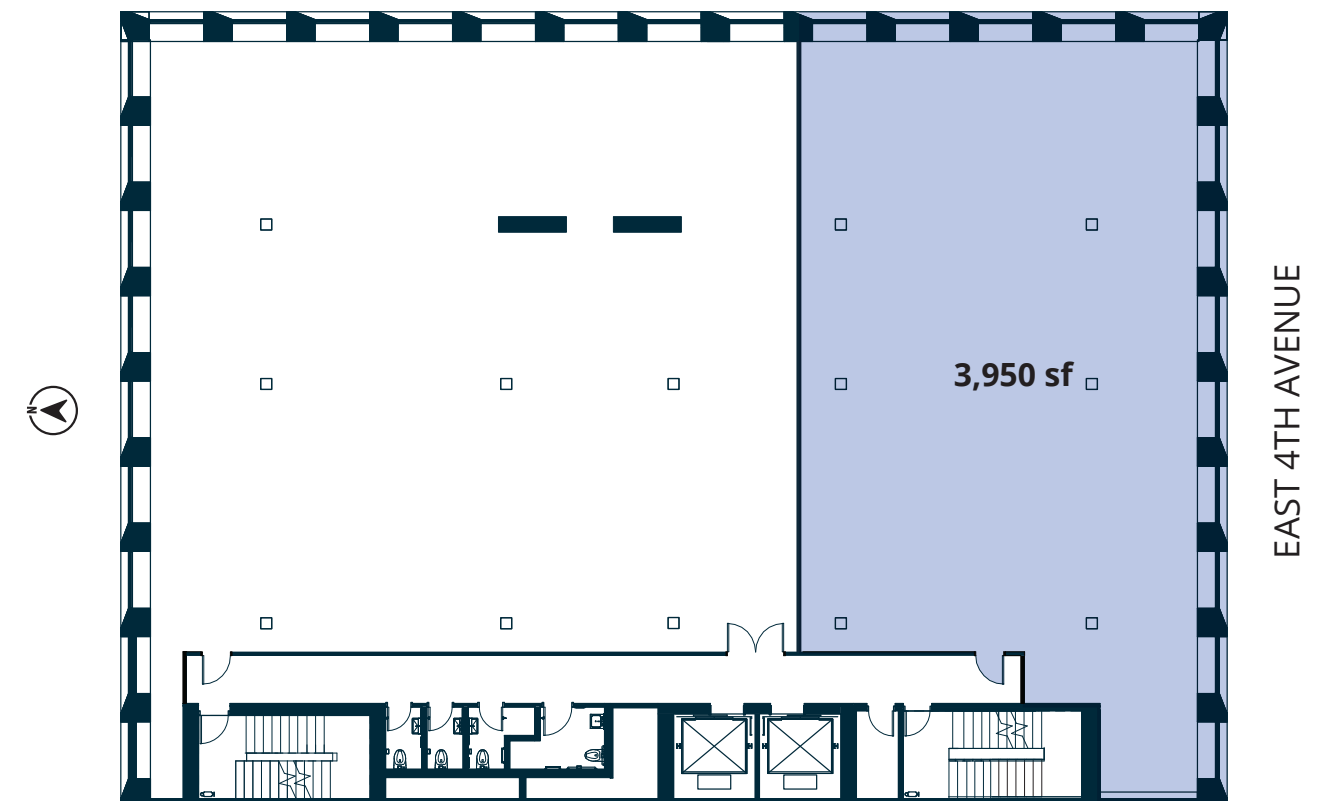
**PARKING**  
4 stalls available at a rate of \$150 per stall per month plus applicable taxes

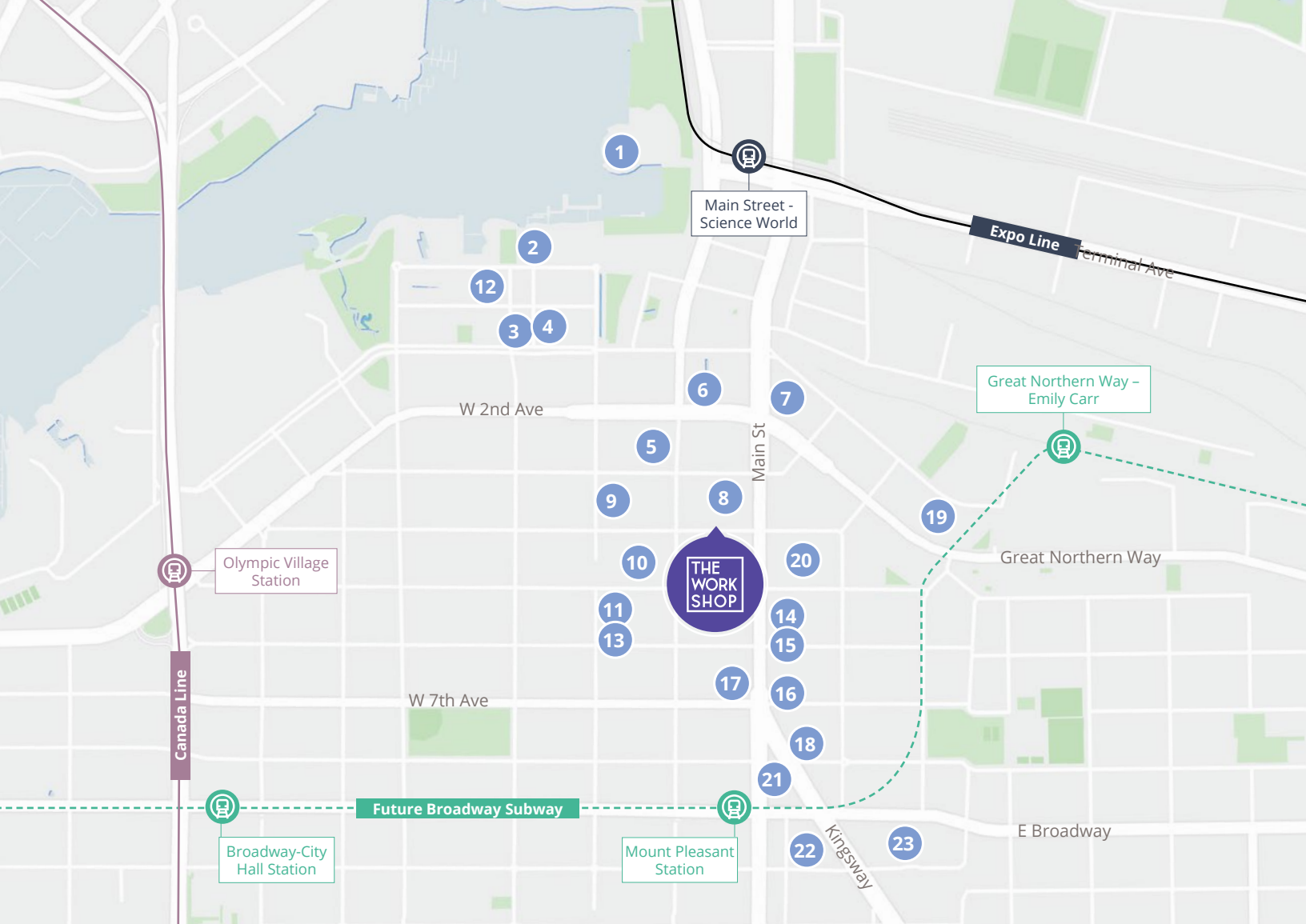
### APPROVED USES

- Digital entertainment and information communication technology
- Manufacturing
- Transportation and storage
- Utility and communication uses
- Service uses including:
  - Catering
  - Laboratory
  - Photography
  - Production studio
  - Work shop



## Floorplan





## Amenities

- |                                 |                           |                                     |
|---------------------------------|---------------------------|-------------------------------------|
| 1. Science World                | 9. Body Energy Club       | 17. Steamworks Mount Pleasant       |
| 2. Tap & Barrel Olympic Village | 10. R&B Ale & Pizza House | 18. Mount Pleasant Community Centre |
| 3. CRAFT Beer Market            | 11. Purebread             | 19. Vancouver Soup Company Café     |
| 4. Urban Fare                   | 12. Terra Breads          | 20. Kranky Café                     |
| 5. Earnest Ice Cream            | 13. Tacofino Ocho         | 21. Budgies Burritos                |
| 6. MEC Vancouver                | 14. Brassneck Brewery     | 22. Thierry Mount Pleasant          |
| 7. West Point Cycles            | 15. Cartems Donuts        | 23. Kingsgate Mall                  |
| 8. Nuba Café                    | 16. Como Taperia          |                                     |

## Contact for more information

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