



FOR LEASE

M4 at **MAINalley**

110 E 5th Ave, Vancouver, BC



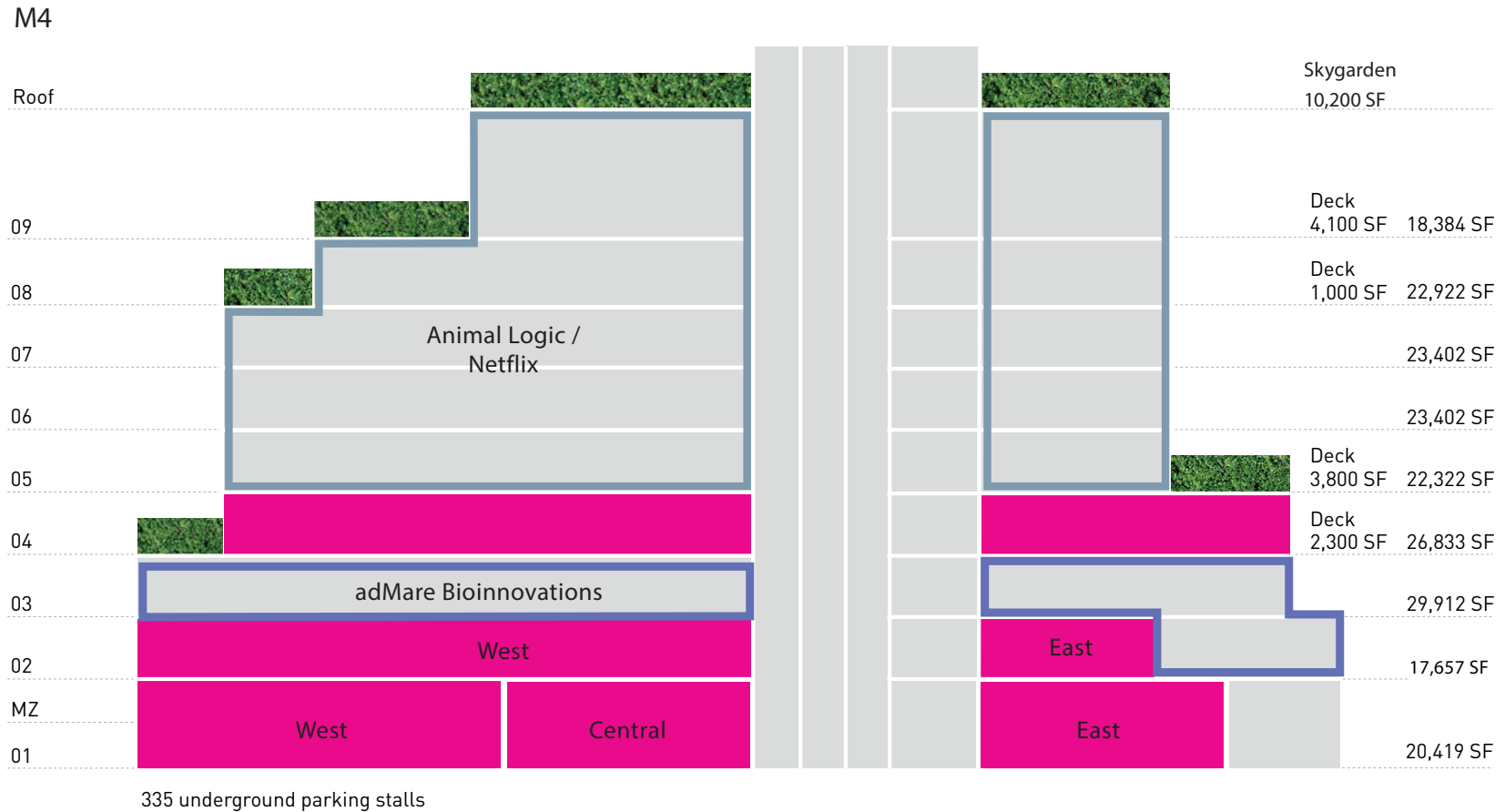
Nestled in the heart of Mount Pleasant, 110 East 5th Avenue (M4) is part of a larger campus strategy that provides a dynamic mixed-use experience. The building is zoned I-1A for Light Industrial and digital enterprise uses and provides the opportunity for exceptional signage and branding. Located on one of North America's coolest streets, M4 offers countless unique food and shopping options within a short walking distance.

## PROPERTY DETAILS

Available	Immediately
Asking Base Rent	Contact Listing Agents
Additional Rent	\$23.13 PSF (2025 Est.)
Zoning	I-1A. Potential uses include: medical uses, digital enterprise, media production, industrial design, graphic art, laboratory, commissary, studio, and catering
Ceiling Height	Level 1: 17.5' Level 2-4: 12.5' - 13.3'
Common Loading	2 Dock Level Doors
Parking	1 underground stall per 950 SF, at market rates
LEED	LEED Gold Projected
Campus Amenities	Fitness Centre & End of Trip Facilities located on site



# AVAILABLE AREA



Level 4*		26,833 SF* + 2,300 SF Deck
Level 2*	West:	13,656 SF (Approx.)*
	East:	4,001 SF (Approx.)
Level 1*	West:	8,806 SF
	Central:	5,650 SF
	East:	5,963 SF
Available SF		64,909 SF

Available

Leased by ANIMALLOGIC & NETFLIX

Leased by adMare BIOINNOVATIONS

\*Area can be demised into smaller units.

Common Rooftop Sky Garden  
10,200 SF\* (approx.) for all Tenants.

\*All rentable areas are estimates and subject to remeasurement.

**M3**

**M5**

Future Residential

**M4**

207,896 SF of  
workspace

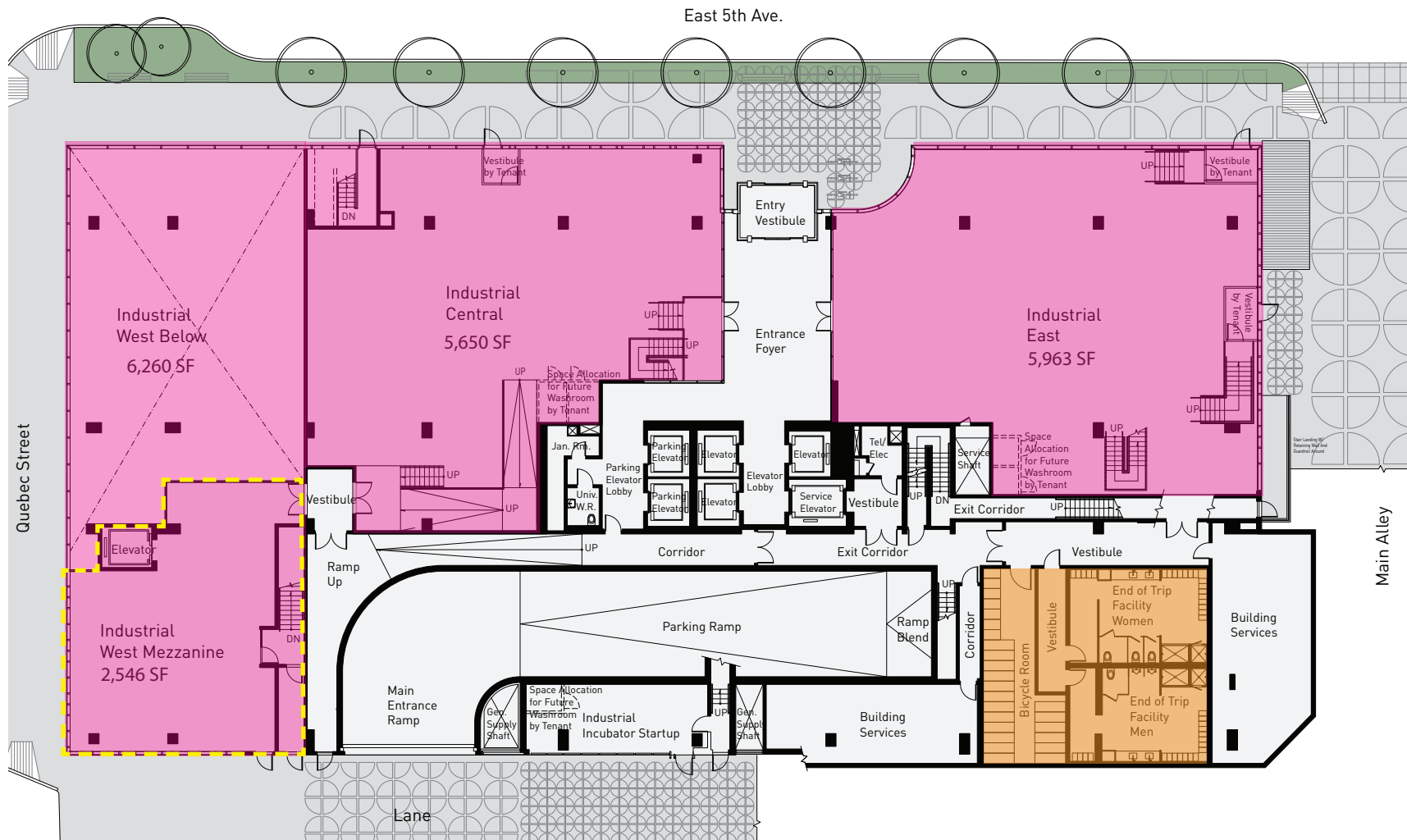


# FLOOR PLANS

## Level 1

Industrial West	8,806 SF (6,260 SF Lower + 2,546 SF Mezz.)
Industrial Central	5,650 SF
Industrial East	5,963 SF
<b>Total</b>	<b>20,419 SF</b>

Ceiling Height: 17.5'



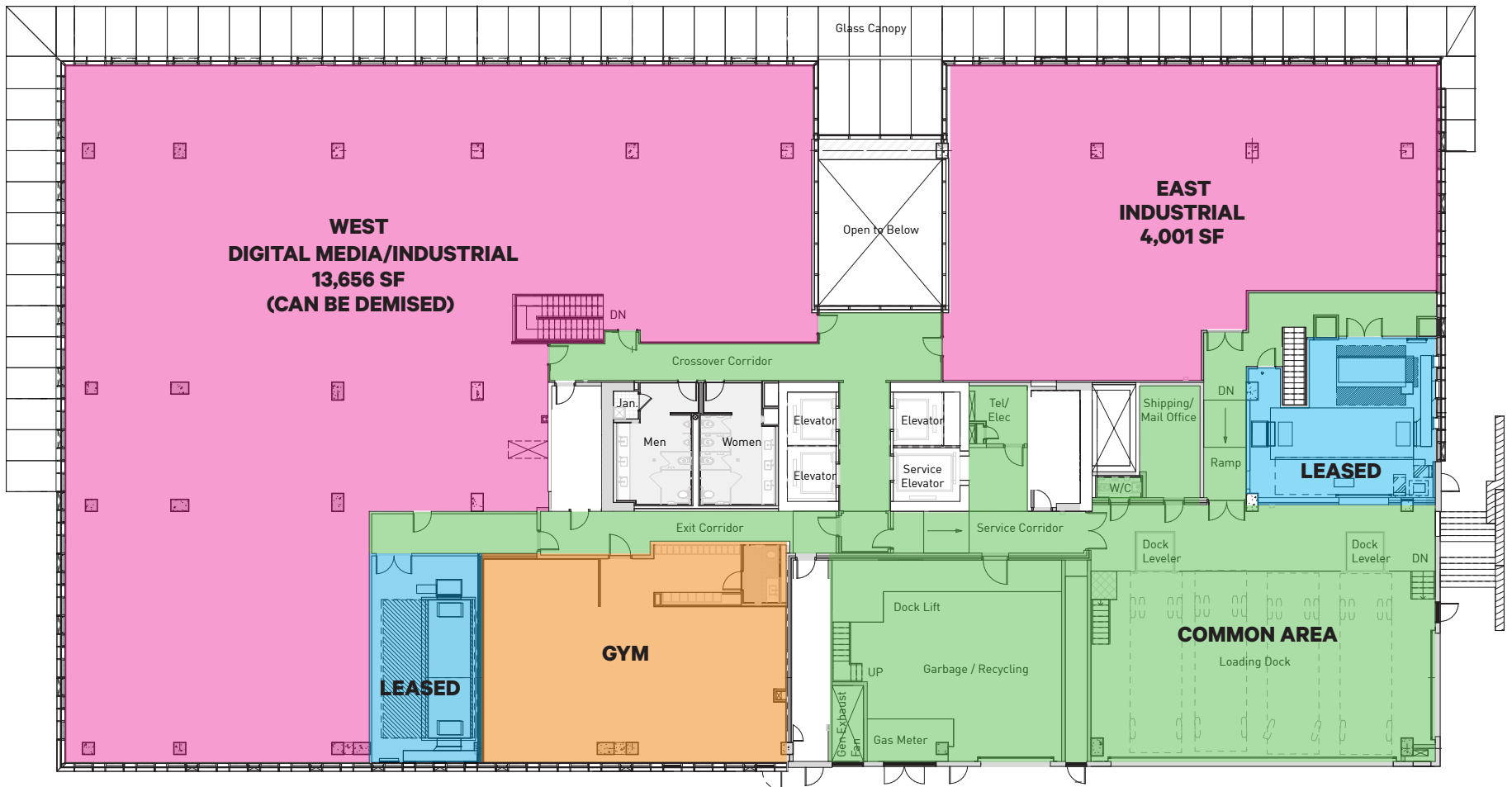
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# FLOOR PLANS

## Level 2

Area:\* 17,656 SF (Approx.)

Ceiling Height: 12.5'



- Available for lease
- Leased
- Gym
- Common Area

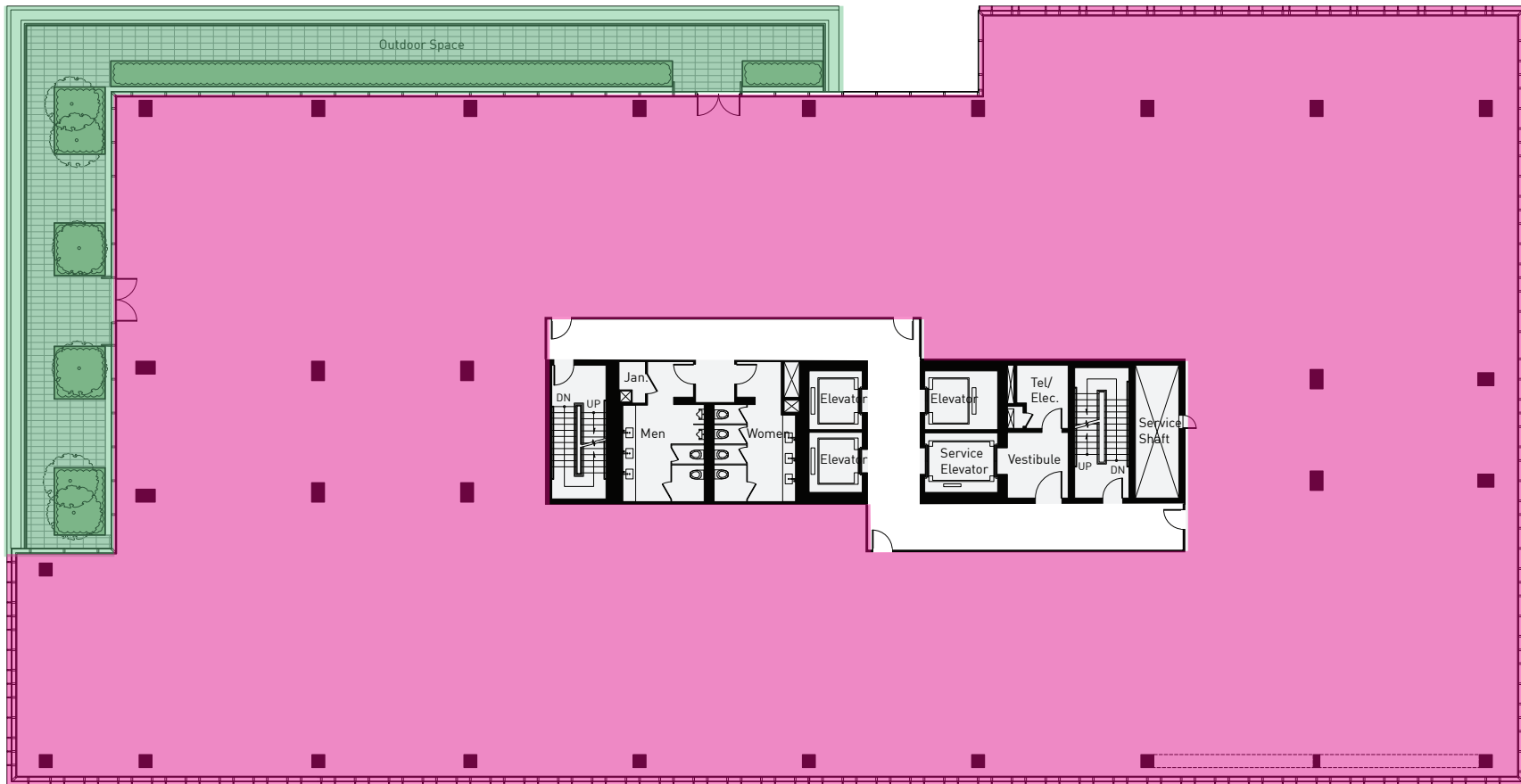
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# FLOOR PLANS

## Level 4 (Crossover Multi-Tenant Capable)

Area\*: 26,833 SF + 2,300 SF sky garden

Ceiling Height: 12.5'

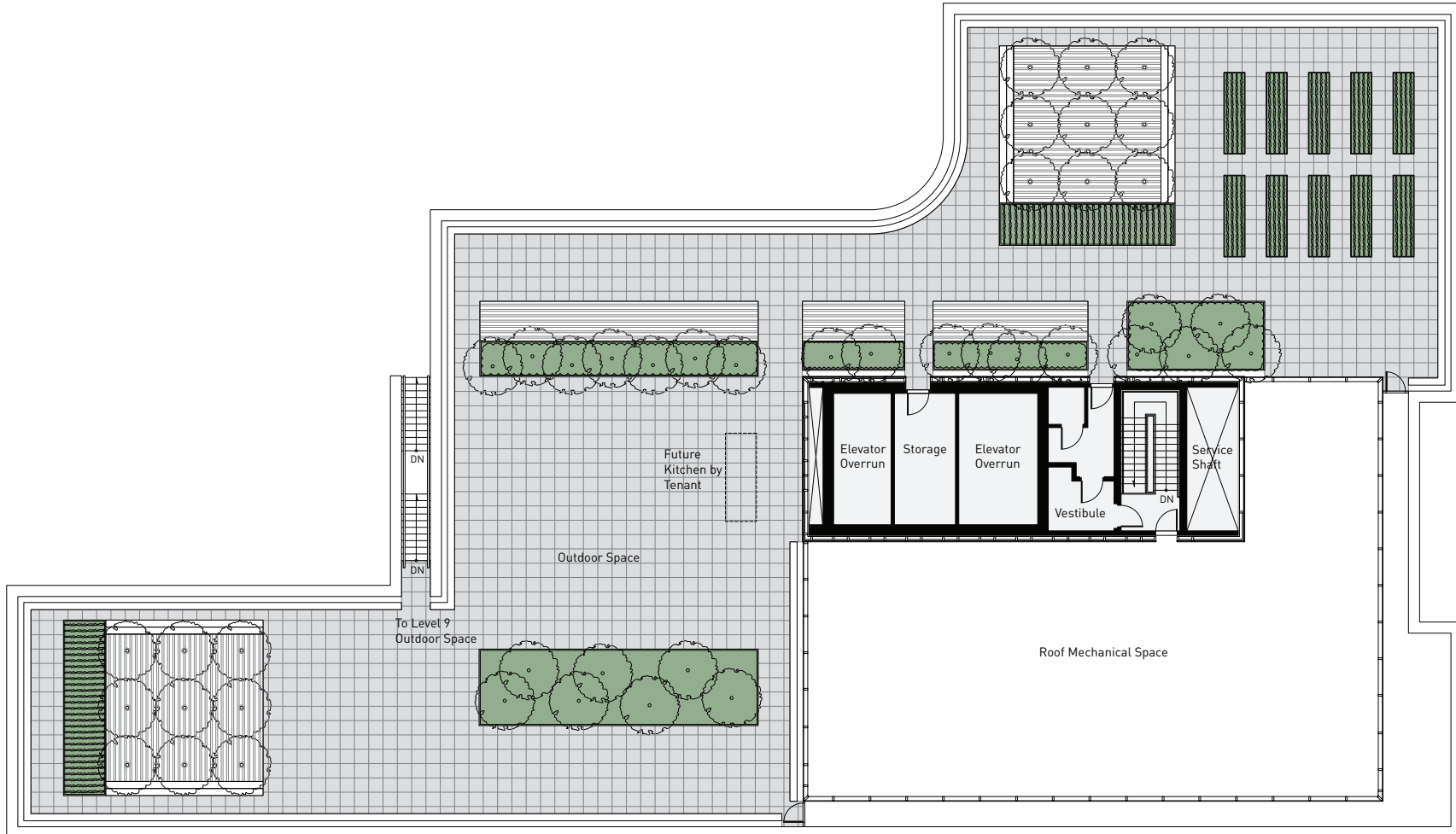


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# FLOOR PLANS

## Common Rooftop Sky Garden

10,200 SF (approx.) for all tenants.




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# LOCATION

Located in an already vibrant neighbourhood, Main Alley is set to become one of the best connected workplaces in the country. The location allows for effortless connections across Vancouver and out to Metro Vancouver districts. The campus is connected to ten major bus lines, is 5 minutes away from Main Street Science World SkyTrain Station, and easily accessible by foot and bicycle. Situated on one of North America's coolest street's, Main Alley is near many independent shops, eateries and the epicenter of culture.


## Creative Economy Leaders

- 1 MEC
- 2 Vancouver Mural Festival
- 3 Zymeworks
- 4 Creative Energy – Main Alley  
Centralized Cooling Plant
- 5 Emily Carr University of Art + Design
- 6 Tacofino Ocho
- 7 Goh Ballet Academy Canada (Main)
- 8 Anh and Chi
- 9 Creative Energy Main Plant
- 10 Purebread
- 11 Brewhall

 Canada Line

 Expo Line


 99 B-Line Bus Route

 Millennium Line  
Broadway Extension

 Bike Routes

 99  
Very Walkable

 94  
Excellent Transit

 90  
Biker's Paradise

## Walking Distance to Rapid Transit Stations

- Mount Pleasant (Future) 5 min
- Great Northern Way (future) 8 min
- Olympic Village 6 min

Skytrain Time  
from Main Street – Science World Station

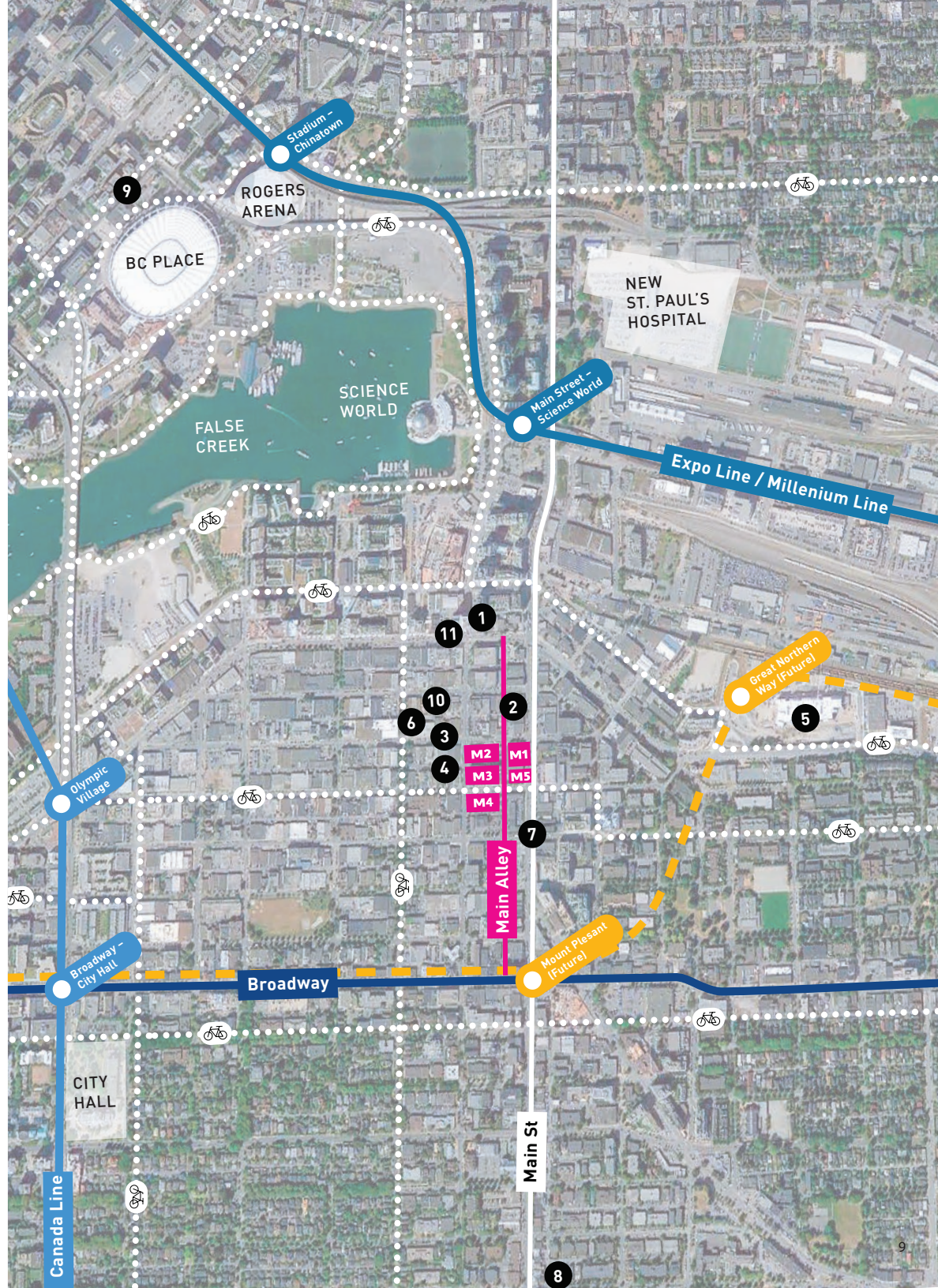
- Granville 3 min
- Vancouver City Centre 6 min
- Waterfront 6 min
- Metrotown 12 min
- New Westminster 23 min
- Lougheed Centre 28 min

Canada Line Time  
From Olympic Village Station

- Oakridge – 41<sup>st</sup> 6 min
- YVR Airport 15 min

## Bicycle Time from Main Alley

- Yaletown 9 min
- Gastown 10 min
- Granville Island 13 min
- Commercial Drive 14 min
- Robson Street 16 min
- Kits Beach 19 min
- Stanley Park 23 min





**CBRE**

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