



**24 East 4<sup>th</sup> Avenue**  
Vancouver, BC

## Opportunity

Opportunity to lease half to a full floor of second level office space in the prime Mount Pleasant neighbourhood with signage opportunities. Walking distance to numerous restaurants, cafés, breweries. Transit-friendly and close to more amenities along Main Street and West Broadway.

### John Freyvogel

Personal Real Estate Corporation  
Vice President, Leasing & Sales  
604 691 6640  
jfreyvogel@naicommercial.ca

### Jesse Godin

Senior Associate  
Commercial Sales & Leasing  
604 691 6636  
jgodin@naicommercial.ca

### NAI Commercial

1075 W Georgia St, Suite 1300  
Vancouver, BC V6E 3C9  
+1 604 683 7535  
naicommercial.ca



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## Location

Excellent Mount Pleasant location, only 2 ½ blocks to vibrant Main Street and minutes to both Olympic Village and the Broadway Corridor. Restaurants, cafes, breweries, shops, and transit are all within the immediate vicinity.

## Unit Description

2<sup>nd</sup> level north facing unit with four private offices, private M/F washrooms (shower in M), kitchenette/lunchroom, boardroom, and open plan work areas. Good amount of natural light. There are up to 7 reserved parking stalls located at the rear of the building.

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## Property Details

**Size**  
3,500 SF

**Lease Rate**  
\$28.00/SF

**Additional Rent (2026 est.)**  
\$15.20/SF

**Availability**  
November 1, 2026

**Parking**  
7 stalls at \$135 per stall per month plus taxes

**Zoning**  
I-1



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