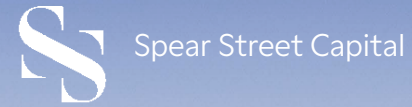


FOR LEASE



MAINalley



M2 | 114 E 4th Avenue, Vancouver BC

DEAR GUS
SNACK BAR
1140

HoodStar



PROPERTY DETAILS

Nestled in the heart of Mount Pleasant, 114 East 4th Avenue (M2) is part of a larger campus strategy that provides a dynamic mixed-use experience. Level 1 is zoned I-1A for Light Industrial uses and provides the opportunity for exceptional signage and branding. Located on one of North America's coolest streets, M2 offers countless unique food and shopping options within a short walking distance.

AREA	Level 1 - 7,356 SF Level 3 - 30,058 SF Level 3 can be demised into smaller units.
AVAILABLE	Immediately
ASKING BASE RENT	Contact Listing Agents
ADDITIONAL RENT	\$22.06 PSF (2024 Est.)
ZONING	I-1A Potential uses include: Digital enterprise, media production, industrial design, graphic art, laboratory, commissary, studio, and catering.
CEILING HEIGHT	Level 1 - 14.5' Level 3 - 12.5'
COMMON LOADING	2 Class B Loading Stalls 4 Class A Loading Stalls
PARKING	1 underground stall per 950 SF, at market rates

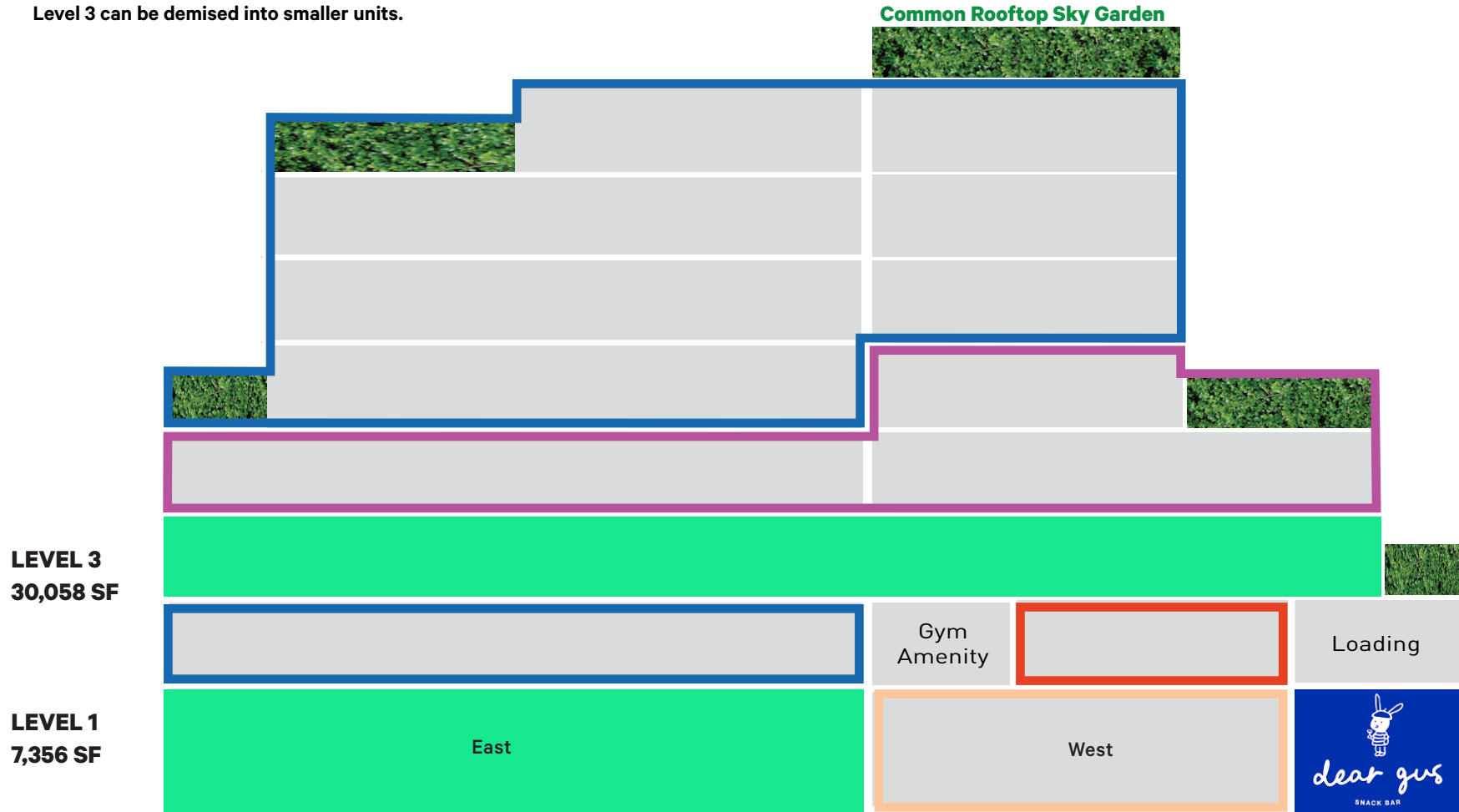
M2 AVAILABLE AREA

LEVEL 1* 7,356 SF

LEVEL 3* 30,058 SF + 181 SF sky garden

Level 3 can be demised into smaller units.

Common Rooftop Sky Garden
6,000 SF* (approx.) for all tenants



LEVEL 3
30,058 SF

LEVEL 1
7,356 SF

300 underground parking stalls

AVAILABLE

Leased by

Leased by

Leased by

Leased by

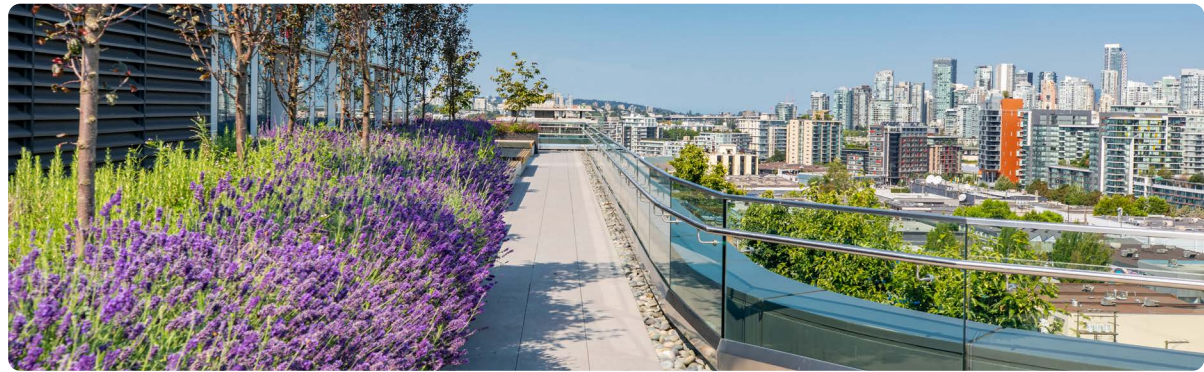


*All rentable areas are estimates and subject to remeasurement.

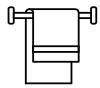
BUILDING AMENITIES



State-of-the-art fitness facility



6,000 SF common rooftop sky garden



Premium end-of-trip facilities



On-site restaurant, Dear Gus Snack Bar



Easily accessible and secure bike storage



Beautiful and bright welcome lobby with 4 high speed elevators



Panoramic city and mountain views



Projecting LEED Gold Certification

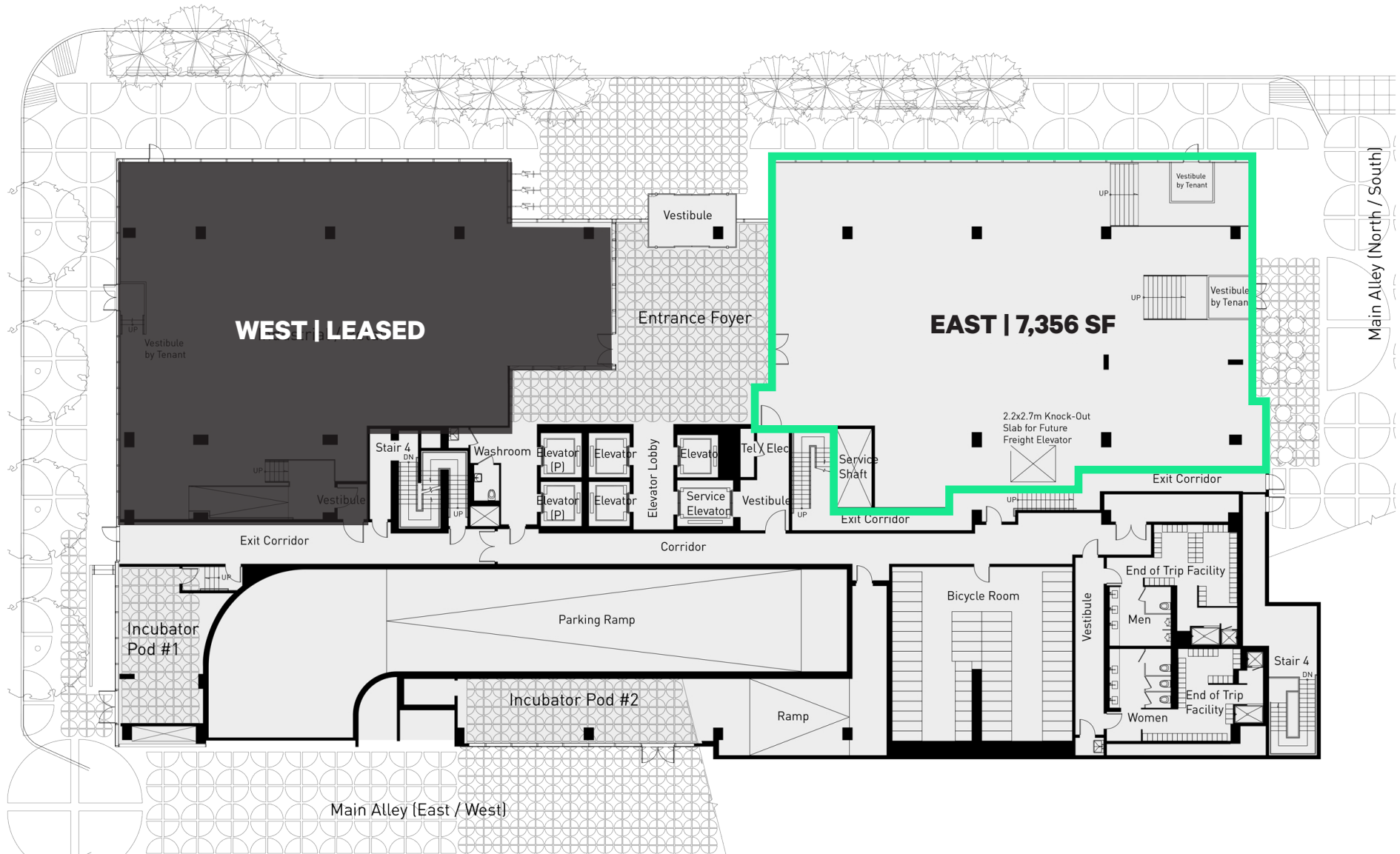


FLOOR PLANS

LEVEL 1 EAST

Area: **7,356 SF**

14.5' Ceiling Height



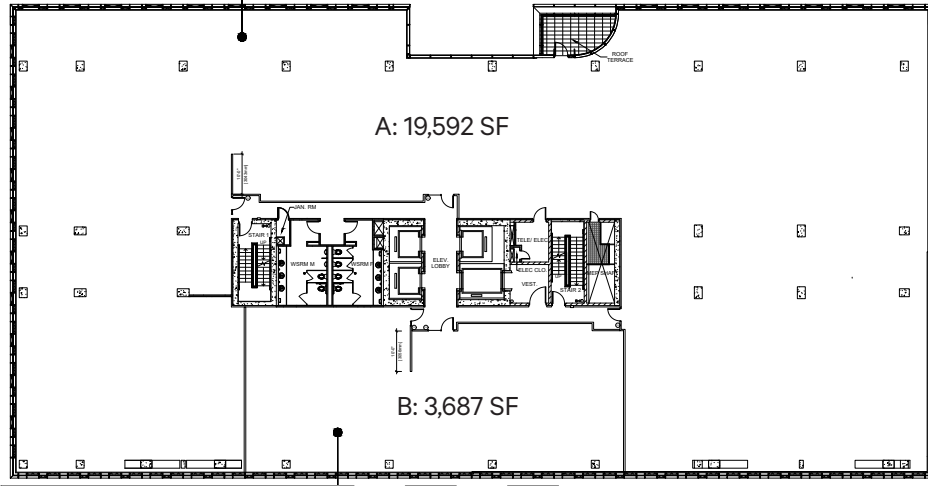
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FLOOR PLANS

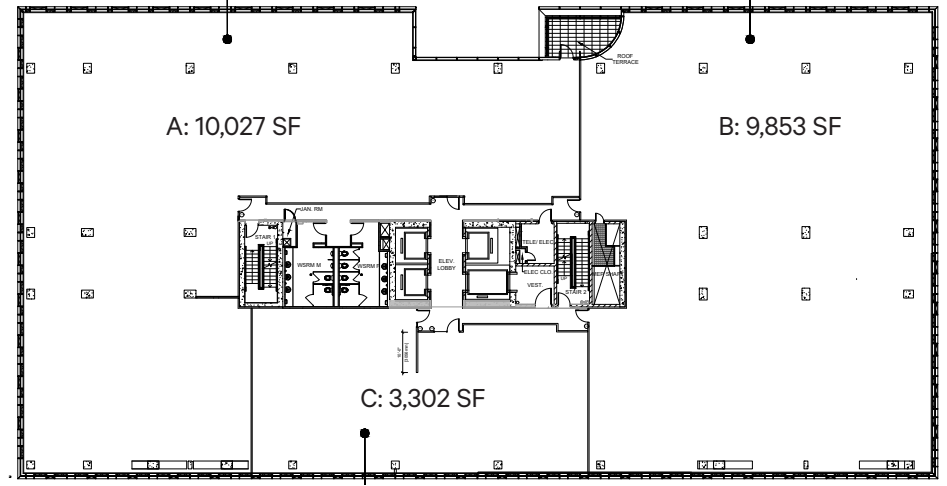
LEVEL 3 DEMISING OPTIONS*

12.5' Ceiling Height

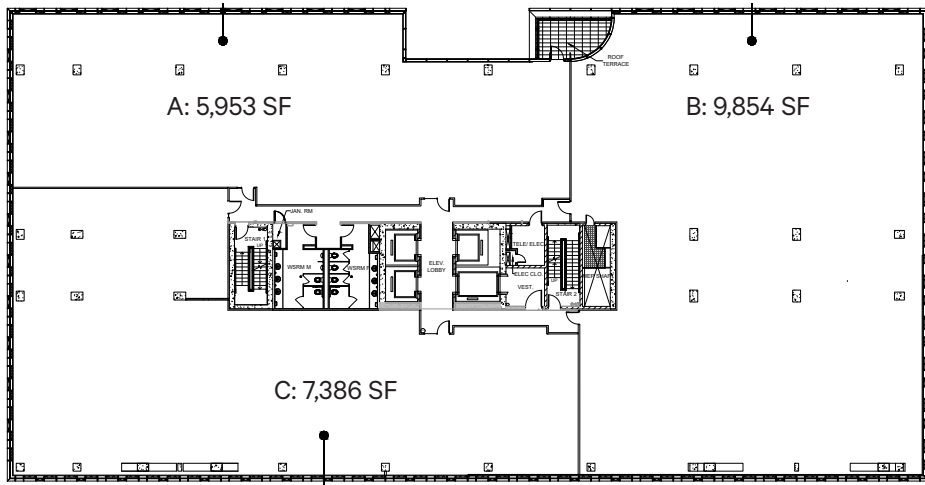
Option 1



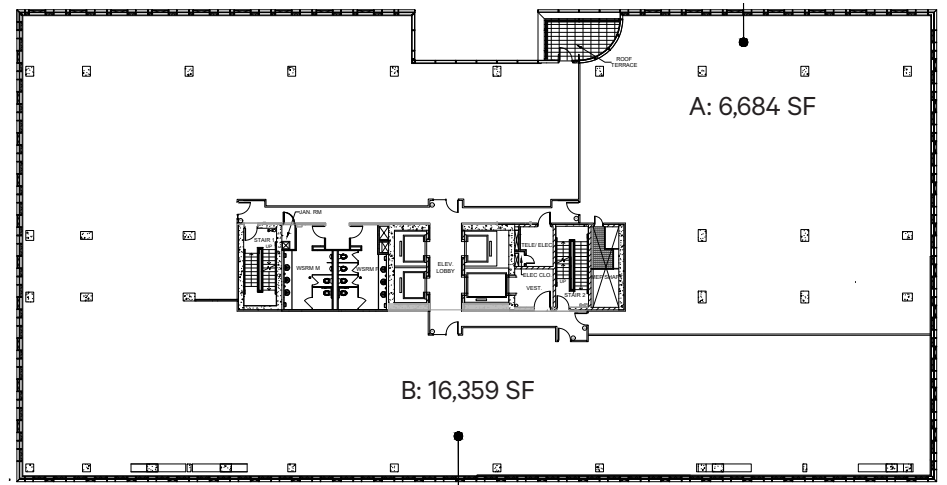
Option 2



Option 3



Option 4



*All rentable areas are estimates and subject to remeasurement.

FLOOR PLANS

LEVEL 3

Single Tenant Test Fit (Example Only)

Area: **30,058 SF + 181 SF sky garden**
 Can be demised into smaller units.

Potential Layout with Furniture

- 332 work stations
- 4 meeting rooms
- 1 boardroom
- 4 offices
- 1 reception
- 6 call rooms



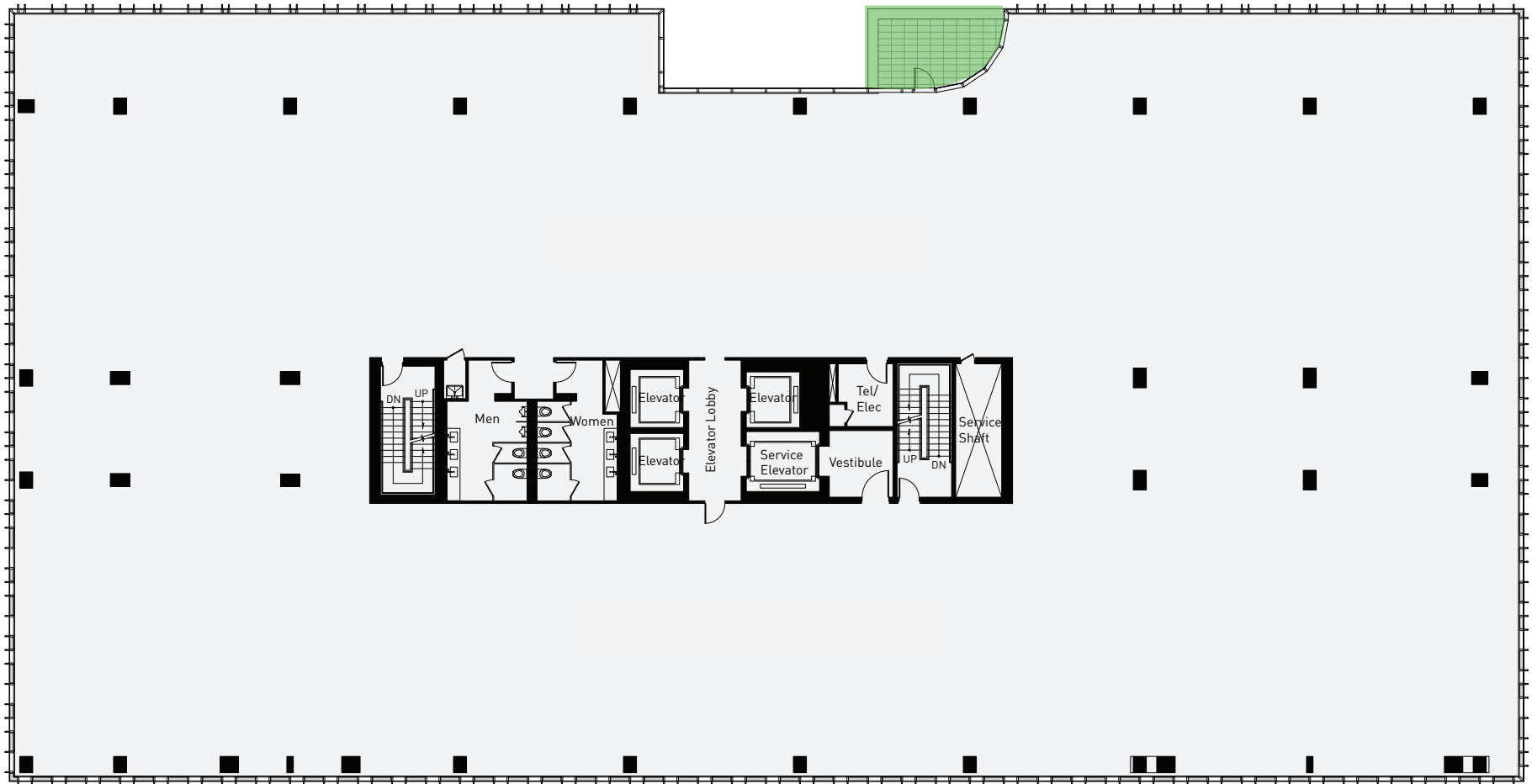
*All rentable areas are estimates and subject to remeasurement.

FLOOR PLANS

LEVEL 3

Area: **30,058 SF + 181 SF sky garden**
Can be demised into smaller units.

12.5' Ceiling Height



*All rentable areas are estimates and subject to remeasurement.

THE LOCATION

Located in the vibrant neighbourhood Mount Pleasant, Main Alley is set to become one of the top connected workplaces in the country. The area allows for effortless connections across Vancouver and to other Metro Vancouver districts. The campus is located next to ten major bus lines, 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 an abundant of independent shops, eateries and the epicenter of culture.



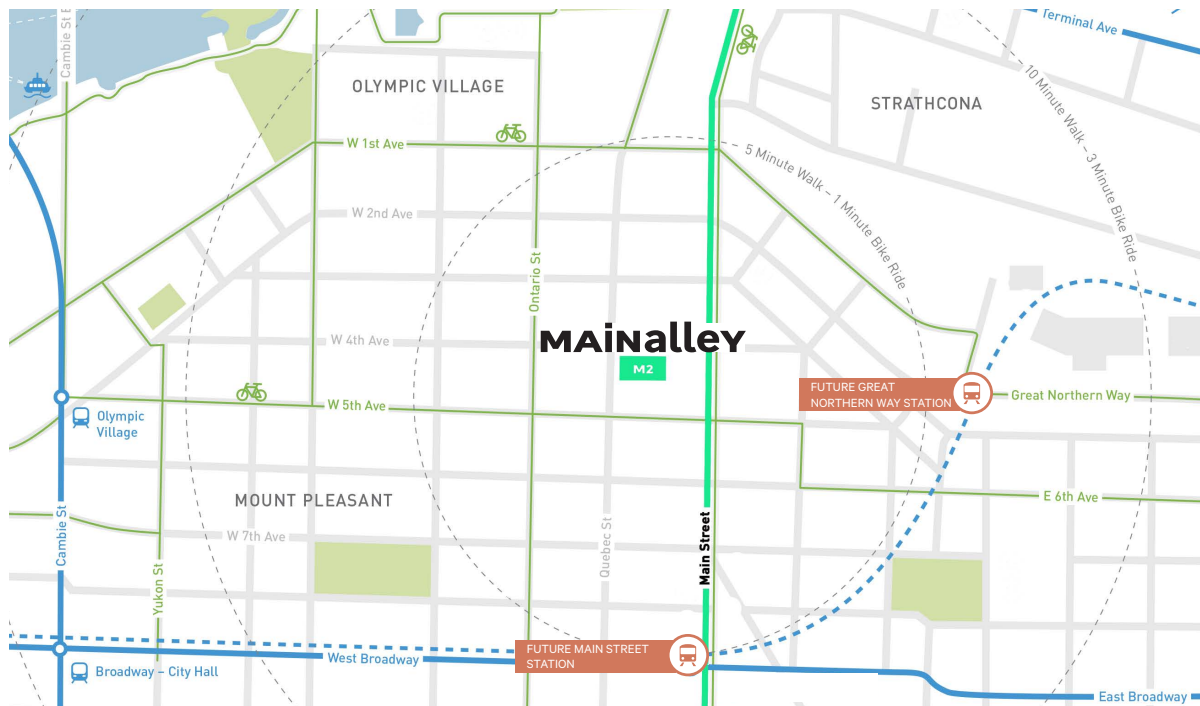
WALKING DISTANCE

- Main Street (Future SkyTrain Station) **5 min**
- Great Northern Way (Future SkyTrain Station) **8 min**
- Main Street-Science World SkyTrain Station **12 min**
- Olympic Village SkyTrain Station **15 min**

BICYCLE TIME

- 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**

- Rapid Transit Stations
- Rapid Transit Routes
- Millennium Line/
Broadway Extension
- Bike Routes



MAINalley

M2 | 114 E 4th Avenue, Vancouver BC



Spear Street Capital

CBRE

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