

**RATE REDUCED**



- ▶ **3,772 SF Second Floor Office/Production Space**
- ▶ **Up to Approximately 9,472 SF Contiguous When Combined with 217 West 6th**
- ▶ **High Profile Corner Building in Mount Pleasant**

#### **Location**

203 West 6th is located on the northwest corner of 6th Avenue and Columbia Street, just a few blocks east of Cambie Street. This office building offers quick and easy access to both transit and local amenities. Perfect for engineering firms, tech companies, post production, architects looking for funky unique second floor production/office space.

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FOR LEASE | OFFICE/INDUSTRIAL  
**203 WEST 6TH AVENUE**  
VANCOUVER, BC

**Available Area**

3,772 SF (approximate)

*\*Can be combined with Unit 217 for 9,472 SF.*

*All measurements are approximate and must be verified by the tenant.*

**Zoning**

I-1 (Light Industrial) allows a wide range of wholesale/showroom/ ancillary retail use, software manufacturing, video and film production and an expanded range of general office use.

**Features**

- ▶ Open and private office areas
- ▶ Abundant natural light
- ▶ Signage opportunity
- ▶ Walking distance to transit
- ▶ Private entrance
- ▶ High ceilings
- ▶ On-site parking available
- ▶ Air-conditioned offices
- ▶ Large kitchen area
- ▶ Reception area

**Basic Lease Rate**

\$22.00 PSF

**Additional Rent**

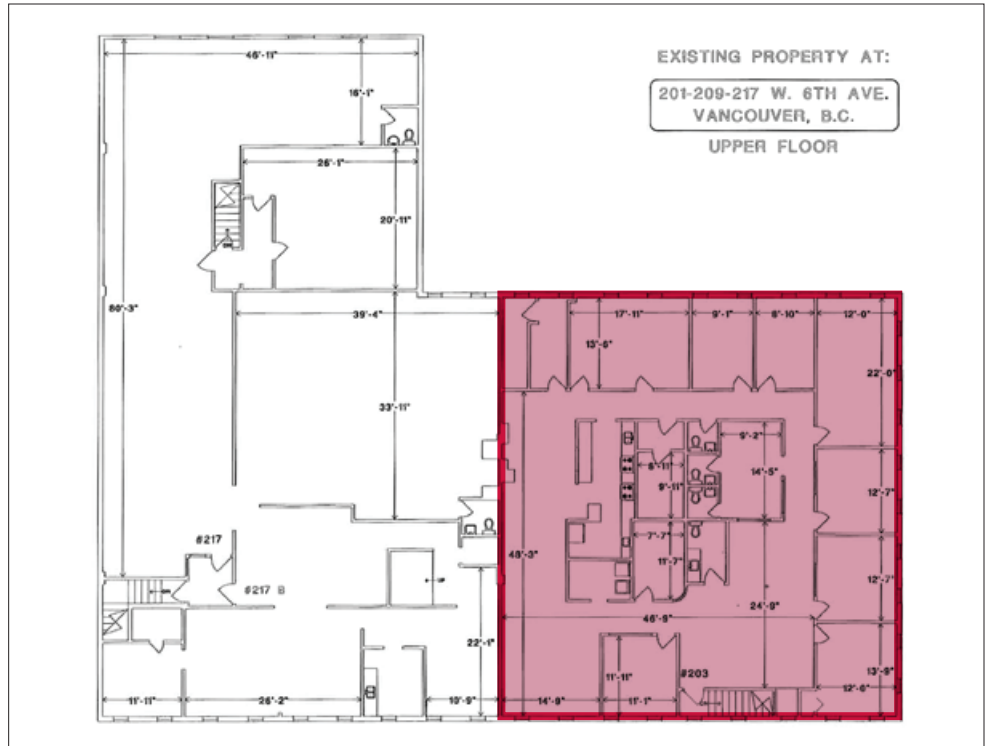
\$15.47 PSF (2025 estimate)

**Lease Term**

3 to 5 years or longer

**Availability**

May 1, 2026



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