

FOR LEASE



Spear Street Capital

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M2 | 114 E 4th Avenue, Vancouver BC

3RD FLOOR
SPEC OFFICE BUILDOUT
Q4 2025 COMPLETION



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 3 will feature multiple workstations, meeting rooms, kitchen, lounge, call rooms, and boardroom, set for Q4 2025 completion. Located on one of North America's coolest streets, M2 offers countless unique food and shopping options within a short walking distance.

AREA	Level 3 - 10,486 SF
AVAILABLE	Q4 2025 Completion
ASKING BASE RENT	Contact Listing Agents
ADDITIONAL RENT	\$22.74 PSF (2025 Est.)
CEILING HEIGHT	Level 3 - 12.5'
PARKING	1 underground stall per 950 SF, at market rates

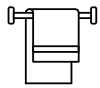
BUILDING AMENITIES



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



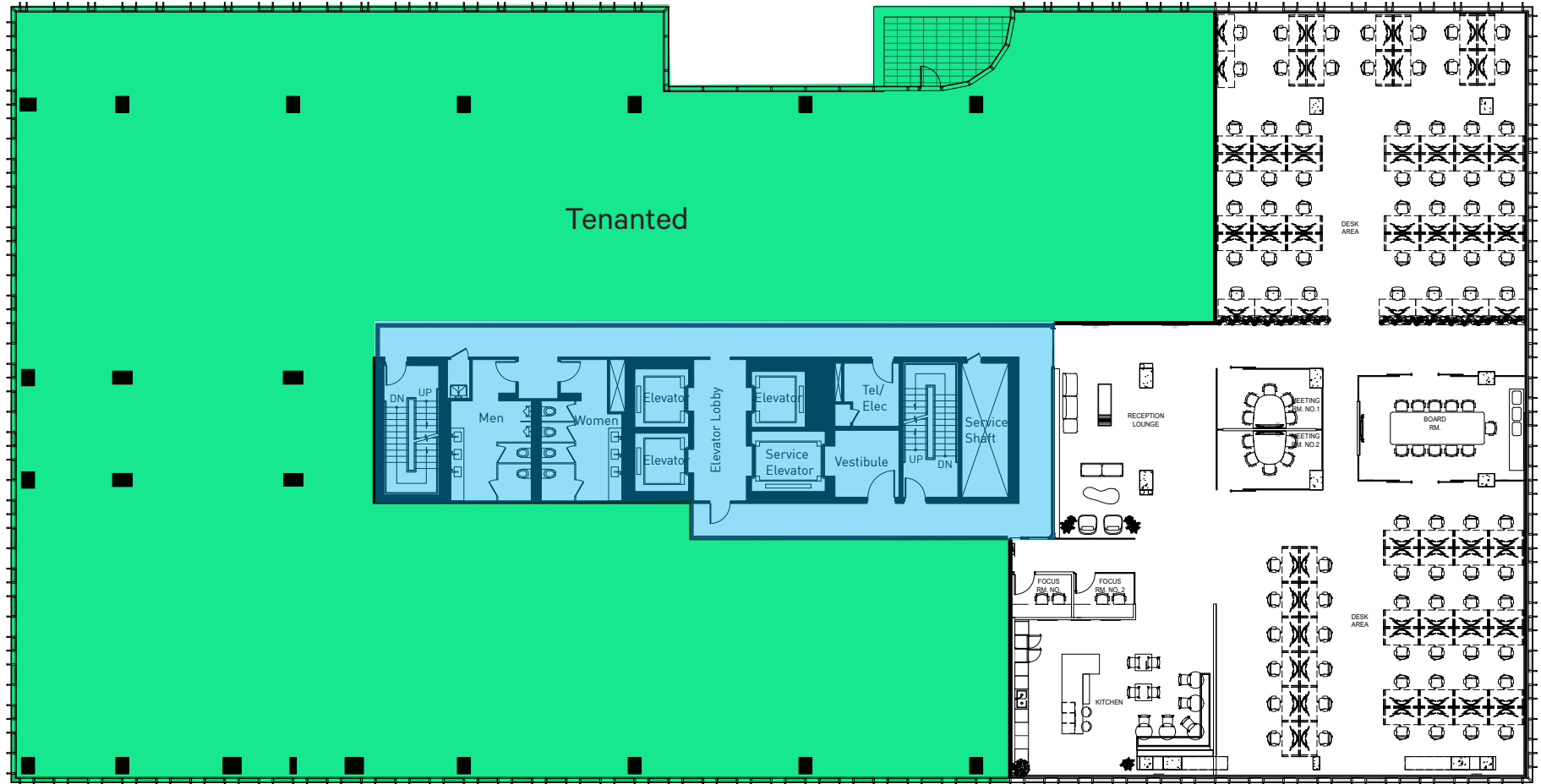
Projecting LEED Gold Certification



FLOOR PLAN

LEVEL 3

Area: **10,486 SF** 12.5' Ceiling Height

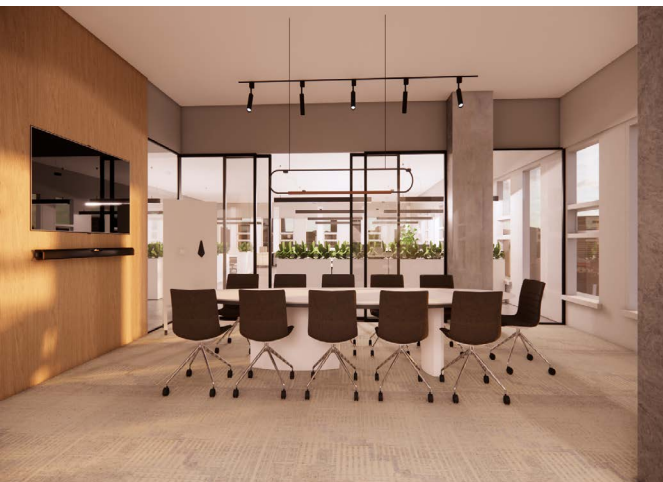
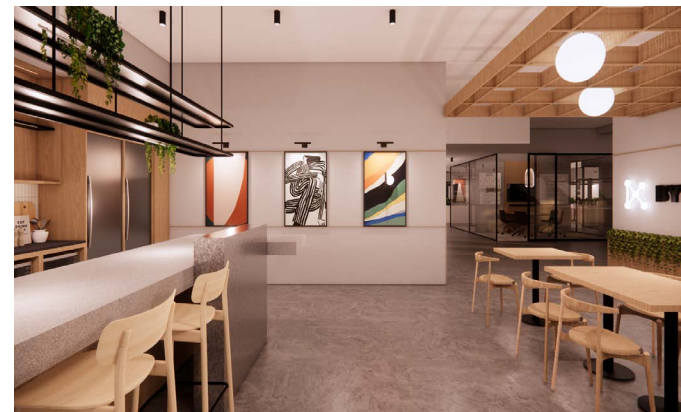
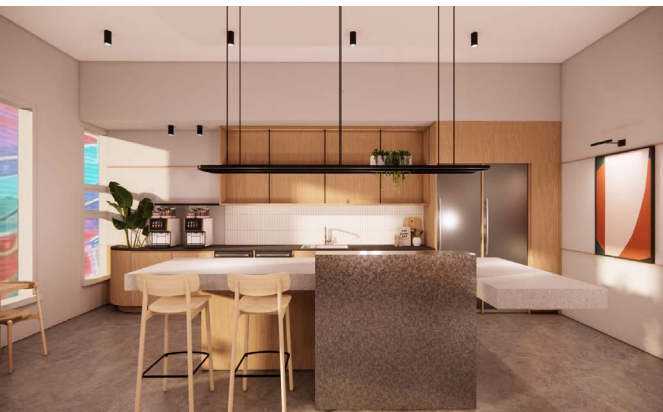


Potential Furniture Layout (furniture not provided)

- 85 individual workstations
- 2 meeting rooms
- Boardroom
- Large kitchen
- 2 call rooms
- Reception lounge

*All rentable areas are estimates and subject to remeasurement.

LEVEL 3 SHOW SUITE RENDERINGS - COMPLETION Q4 2025



*The renderings depicted represent intended aesthetics of the space.

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