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**AVISON
YOUNG**



1965 | MAIN STREET VANCOUVER, BC

Partnership. Performance.

FOR LEASE

Up to 6,528 sf of light industrial space in highly desirable Mount Pleasant

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Location

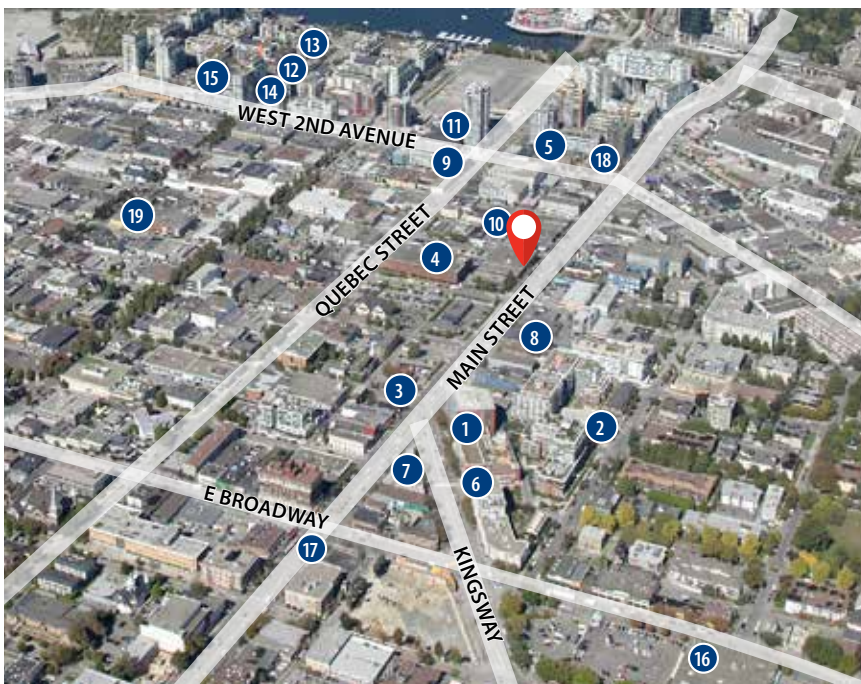
The building is located on the west side of Main Street between 3rd Avenue and 4th Avenue in Vancouver's Mount Pleasant neighbourhood. Mount Pleasant is home to a variety of thriving businesses and amenities including Hootsuite, Thunderbird Films, Brassneck Brewery, The Whip, Café Nuba, Terra Breads, and the future Mountain Equipment Co-op (MEC). This stretch of Main Street is expected to see a handful of new mixed-use developments in the coming years from developers such as Chard, Cressey, and PortLiving, bringing additional vibrancy and activity to the area.

Zoning

IC-2 (Industrial) which allows for a variety of artistic, manufacturing, retail, wholesale, and service-based businesses.

Premise Features

- ✓ Demisable
- ✓ Prominent signage opportunity
- ✓ Improved offices and studio space
- ✓ Flexible zoning
- ✓ Professionally managed
- ✓ High ceilings



Points of Interest

1	Vancouver Public Library	8	Brassneck Brewery	15	Flying Pig
2	Main Street Brewing Co.	9	Ernest Ice Cream	16	Kingsgate Mall
3	Sarah McLachlan School of Music	10	Café Nuba	17	Bean Around The World
4	Hootsuite	11	Steel Toad	18	Shell Gas Station
5	MEC Relocation	12	Urban Fare	19	Terra Breads
6	Mt. Pleasant Community Centre	13	London Drugs		
7	Gene Coffee Bar	14	CRAFT Beer Market		



Property Details

Address

1965 Main Street

Area

6,528 sf (demisable)

Available

Immediately

Asking Rate

Contact listing agents

Additional Rent

\$7.50 psf, per annum excluding utilities

Parking

1 reserved stall available at \$125 per month

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