

FOR SUBLEASE

425 WEST 6TH AVENUE

**+ RARE FULL 4TH FLOOR – 26,045 SF
+ PREMIER MT. PLEASANT LOCATION**



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THE HIGH
TECHNOLOGY
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CBRE

UNPARALLED ACCESS AND AMENITIES

AT THE INTERSECTION OF CAMBIE CORRIDOR, MOUNT PLEASANT AND OLYMPIC VILLAGE

Built in 2021, 425 West 6th Avenue is Mt Pleasant's newest office building. Located on the corner of W 6th Avenue and Yukon St. One block from Cambie St, 3 blocks from W Broadway, and connected to Mt Pleasant, gives this location an unparalleled ease of access. Transit connectivity is a breeze, being steps to the Canada Line (Olympic Village and Broadway-City Hall Stations), including the future Skytrain Extension. The neighbourhood shops, restaurants, and amenities offer a wide range of options, including the new Altea Gym located in the building.





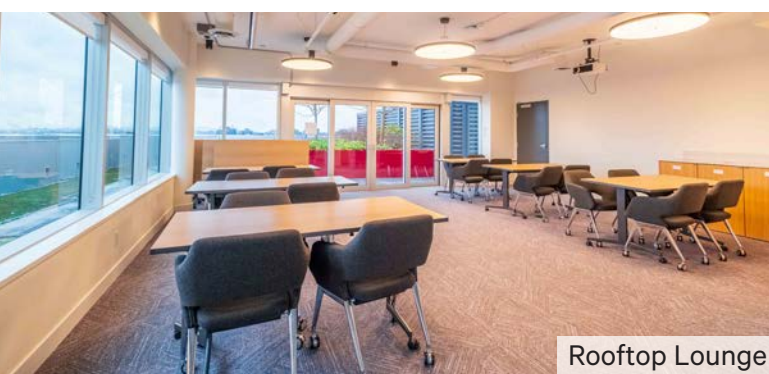
Rooftop Patio



Rooftop Lounge



Mobi Bike Share



Rooftop Lounge



Rooftop Fitness Centre



Rooftop Patio

BUILDING AMENITIES



Common Rooftop Patio

Rooftop patio with first class furnishings and landscaping. Two common BBQs for use by tenants



Rooftop Fitness Centre

State-of-the-art indoor fitness centre to workout and achieve your health and fitness goals



Rooftop Lounge

Indoor lounge complete with server/kitchenette and adjustable furniture for various events or meetings



Bike Storage & Onsite Bike Share

158 bike storage units available
Mobi bike sharing facility onsite



Underground Parking

6 levels of underground parking available
Ratio of 1 stall per 750 SF



Building Certified

LEED Gold Certified Building



End Of Trip Facilities

6 women's and 6 men's showers + lockers



Dog-Friendly Building

Bring your pet to work!



Altea Private Gym

Altea private gym located on the ground floor

4TH FLOOR

RENTABLE AREA

3,630 SF - 26,045 SF

KEY FEATURES

- Newly constructed in 2021
- Built to a high-end modern finish
- Unique large floorplate
- Mix of open areas, offices, private meeting rooms, and call rooms
- State-of-the art technology and connectivity
- Large windows, with great views and natural light
- Furniture Negotiable

ASKING RENT

Contact Listing Agents

ADDITIONAL RENT

\$14.66 (2025 Est.)

PARKING

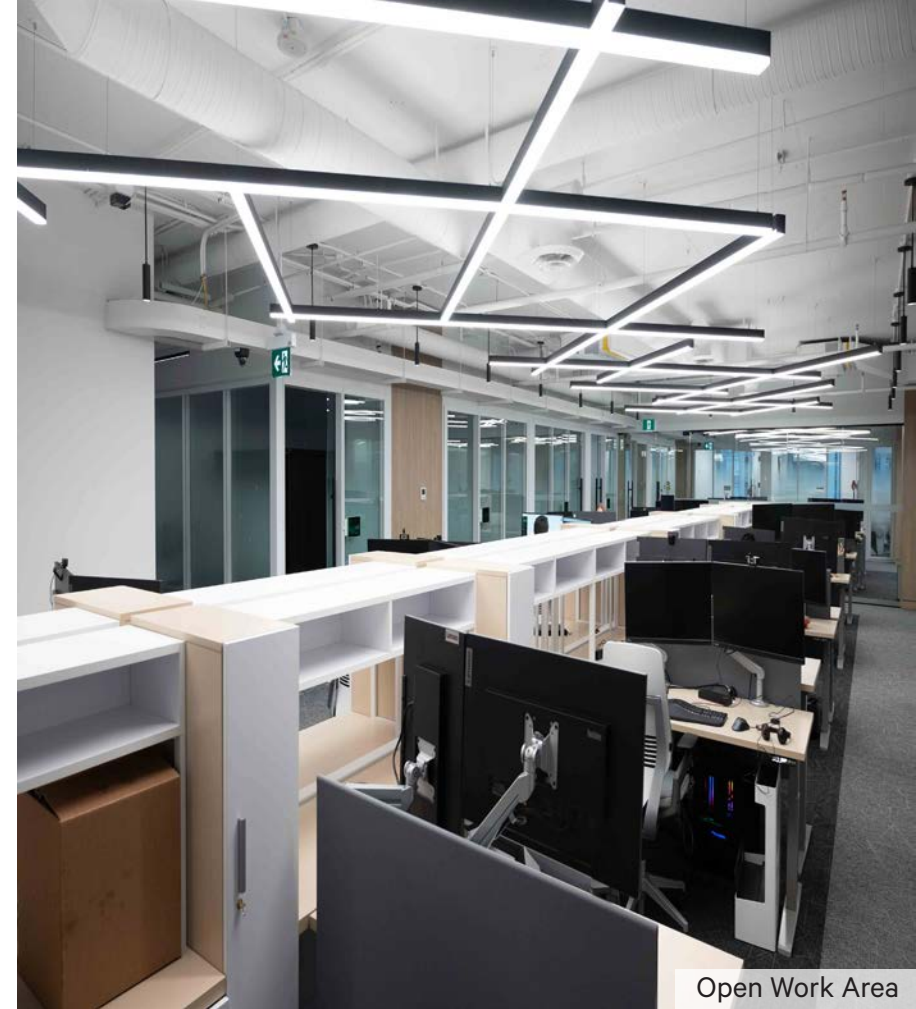
6 levels of underground parking (1 stall per 750 SF)

AVAILABILITY

Immediately

LEASE EXPIRY

July 31, 2032



Open Work Area



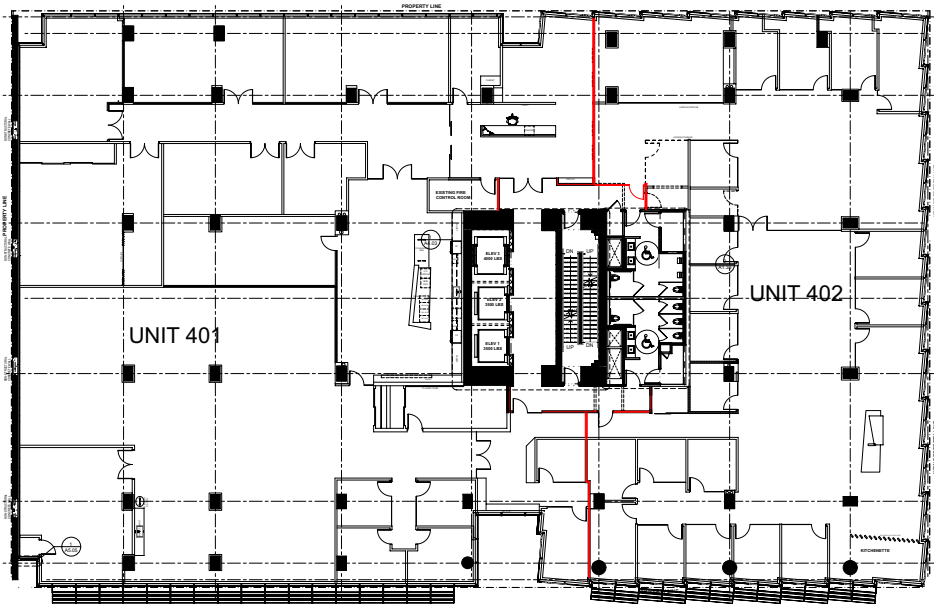
Reception



Boardroom

4TH FLOOR DEMISING OPTIONS

OPTION 1: TWO SUITES



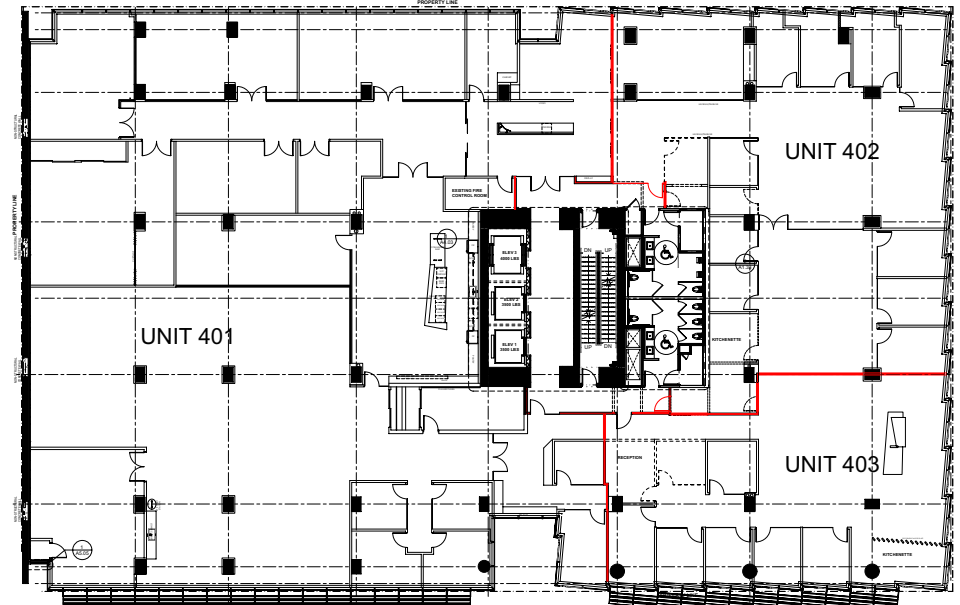
Unit 401 16,530 SF

- Reception
- Large kitchen/lounge
- 4 Offices
- Multiple meeting rooms
- Large open areas

Unit 402 9,515 SF

- 2 call rooms
- 15 Offices
- 4 Meeting rooms
- 1 Boardroom
- Large open area

OPTION 2: THREE SUITES



Unit 401 16,530 SF

- Reception
- Large kitchen/lounge
- 4 Offices
- Multiple meeting rooms
- Large open areas

Unit 402 5,885 SF

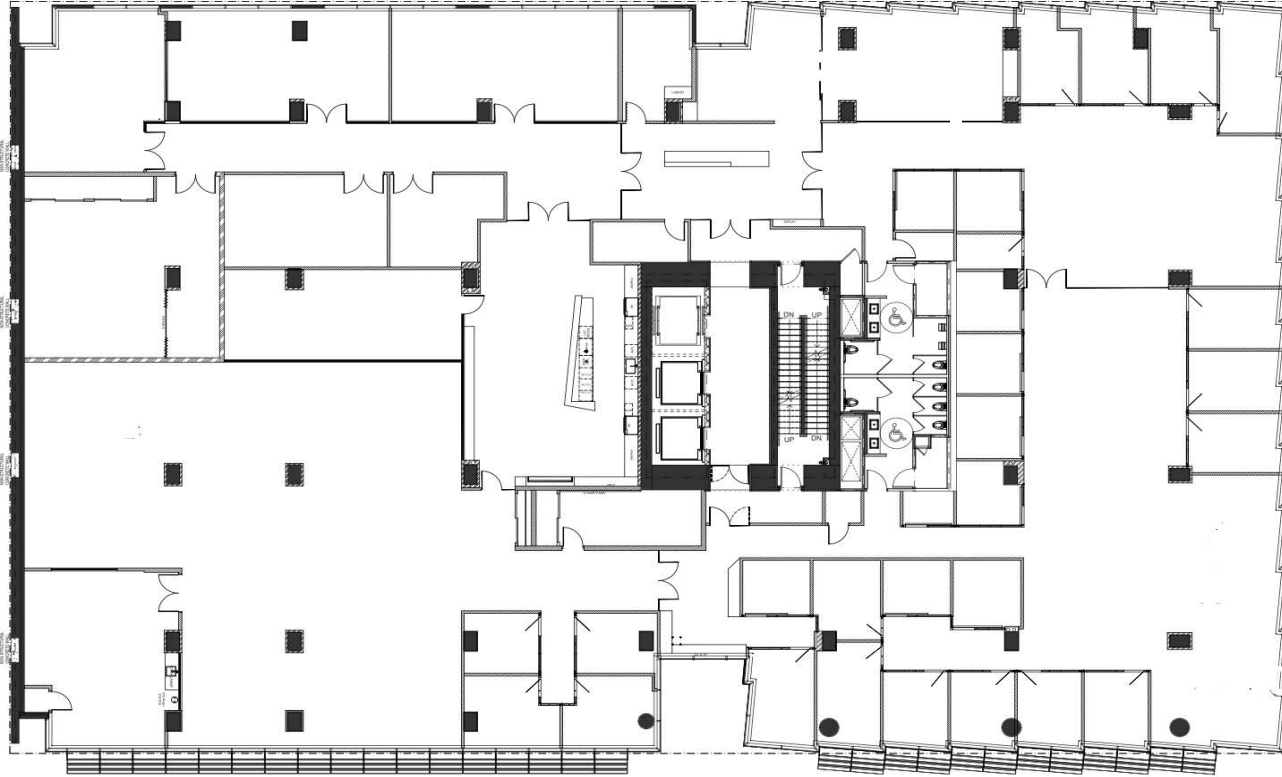
- 1 Boardroom
- 3 Meeting rooms
- 1 Call room
- 8 Offices
- Large open area

Unit 403 3,630 SF

- 5 Offices
- 1 Meeting room
- Large open area

4TH FLOOR PLAN

26,045 SF



FOURTH FLOOR FEATURES

- 25 Offices
- 2 Meeting Rooms
- 7 Enclosed Work Areas
- Boardroom
- Call Rooms
- Large Open Area
- Current Plan Includes Open Work Stations
- Large Kitchen and Lounge Area

Floorplan is not to scale

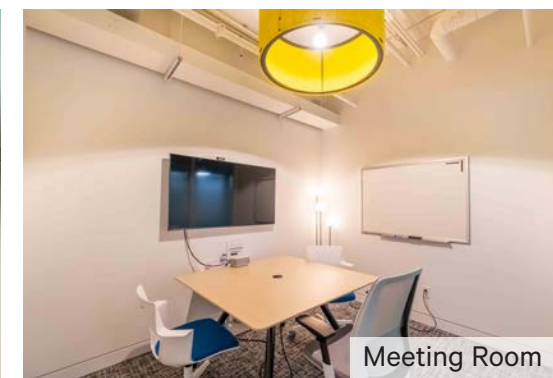
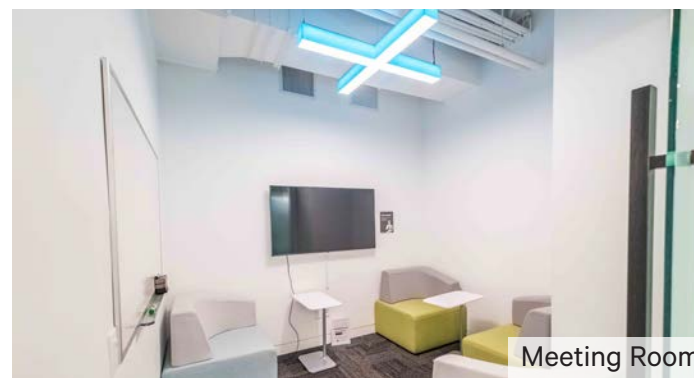
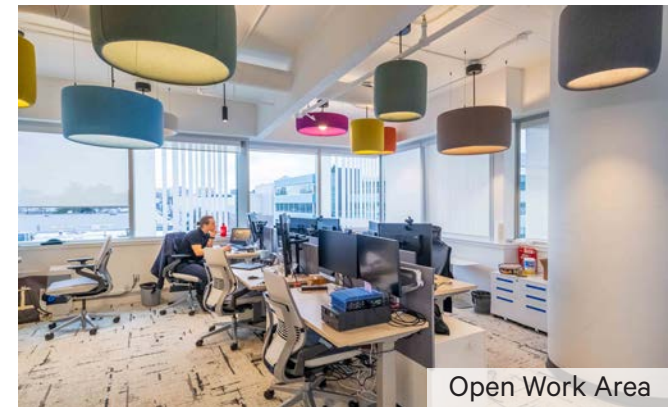


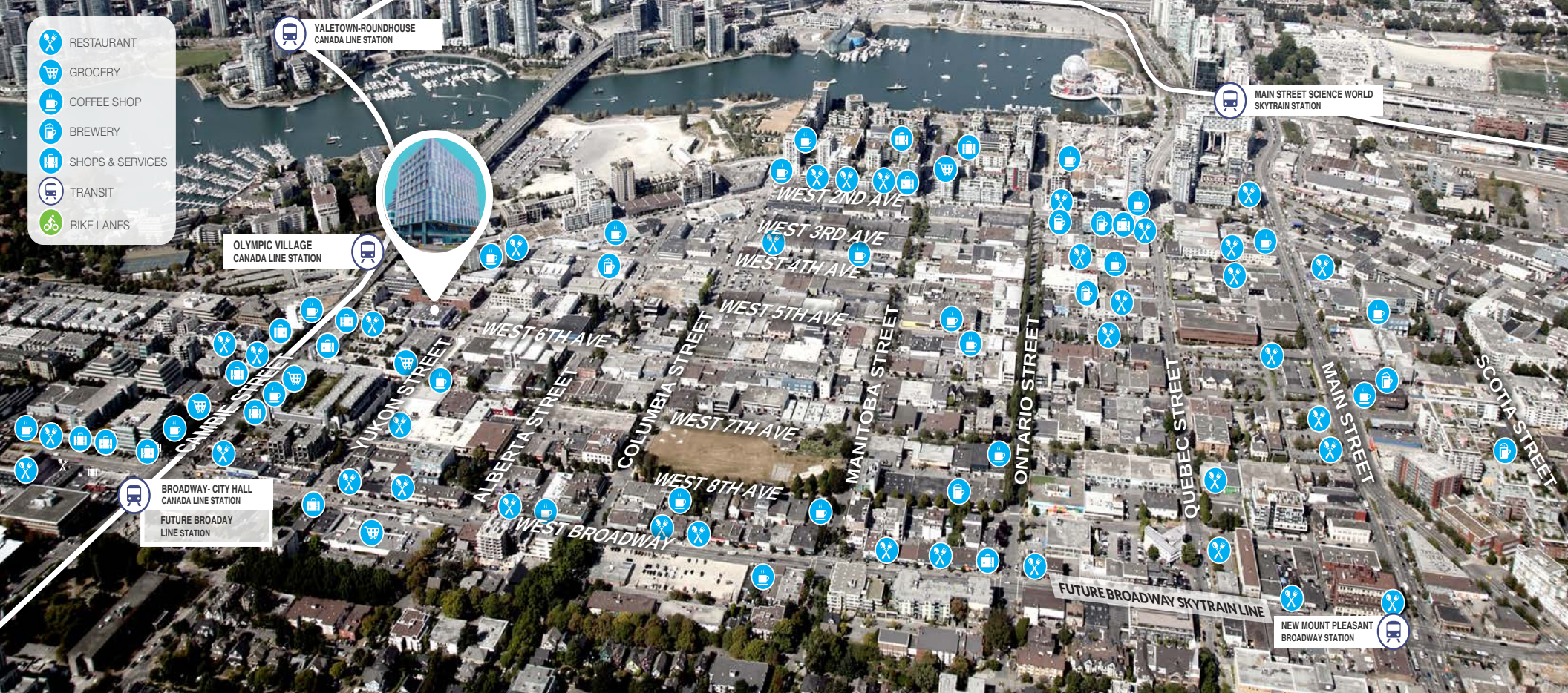
Kitchen



Meeting Room

4TH FLOOR





TRANSIT & AMENITIES

425 West 6th Avenue is located in the heart of Mount Pleasant and truly a 'Walker's Paradise' with a Walk Score of 96. This location provides quick proximity to both the Canada Line Olympic Village and Broadway-City Hall Stations, nearby shops, restaurants, breweries, grocery stores, and Vancouver's City Hall.

Once completed, the Broadway Line will connect with the Canada Line at Broadway-City Hall station providing connectivity to both lines.

This location is also a biker's paradise as it is located on the Yukon Street bike path and features an on-site Mobi bike share facility and ample bike storage.



5 mins

To Olympic Village & Broadway Canada Line



5 mins

To Downtown Vancouver



5 mins

To Seawall

TOTAL NEARBY AMENITIES



186+

Retail & Services



26+

Cafés



76+

Restaurants



11+

Bars & Pubs

CONTACT



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