



24 East 4th Avenue
Vancouver, BC

Opportunity

Opportunity to lease half to a full floor of second level office space in the prime Mount Pleasant neighbourhood with signage opportunities. Walking distance to numerous restaurants, cafés, breweries. Transit-friendly and close to more amenities along Main Street and West Broadway.

John Freyvogel

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NAI Commercial

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Location

Excellent Mount Pleasant location, only 2 ½ blocks to vibrant Main Street and minutes to both Olympic Village and the Broadway Corridor. Restaurants, cafes, breweries, shops, and transit are all within the immediate vicinity.

Unit Description

2nd level north facing unit with four private offices, private M/F washrooms (shower in M), kitchenette/lunchroom, boardroom, and open plan work areas. Good amount of natural light. There are up to 7 reserved parking stalls located at the rear of the building. Landlord will consider demising options.

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Property Details

Size

3,500 SF

Lease Rate

\$28.00/SF

Additional Rent (2026 est.)

\$15.20/SF

Availability

November 1, 2026

Parking

7 stalls at \$135 per stall per month plus taxes

Zoning

I-1



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2nd Floor, 24 East 4th Avenue, Vancouver, BC

Approximately 3,500 SF

