

FOR LEASE

15 WEST 6TH AVENUE

VANCOUVER, BC

4,472 SF OF GROUND AND SECOND FLOOR
LIGHT INDUSTRIAL SPACE IN MOUNT PLEASANT



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PROPERTY HIGHLIGHTS



OPPORTUNITY

Located in the heart of the highly sought after Mount Pleasant neighbourhood, 15 West 6th Avenue offers a rare opportunity to lease ground floor production warehouse, and second floor office space, with North Shore mountain and city views. The main floor of the property offers large open concept production and warehouse space with high exposed ceilings, one private office, and 800 sf of second floor office space built out with a kitchenette and large private office. Direct dock loading access at the front of the building services the premises. Abundant amenities are steps away, offering residents and staff experiences ranging from the day-to-day to the exceptional. Start your day with an artisan coffee in the morning and a flight of world-class beer in the afternoon. The Olympic Village SkyTrain Station and future Main Street Broadway Line stations are a short walk from the property providing excellent transit accessibility.

AVAILABLE SPACE

Main Warehouse	3,670 SF
2nd Floor Office	802 SF
Total	4,472 SF

PARKING

Two (2) surface parking stalls at \$150.00 per stall / month + applicable taxes + exclusive front loading bay

BASIC RENT

Please contact listing agents

TAXES & OPERATING COSTS

\$8.50 PSF, per annum (2026 estimate)

ZONING

I-1 Light Industrial

AVAILABLE

June 1, 2026

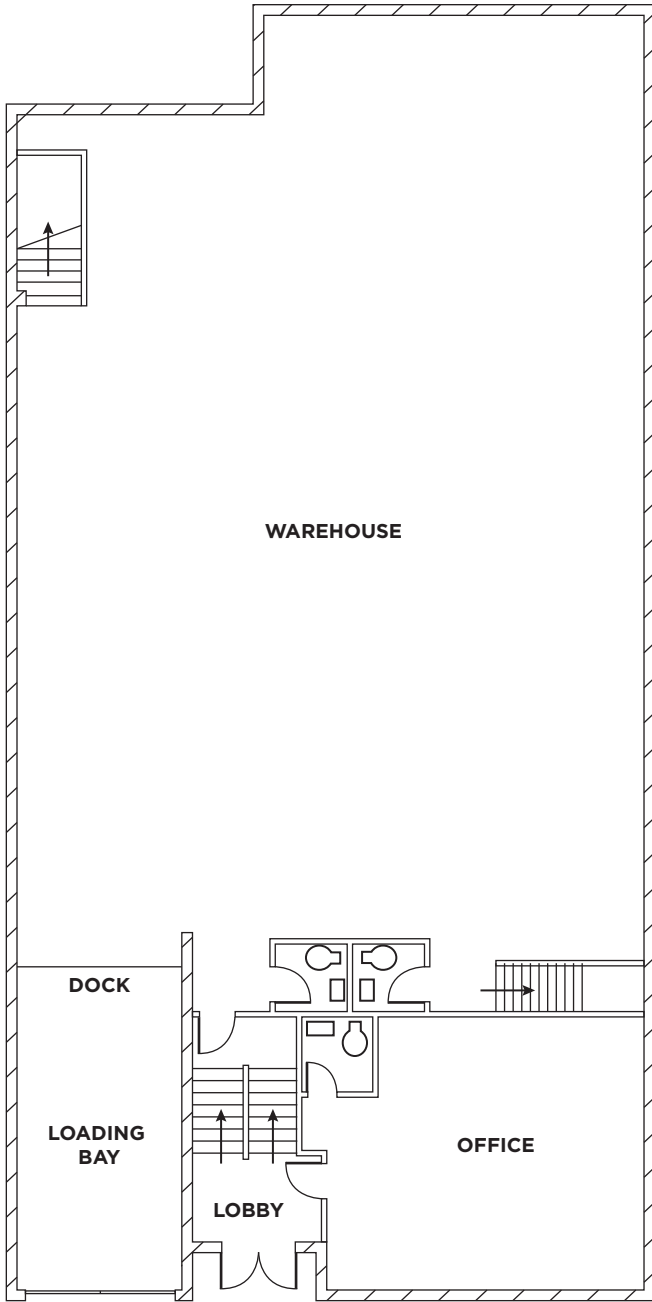
OPPORTUNITY HIGHLIGHTS

- Rare ground floor production warehouse space with second floor ancillary office in the center of Mount Pleasant
- High exposure on West 6th Avenue with excellent branding and signage opportunities
- Main floor includes large open production warehouse space, with significant natural light, and one private office by entryway
- 13' ceilings throughout warehouse
- 800 SF of second floor office space with kitchenette/ lounge area, and large private office
- Direct dock loading into premises from West 6th Avenue
- Power: 3-phase power, 200 amps

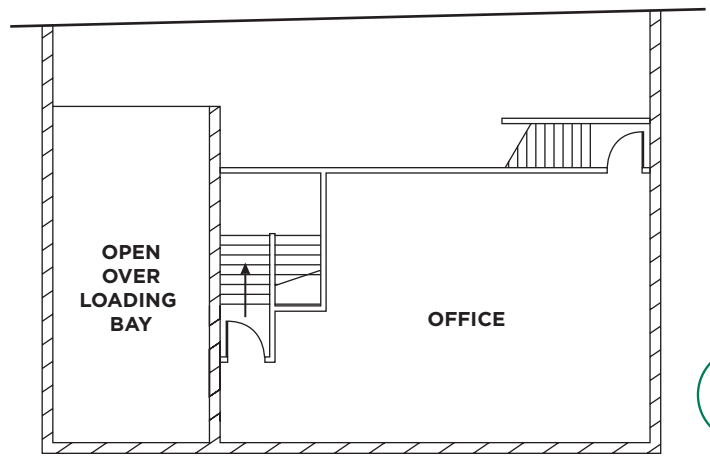


FLOOR PLAN

MAIN WAREHOUSE

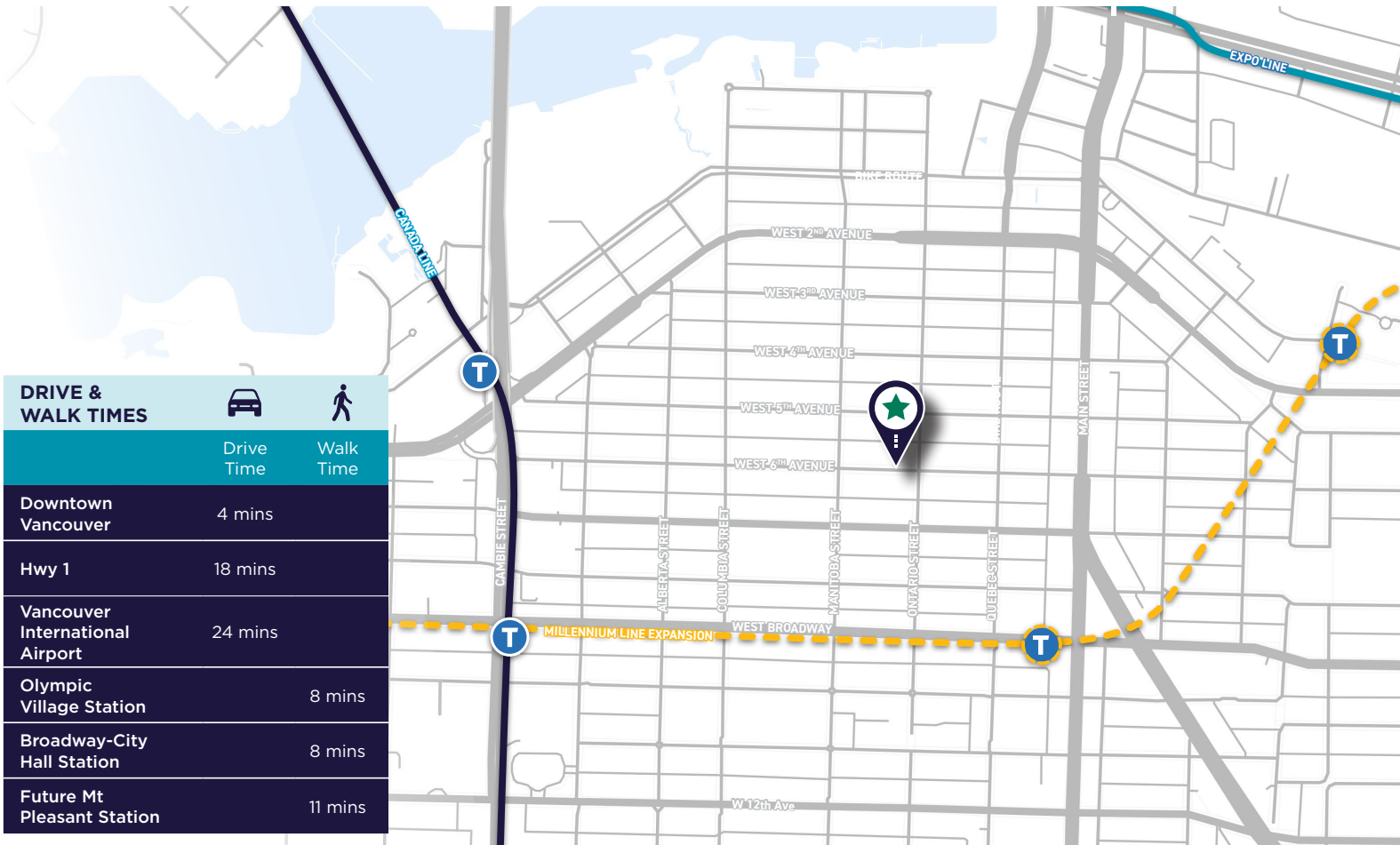


2ND FLOOR OFFICE



West 6th Avenue

I-1 Industrial The purpose of this zoning is to permit light industrial uses, including advanced technology industry and industry with a significant amount of research and development activity, that are generally compatible with one another and with adjoining residential or commercial districts. Commercial uses, including office and retail uses, which are compatible with or complementary to light industrial uses, are also permitted, subject to the limitations of the zoning schedule. Click [here](#) to view the zoning information from the City of Vancouver.



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TRANSIT SCORE
 RIDER'S PARADISE



92
BIKE SCORE
 BIKER'S PARADISE



94
WALK SCORE
 WALKER'S PARADISE

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