

FOR SUBLEASE

RETAIL SHOWROOM / OFFICE SPACE
LOCATED IN MOUNT PLEASANT

APPROVED FOR AUTOMOTIVE SALES - IMPROVED & MOVE-IN-READY



102 EAST 1ST AVENUE, VANCOUVER

CBRE



PRIME FALSE CREEK RETAIL OPPORTUNITY

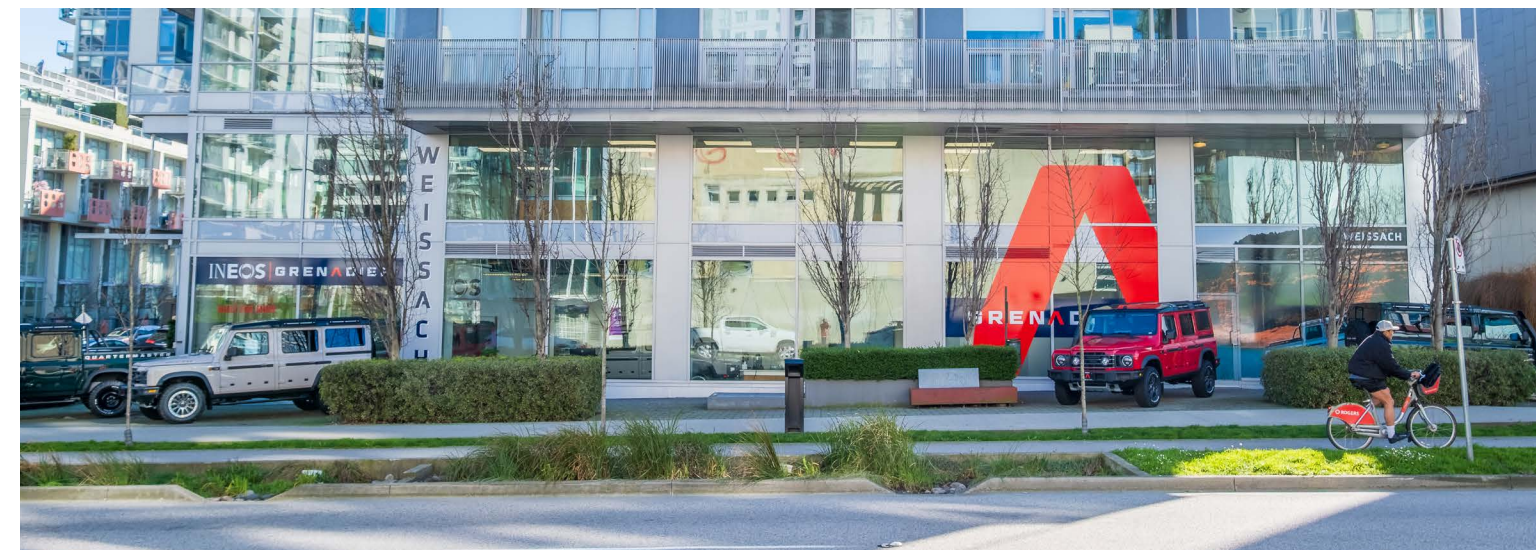
Opportunity to sublease unique commercial space comprising retail/showroom and office space in False Creek's bold and contemporary Meccanica building located along high-visibility Quebec Street at East 1st Avenue.

This 5,513 SF ground floor unit is exceptionally well-positioned to accommodate a wide range of showroom/commercial uses, featuring vaulted ceilings with open ductwork, polished concrete floors, designer lighting, grade level loading, inventory/storage, as well as mezzanine office space. The premises is also approved for automotive sales and is fully improved and ready for occupancy.

Subject to City of Vancouver Planning Department confirmation, noted commercial uses under CD-1 (522) include:

- + Institutional Uses
- + Office Uses
- + Cultural and Recreational Uses
- + Retail Uses
- + Manufacturing Uses
- + Services Uses

Interim uses not listed above, subject to planning approval, shall have a time limit of three years.



THE DETAILS

AREA

P1	1,737 SF
Ground	3,113 SF
Mezzanine	2,400 SF
Total	7,250 SF

PARKING/STORAGE

4 stalls

ADDITIONAL RENT

\$13.23 PSF (estimate) + 4% net rent management fee

NET RENT

Contact agents

ZONING

CD-1 (552)

LEASE TERM

Contact agents

FEATURES



Excellent exposure onto East 1st Avenue and Quebec Street

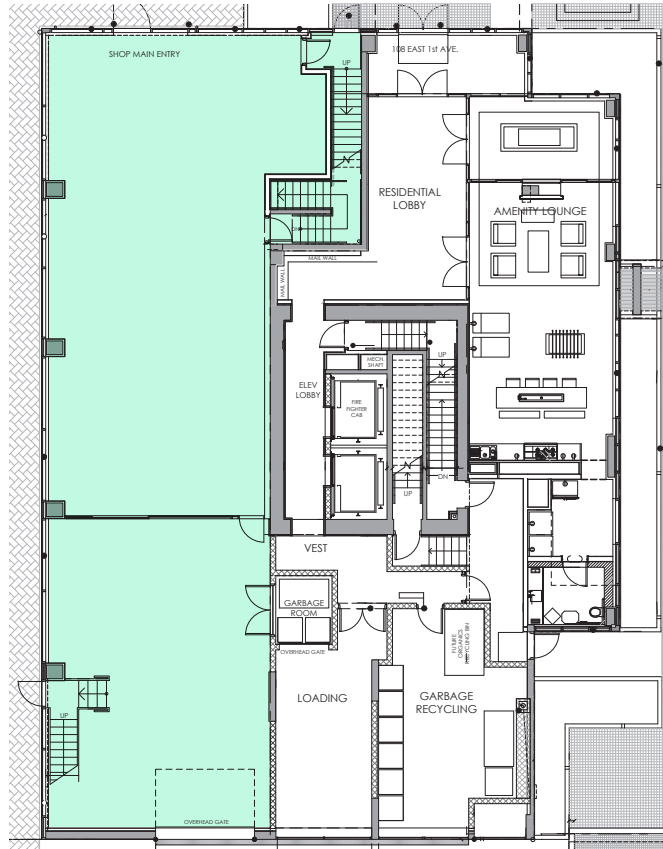


Rear, grade level loading with large sliding track doors

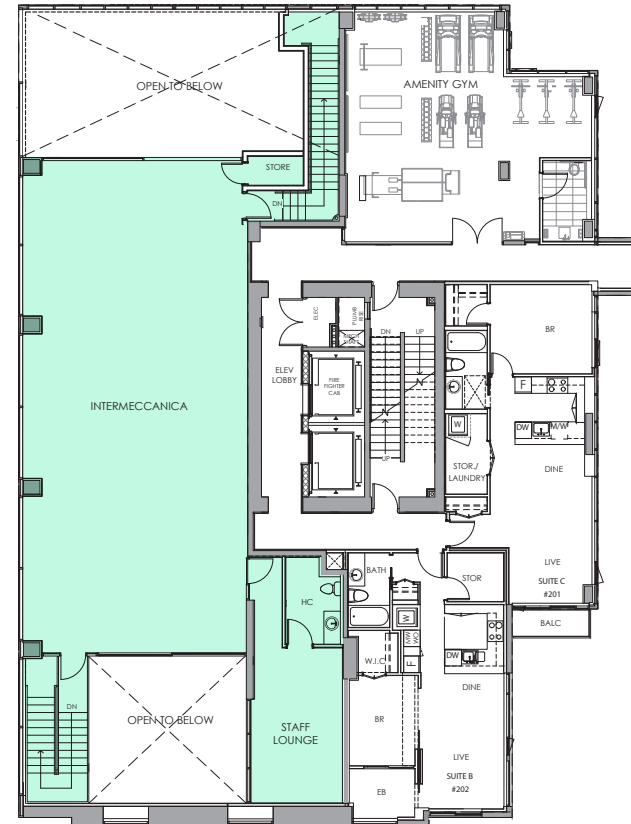


Floor to ceiling glazing providing ample natural light

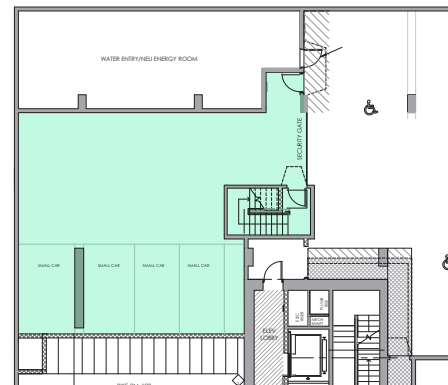
MAIN FLOOR
3,113 SF



MEZZANINE
2,400 SF

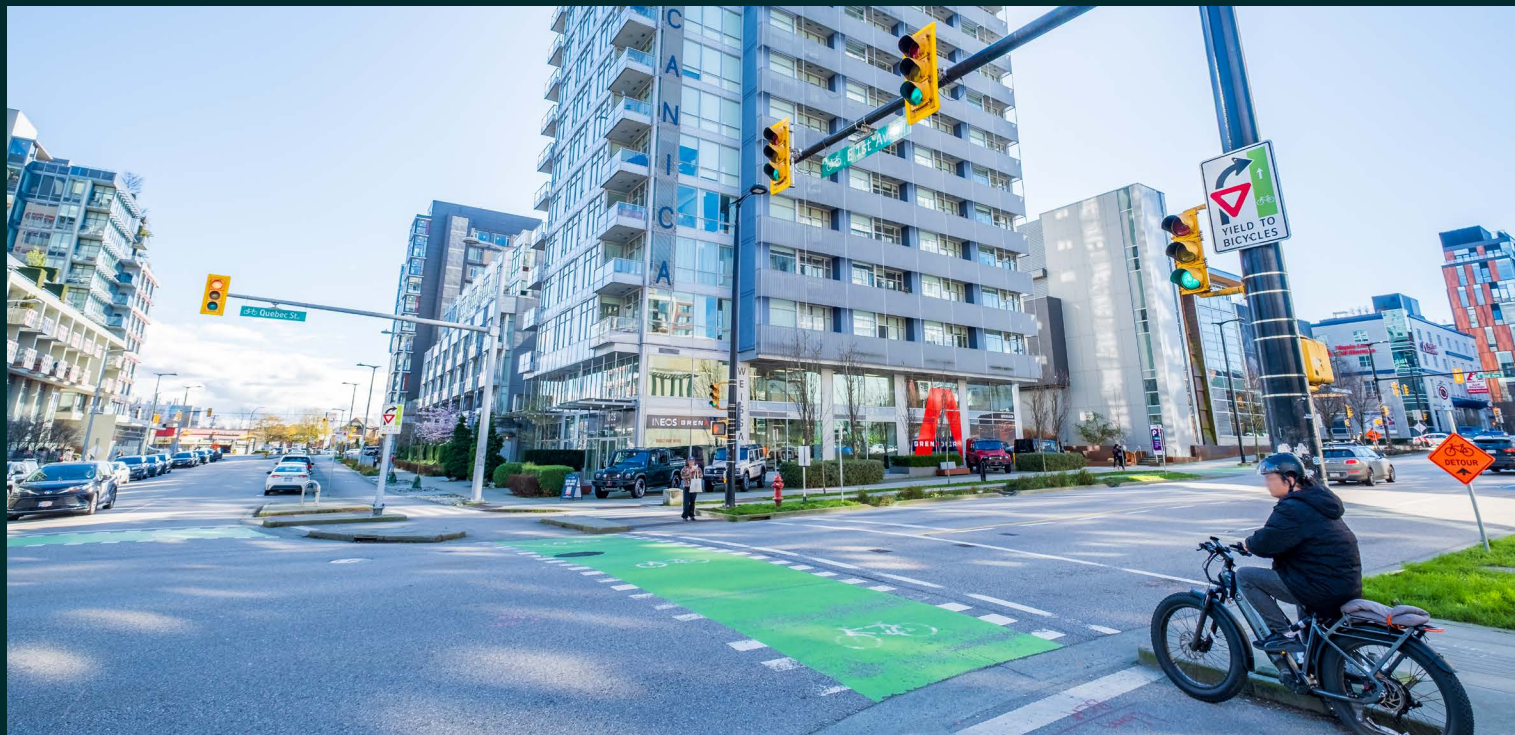


BASEMENT/PARKING
1,737 SF



UNIT LAYOUT

Floor plan not to scale. Subject to verification.
Space may not be delivered as-built.



THE LOCATION

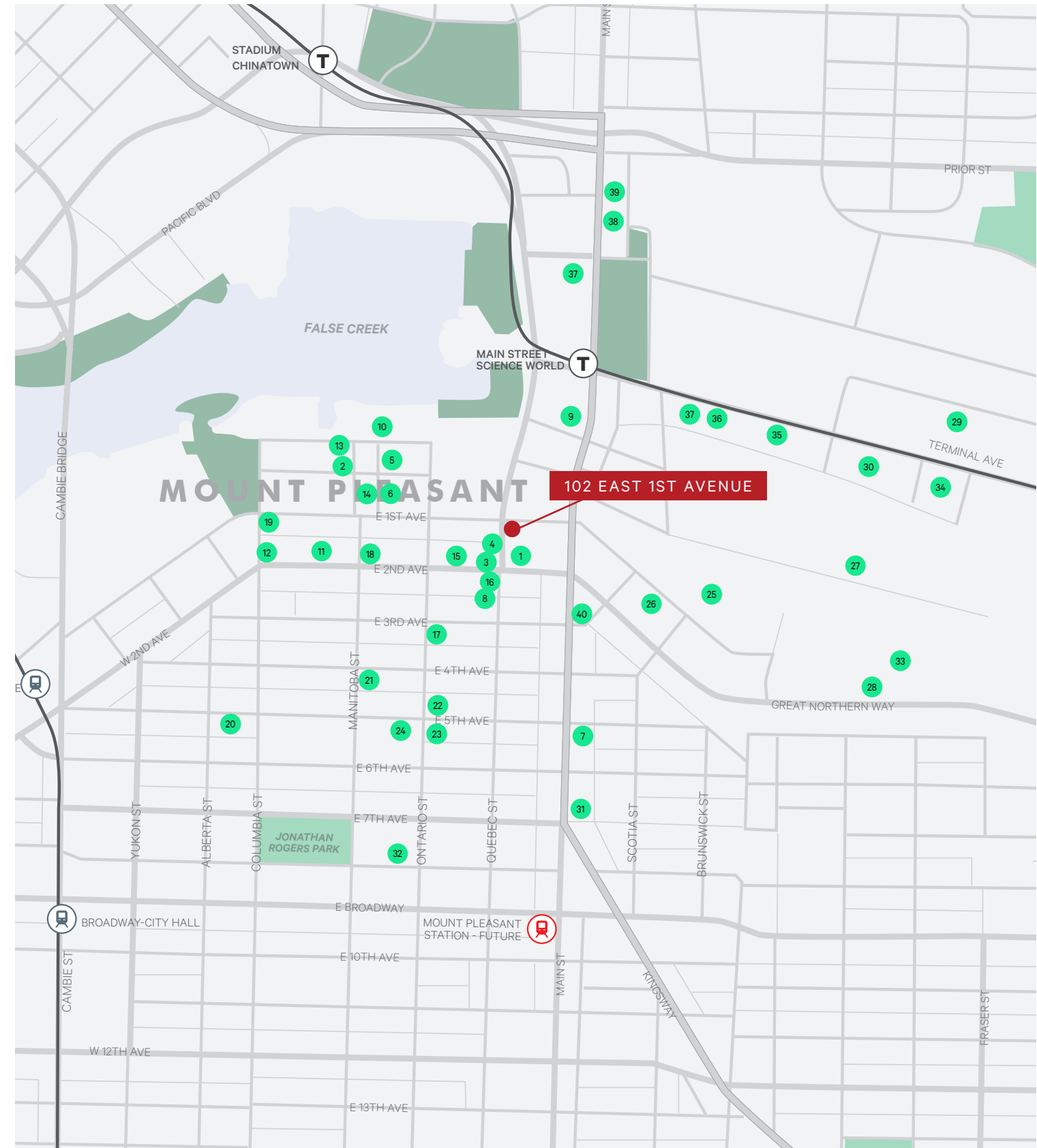
102 East 1st Avenue is centrally located at the crossroads of Vancouver’s Mount Pleasant and False Creek Flats neighbourhoods, an area that continues to evolve as one of the city’s most dynamic employment and innovation hubs. Positioned just east of Main Street and minutes from Olympic Village, the property is surrounded by a diverse mix of creative, technology, light industrial, and service-oriented businesses, as well as a growing residential population. The area is known for its vibrant, entrepreneurial character, complemented by an abundance of popular restaurants, cafes, breweries, and neighbourhood amenities along Main Street and throughout Mount Pleasant.



AREA TENANTS

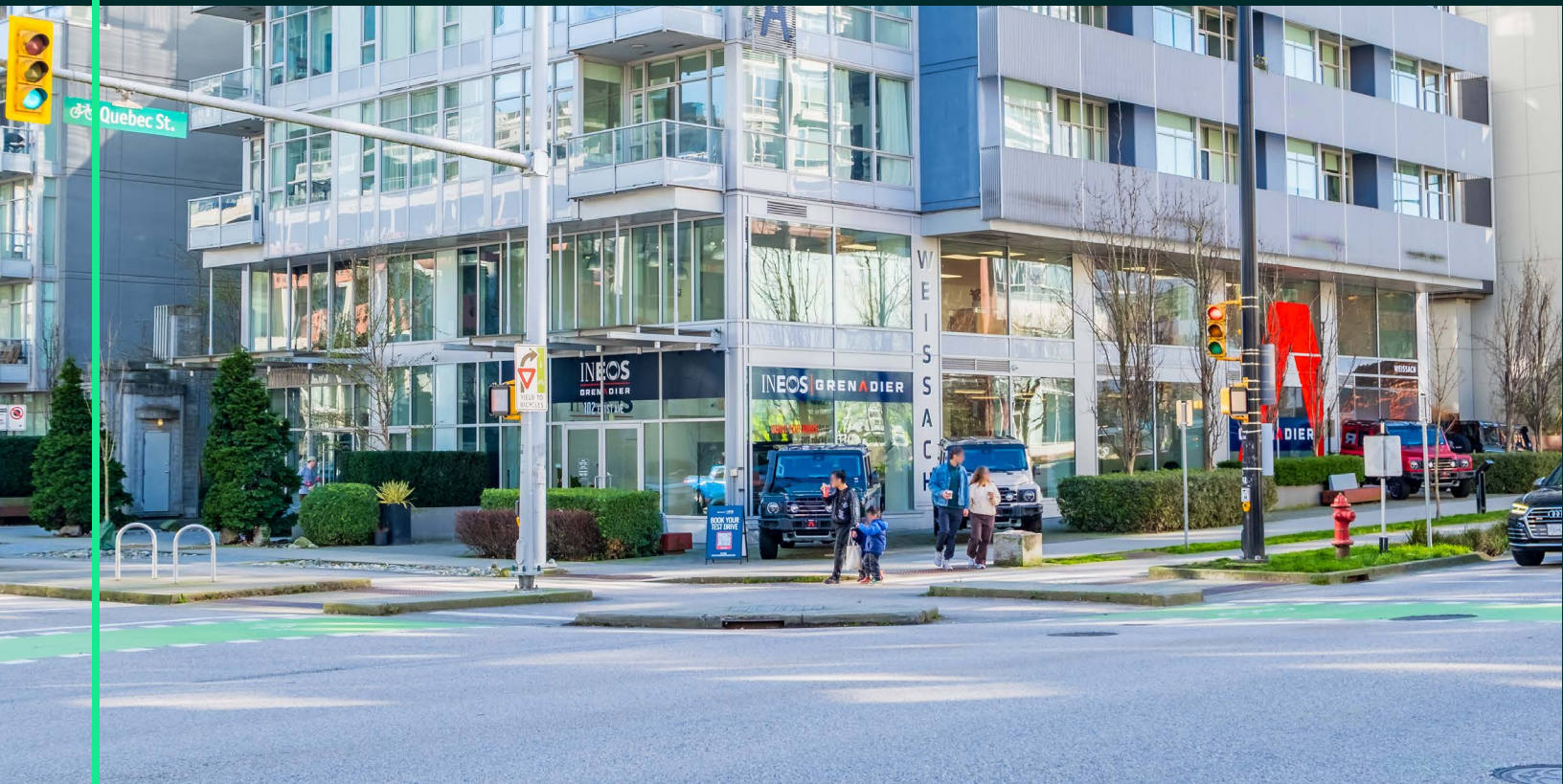
- | | | |
|---------------------------------|------------------------------|--|
| 1 Mountain Equipment Coop | 16 Glory Juice Co | 31 Como Taperia |
| 2 Legacy Liquor Store | 17 Body Energy Club | 32 33 Acres Brewing Company |
| 3 Starbucks | 18 Pure Nail Bar | 33 Emily Carr University of Art + Design |
| 4 Tractor Everyday Health Foods | 19 JJ Bean | 34 Porsche Centre |
| 5 London Drugs | 20 Prototype Coffee | 35 Columbia College |
| 6 Save-On-Foods | 21 KOU Studios | 36 Long & McQuade Musical Instruments |
| 7 Elem | 22 Purebread Bakery + Coffee | 37 Subway |
| 8 Earnest Ice Cream | 23 Tacofino Ocho | 38 Bodega on Main |
| 9 McDonald's | 24 The Juice Truck | 39 Torafuku |
| 10 Tap & Barrel | 25 Red Truck Beer Company | 40 The Narrow Lounge |
| 11 Ophelia | 26 CrossFit BC | |
| 12 Nook | 27 The Hive Bouldering Gym | |
| 13 Terra Breads | 28 Nemesis Coffee | |
| 14 CRAFT Beer Market | 29 Regency Lexus & Toyota | |
| 15 BREWHALL | 30 Mercedes-Benz | |

The location benefits from excellent connectivity, with quick access to downtown Vancouver and close proximity to Main Street-Science World and Olympic Village SkyTrain stations. The future Great Northern Way-Emily Carr station and the new St. Paul’s Hospital further enhance the area’s long-term appeal and accessibility.



FOR SUBLEASE

102 EAST 1ST AVENUE, VANCOUVER



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