

112 & 116 WEST 2ND AVENUE, VANCOUVER

# 2,349 - 5,167 SF Modern Commercial Space for Lease

Located in Mount Pleasant,  
directly adjacent Olympic Village  
and minutes from Main Street,  
surrounded by restaurants,  
shopping, amenities and transit.

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**Colliers**



Main Street SkyTrain Station

Main Street

Olympic Village

Maitoba Street



West 2nd Avenue

# Opportunity Highlights

Lease a professionally owned and managed, modern commercial space minutes from Olympic Village, Main Street and False Creek.



2,818 and 2,349 SF. Each unit includes showroom, warehouse & mezzanine



Premium exposure and signage opportunities on West 2nd Ave



Walking distance to multiple transit options



Excellent proximity to restaurants, shopping and other amenities



Close to the False Creek Seawall and other outdoor space

# Property Features

## Location Details

The property is located on the south side of West 2nd Avenue, between Manitoba Street and Columbia Street, in the Olympic Village and Mount Pleasant area of Vancouver. Main Street is 3 blocks east, offering extensive amenities, services, and transit options including 2 SkyTrain stations. The Main Street-Science World Station is a 10-minute walk and the False Creek Seawall is 5 minutes north.

## Zoning

I-1 Industrial, allowing extensive uses including light industrial, technology, R&D, commercial and related office uses.

## 112 W 2nd Ave Building Area Breakdown

Ground Floor	2,223 SF
<u>Mezzanine</u>	<u>595 SF</u>
<b>Total</b>	<b>2,818 SF</b>

## 116 W 2nd Ave Building Area Breakdown

Ground Floor	1,754 SF
<u>Mezzanine</u>	<u>595 SF</u>
<b>Total</b>	<b>2,349 SF</b>

\* Units can be leased together for up to 5,167 SF

## Features

- Modern, creative industrial/office space
- 21' clear ceilings in warehouse with 10' clear under mezzanine area
- Grade loading
- Gas fired heating, fully sprinklered
- Extensive glazing from floor to ceiling
- Washroom on main floor
- Dedicated parking at rear

## Additional Rent

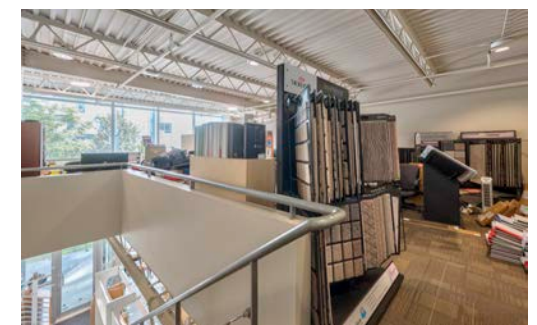
\$16.00 per SF (2025 estimate) + management fee

## Asking Lease Rate

\$32.00 per SF, net

## Available

Please contact the listing agents



The Colliers logo consists of the word "Colliers" in a white serif font, centered within a dark blue rounded rectangle. Below the text is a horizontal bar with a yellow-to-red gradient.A wide-angle street view of a commercial district in Vancouver. The scene shows a multi-lane asphalt road with yellow lane markings. On the right side, there is a modern, two-story glass-fronted building with large windows and a blue awning over the entrance. A white rectangular box highlights a specific section of the building's facade, and a blue rectangular box highlights a smaller section of the same facade. To the right of the glass building is a single-story beige building with a sign that reads "refri REFRIGERATION". In the background, there are more buildings, trees with green and yellowing leaves, and a clear blue sky. A few cars and a pedestrian are visible on the street.

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