

4802 MAIN STREET

MOUNT PLEASANT OFFICE/RETAIL OPPORTUNITY

FOR SUBLEASE



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LOCATION

4802 Main Street is located in vibrant Mount Pleasant, one of Vancouver's most rapidly transitioning neighbourhoods. The area is rich with culture and emerging with new development; with the independent Duke and Vya Living developments completed in 2018, more than 500 new residential strata units are now available in the immediate area. Bustling with independent boutique retailers, trendy restaurants and creative innovators, the South Main (SoMa) district is a strategic location for any emerging business.



FEATURES

- Efficient office/retail space with generous reception area, two private offices, in-suite washroom and additional sink
- Large display windows providing abundant natural light
- Flexible C-2 zoning allows for a variety of potential uses
- Ample surface and underground parking available
- In close proximity to many popular restaurants, cafés, boutiques, and amenities



SIZE:*	775 SF (approx.)
ZONING:	C-2 (Commercial District)
BASIC RENT:	\$35.79 PSFPA
ADDITIONAL RENT:	\$18.40 (2020 est.)
GROSS RENT:	\$3,499/month + GST
AVAILABILITY:	On notice
SUBLEASE EXPIRY:	August 31, 2021 (Longer Term Available)



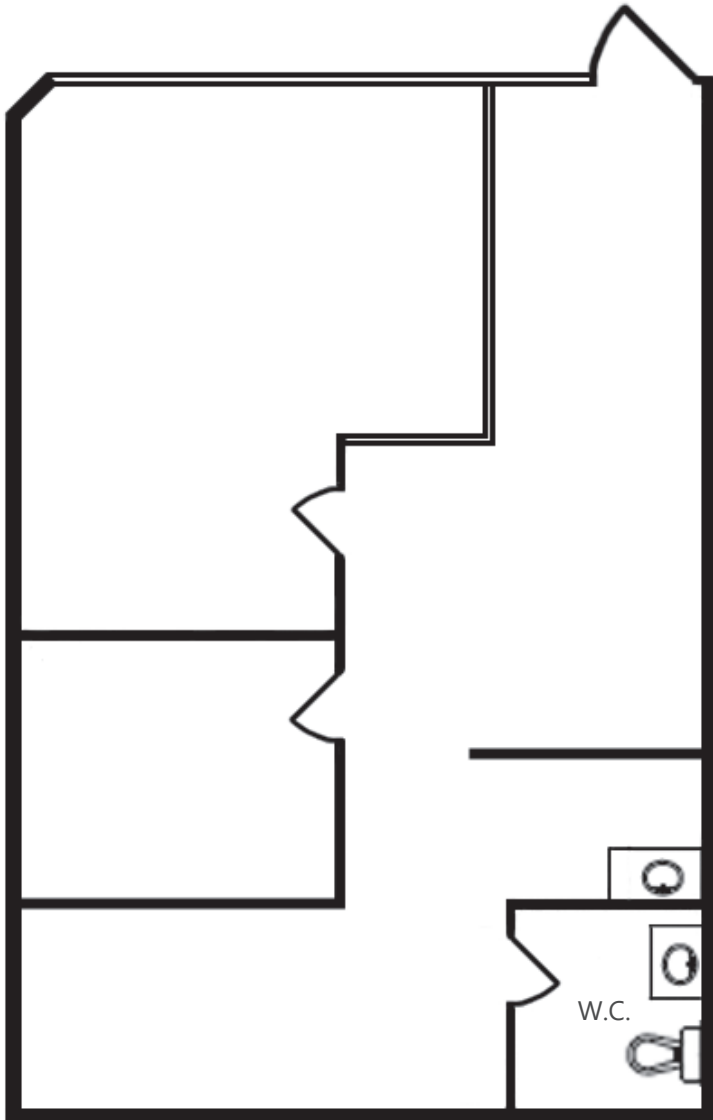
*All sizes are approximate and subject to verification.

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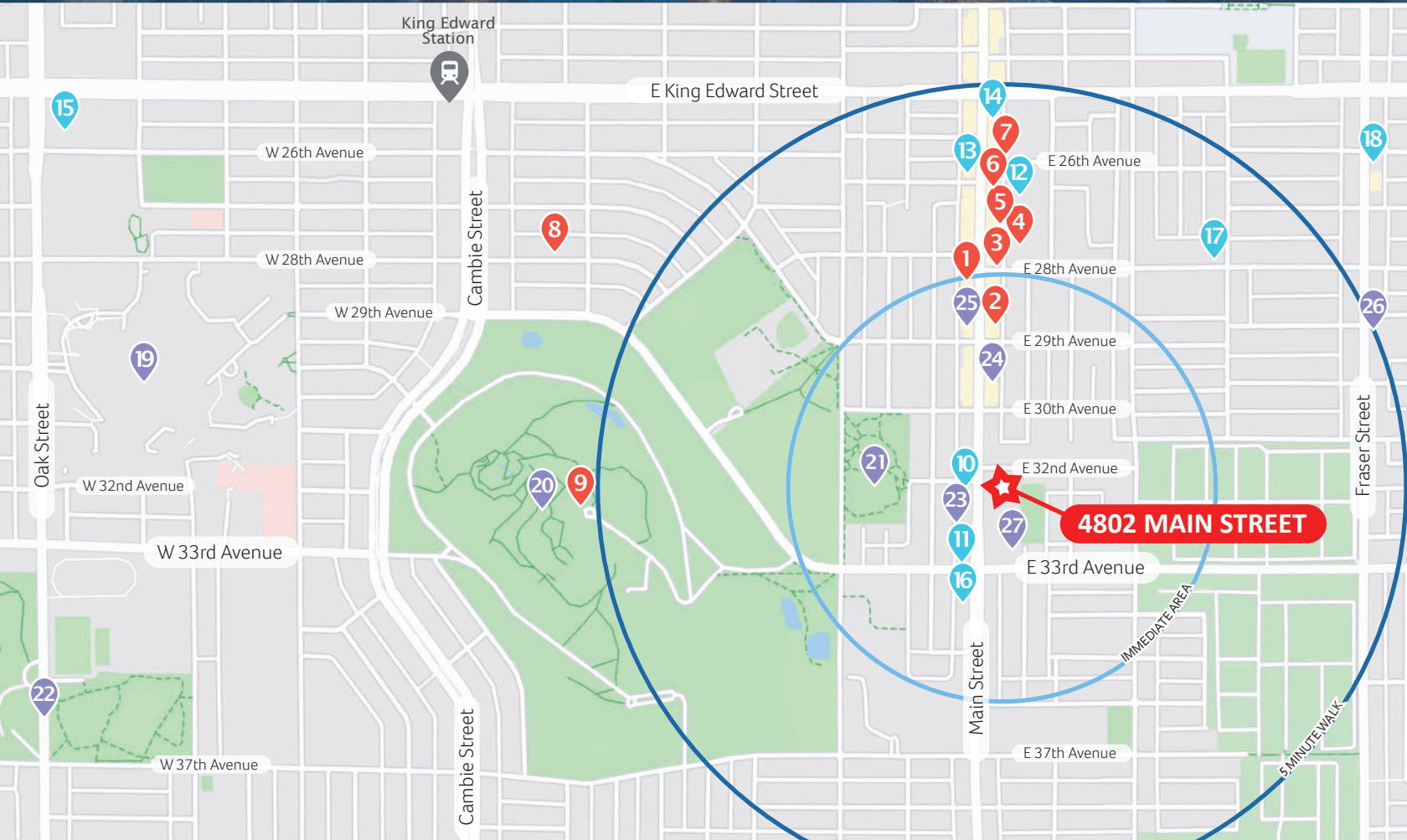
FLOOR PLAN*



*Floor plan may not be 100% accurate and is subject to verification.

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RESTAURANTS/BARS

1. East is East
2. Chaise
3. The Shameful Tiki Room
4. GRUB
5. MeeT on Main
6. The Main
7. Rocky Mountain Flatbread
8. The Attic
9. Seasons in the Park

CASUAL FARE

10. Matchstick Riley Park
11. Innocent Ice Cream Parlour
12. Trafiq
13. Continental Coffee
14. Sweet Revenge
15. Starbucks
16. Bon Cafe
17. Le Marché St. George
18. Prado Café

SHOPPING/AMENITIES

19. BC Children's Hospital
20. Queen Elizabeth Park
21. Riley Park
22. VanDusen Botanical Garden
23. Train on Main
24. Headphone Bar
25. Nesters Market
26. Dean's No Frills
27. General Brock Elementary School

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