

FOR LEASE | OFFICE  
2006 MAIN STREET  
VANCOUVER, BC

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- ▶ **Second Floor View Office Space in the Mount Pleasant Neighbourhood**
- ▶ **1,664 SF Approximately**

**Don Mussenden**

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### Location

The property is situated on the south-east corner of Main Street and East 4th Avenue. It is a 9-minute walk to the Main Street Skytrain station and 6 minutes by transit. The location affords fast access to downtown and excellent car and transit access within the region. The area is rapidly redeveloping with many high-tech tenants choosing to locate in the Mount Pleasant neighbourhood. Hootsuite is nearing completion on the first phase of its major development project located immediately across Main Street. Area amenities include trendy restaurants and brew pubs with specialty uses such as Mario's Gelato, Ernest Ice Cream and Terra Breads.

### Available Space

Approximately 1,644 SF on second floor

### Lease Rate

\$30.00 PSF

### Taxes & Operating Costs

\$13.00 PSF (2024 estimate)

### Availability

Immediate

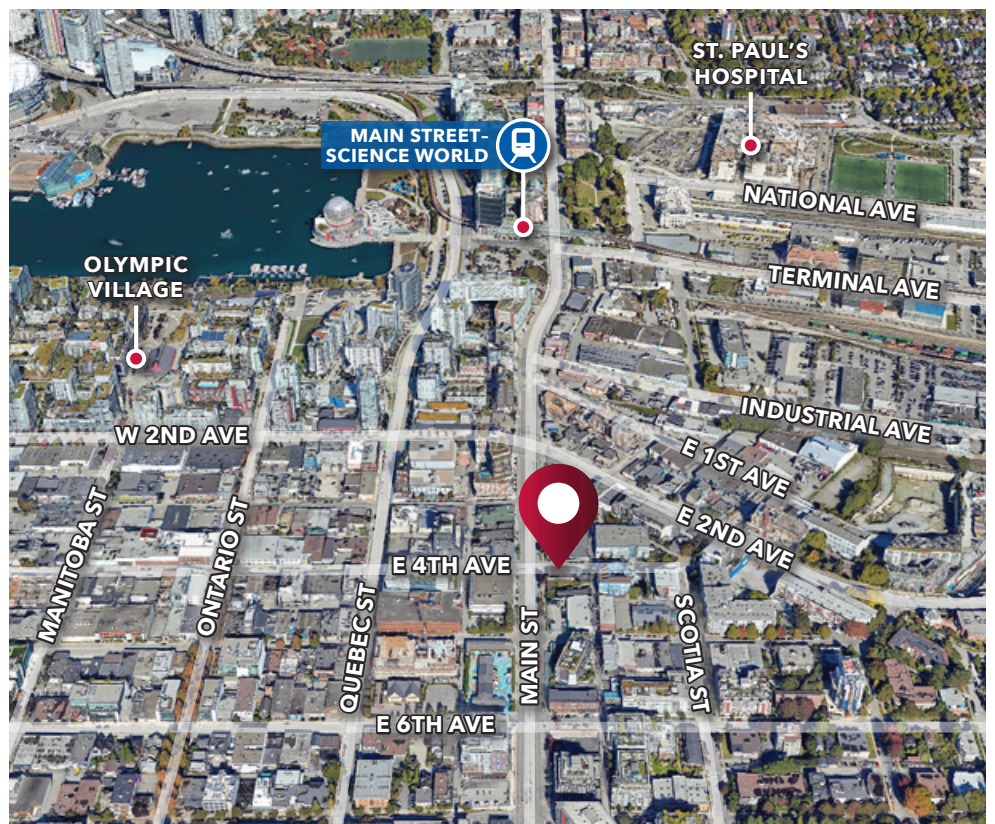
### Zoning

IC2

### Features

- ▶ Corner space
- ▶ HVAC
- ▶ 2 washrooms
- ▶ Storage area
- ▶ 2 reserved parking stalls
- ▶ Loading
- ▶ Panoramic views of downtown
- ▶ Close to Main Street-Science World SkyTrain station
- ▶ Close to the new Broadway SkyTrain Station

Mount Pleasant is a vibrant and eclectic area known for its unusual stores, heritage buildings, artistic residents, and arts-focused festivals. The area is popular with first-time homebuyers, urban professionals, and families. Mount Pleasant runs from False Creek southeast and up the slope toward the busy [Mount Pleasant shopping district](#), where Broadway, Kingsway, and Main Street meet.



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