



FOR LEASE OR FOR SALE

WEST 6TH AVENUE

Vancouver, BC

WELL-IMPROVED 4,327 SF OFFICE
PRODUCTION SPACE IN THE
HEART OF MOUNT PLEASANT

- 4,327 SF South facing unit with a turn-key office improvements ready for immediate occupancy
- Walking distance to the Expo Line, Canada Line, and the future Broadway Subway extension
- Situated just two blocks west of Main Street, surrounded by the area's best amenities
- Includes 6 secure underground parking stalls, grade-level loading, and a large freight elevator
- I-1 Zoning with long-term investment upside via the Broadway Plan



OVERVIEW

Cushman & Wakefield is pleased to present this exceptional office/showroom opportunity at The Centro (128 West 6th Avenue), available For Lease or Sale.

Located in the heart of Mount Pleasant—one of Vancouver’s most connected neighborhoods—the property sits at the convergence of the Expo Line, Canada Line, and the future Broadway Corridor SkyTrain extension. This well-appointed second-floor unit offers a bright, versatile layout featuring private offices, a professional boardroom, a kitchenette, and collaborative open workspace. The solid concrete building enhances daily operations with grade-level loading, a large freight elevator, 6 secure underground parking stalls, and access to a shared 3rd-floor courtyard. Surrounded by the area’s best breweries, cafes, and dining, this space perfectly blends premium accessibility with the vibrant Mount Pleasant lifestyle.



PROPERTY DETAILS

AREA	4,327 SF (approx.)
AVAILABILITY	Immediate
ZONING	I-1
LEASE RATE	\$26.00 psf (Basic) / \$16.32 PSF (Additional)
ASKING PRICE	\$3,288,888 (\$760 per SF)
STRATA FEES	Contact listing agent
PROPERTY TAXES	Contact listing agent
ASSESSED VALUE	\$3,485,000 (2026)
LEGAL DESCRIPTION	STRATA LOTs 15 - 20 DISTRICT LOT 200A GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN LMS2849
PID	023-798-581, 023-798-599, 023-798-602, 023-798-611, 023-798-629, 023-798-637
PARKING	Six (6) secured underground parking stalls



PROPERTY HIGHLIGHTS



South facing unit offering abundant natural light and opening windows



Efficient office improvements in place with a mix of open areas, offices, boardrooms, and kitchen staff area



Air-conditioned, heating & cooling



6 secured underground parking stalls



Grade-level loading and freight elevator access



Flexible zoning allowing for a wide range of production and quasi office uses

BUILDING AMENITIES



3rd floor common courtyard area



Common area multi purpose room/meeting room



MOUNT PLEASANT: Vancouver's Most Connected Creative Hub



THE LOCATION



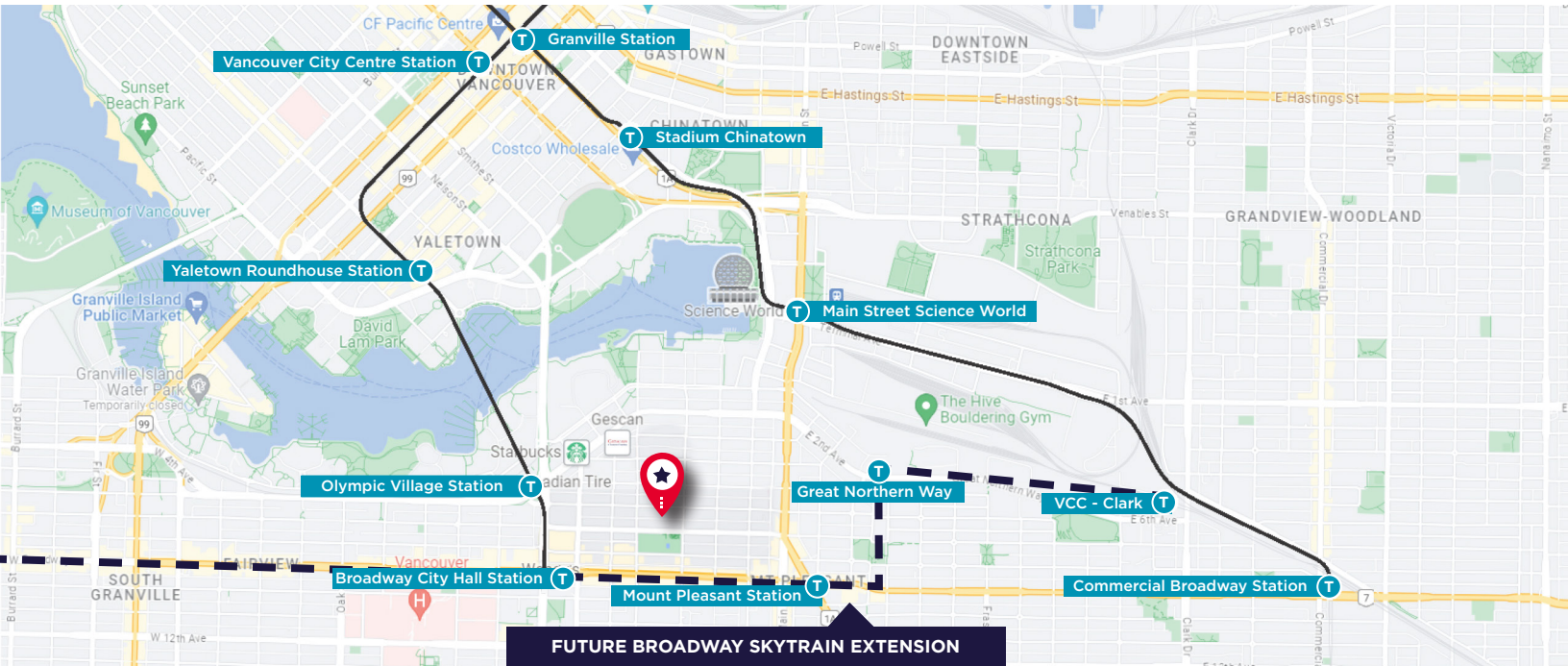
TRANSIT SCORE
RIDER'S PARADISE
94



BIKE SCORE
BIKER'S PARADISE
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WALK SCORE
WALKER'S PARADISE
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