

For Sublease

149 West 4th Avenue

// MAIN FLOOR

THE OPPORTUNITY AT

149 West 4th Avenue

AT A GLANCE



Approx. 10,000 SF
GROUND-FLOOR OFFICE



FLEXIBLE
LAYOUT



MULTIPLE
MEETING ROOMS



OPEN
WORK AREAS



DOCK LEVEL
LOADING



BUILT-IN
STORAGE



20 Parking Stalls
AT MARKET RATES



Dec 2026
AVAILABILITY



*A rare ground-floor office
opportunity in Mount Pleasant.*

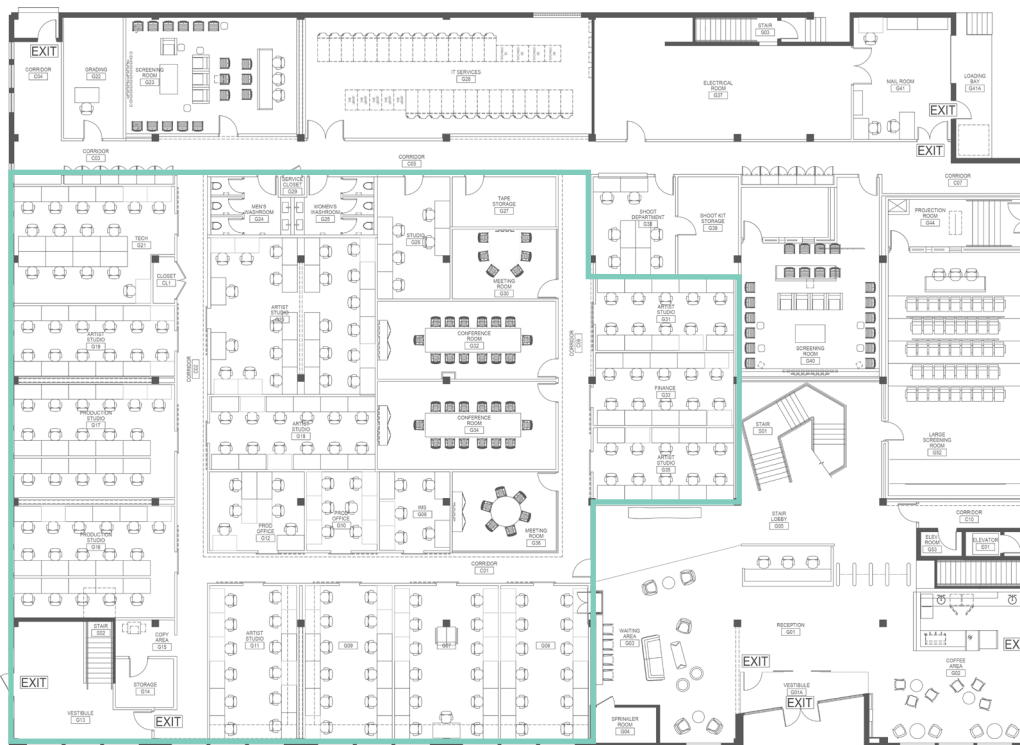
Approximately 10,000 SF of ground-floor office space with meeting rooms, open work areas, built-in storage, dock-level loading and on-site parking. The existing layout can be modified, subject to permitting. Olympic Village Station is a five-minute walk away, with Mount Pleasant's restaurants, cafés and breweries close by.



*Work in
Mount Pleasant
& live a little in it.*

Coffee around the corner. A bike ride between meetings. Lunch with the team. Drinks after work. Mount Pleasant fits pretty easily into the workday.





For Illustrative Purposes

Main Floor

Approximately 10,000 SF of ground-floor office space with its own private entrance and a mix of open work areas, meeting rooms and support space. The existing layout can be modified to suit an incoming tenant, subject to permitting. On-site parking and access to dock-level loading are available.

Size

Approx. 10,000 SF

Basic Rent

Contact Agents

Additional Rent

\$11.00 PSFPA (2026 est.)*

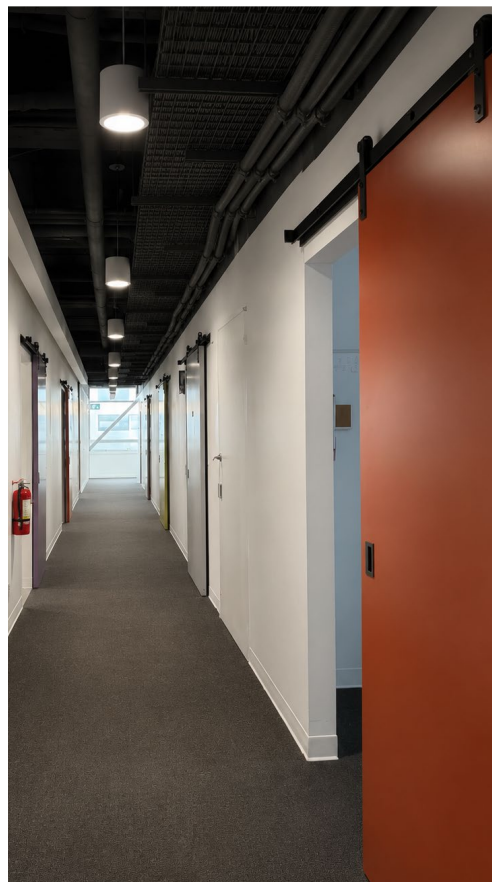
Availability

Dec. 1, 2026

Term

Flexible Term

**Excluding utilities, janitorial, and management fees.*



THE LOCATION

Mount Pleasant

1. 33 Acres Brewing Company
2. Faculty Brewing Co.
3. Field & Social
4. Food Hall by Zubu
5. Laura's Coffee Shop
6. Mount Pleasant Vintage & Provisions

TRANSIT

-  Olympic Station | 700 M
-  Broadway Station | 1 KM
-  Main Street Station | 1.2 KM
-  Yaletown Roundhouse Station | 2.1 KM



For more information, please contact:



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