

Sutton

SUTTON - PREMIER REALTY



FOR LEASE

1020 MAINLAND ST
VANCOUVER, BC



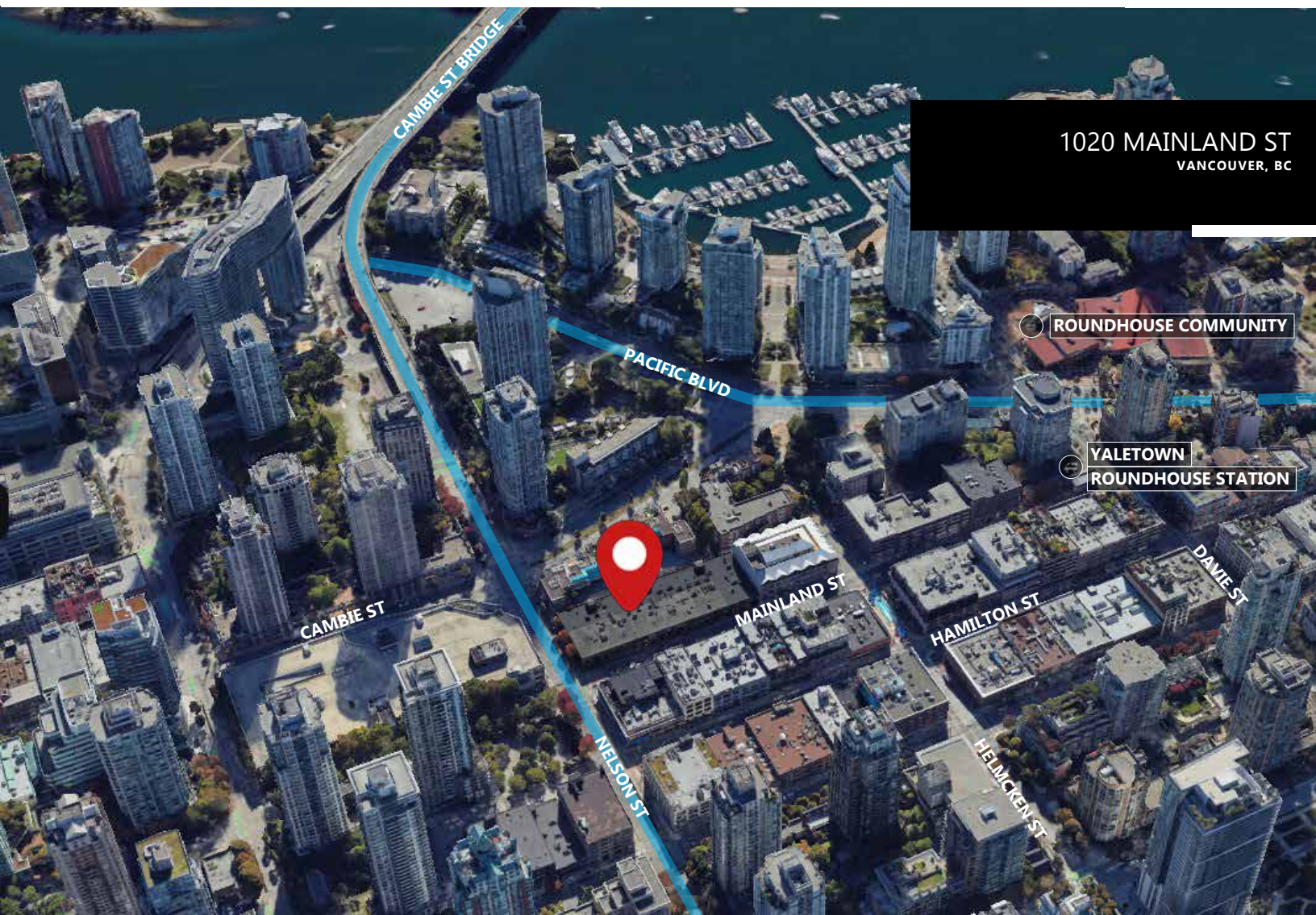
KEY
PROPERTIES
GROUP

We believe in quality over quantity

1020 MAINLAND STREET RETAIL & OFFICE OPPORTUNITY

1020 Mainland Street is situated in the prime, high-profile area of Yaletown in Vancouver. This coveted location is surrounded by an array of trendy boutiques, gourmet restaurants, and vibrant nightlife spots, making it a highly desirable address. With exceptional frontage along Mainland Street, the unit benefits from a high level of exposure to both pedestrian and vehicular traffic ensuring constant visibility.

Area highlights include renowned dining establishments like Blue Water Cafe and The Keg Steakhouse, boutique fitness studios such as YOGA and SoulCycle, and stylish retailers like Skoah and John Fluevog Shoes. Additionally, the property is steps away from the Canada Line SkyTrain station and major bus routes, providing excellent connectivity. With its prime location in the heart of Yaletown, 1020 Mainland Street offers an unmatched urban lifestyle and business opportunity.



THE OPPORTUNITY

Presenting Unit 122, an exceptional 772 sq.ft. space located on the second floor, ideal for your business needs. This unit features brand new paint and modern laminate flooring, creating a fresh and professional atmosphere. Unique among available spaces, it includes a sink for added convenience. Additionally, the unit is equipped with a reliable HVAC system to ensure optimal comfort throughout the year. Don't miss this outstanding opportunity to enhance your business in a prime location.

KEY HIGHLIGHTS

AREA*

772 Square feet (2nd Floor)

ZONING**

HA-3

AVAILABLE

July 1, 2024

ASKING RENT

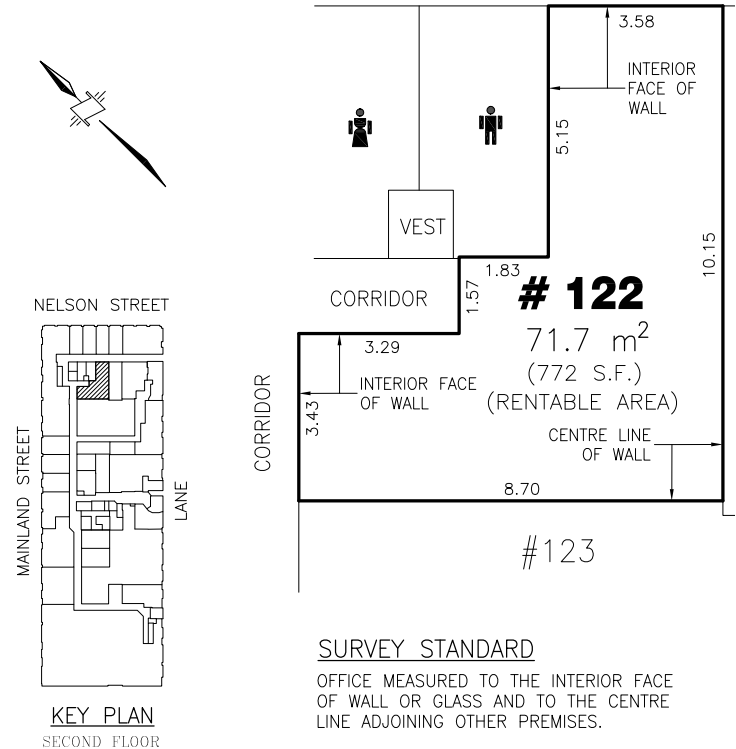
Contact listing agent

ADDITIONAL RENT

\$22.80 PSF (2024 Estimate)

*Approximate, subject to prospective tenants verifying.

**Tenant is responsible for verifying allowed uses as per the zoning.



THE OPPORTUNITY

Introducing Unit 140, a prime second-floor space featuring an efficient HVAC system and an openable window facing bustling Mainland Street. This high-traffic location in Yaletown offers unparalleled visibility, perfect for advertising with window stickers. Take advantage of this exceptional opportunity to elevate your business in one of Vancouver's most dynamic neighbourhoods.

KEY HIGHLIGHTS

AREA*

513 Square feet (2nd Floor)

ZONING**

HA-3

AVAILABLE

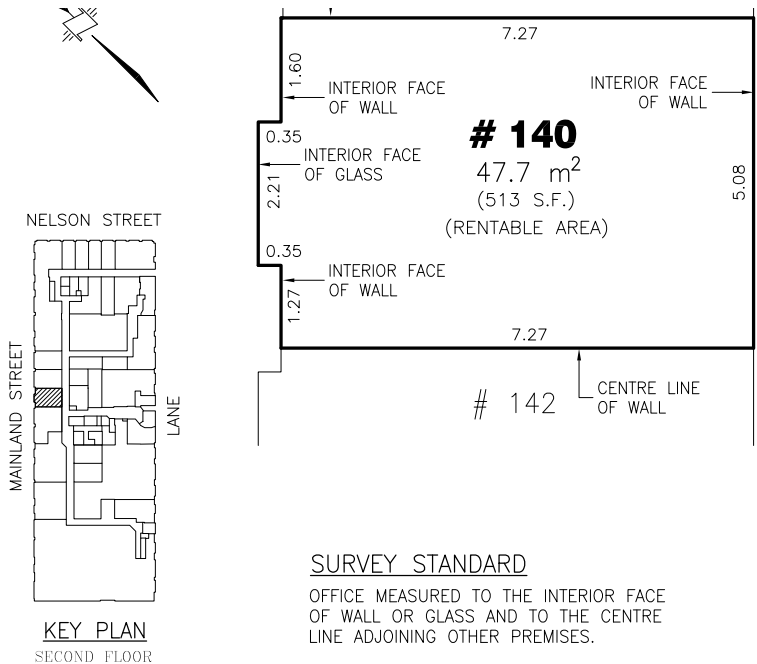
July 1, 2024

ASKING RENT

Contact listing agent

ADDITIONAL RENT

\$22.80 PSF (2024 Estimate)



*Approximate, subject to prospective tenants verifying.

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THE OPPORTUNITY

Presenting Unit 126, a meticulously updated 407 sq.ft. space featuring new carpet, fresh paint, and an efficient HVAC system. This bright and inviting unit is enhanced by a skylight, filling the area with natural light. Ideal for creating a productive and pleasant work environment, Unit 126 offers a professional setting in a prime location. Don't miss this excellent opportunity to elevate your business in a vibrant and dynamic neighbourhood.

KEY HIGHLIGHTS

AREA*

407 Square feet (2nd Floor)

ZONING**

HA-3

AVAILABLE

Immediate

ASKING RENT

Contact listing agent

ADDITIONAL RENT

\$22.80 PSF (2024 Estimate)

*Approximate, subject to prospective tenants verifying.

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"MAINLAND CENTRE"

SECOND FLOOR

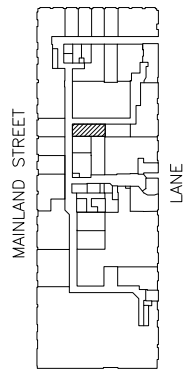
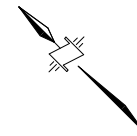
1020 MAINLAND STREET
VANCOUVER, B.C.

126

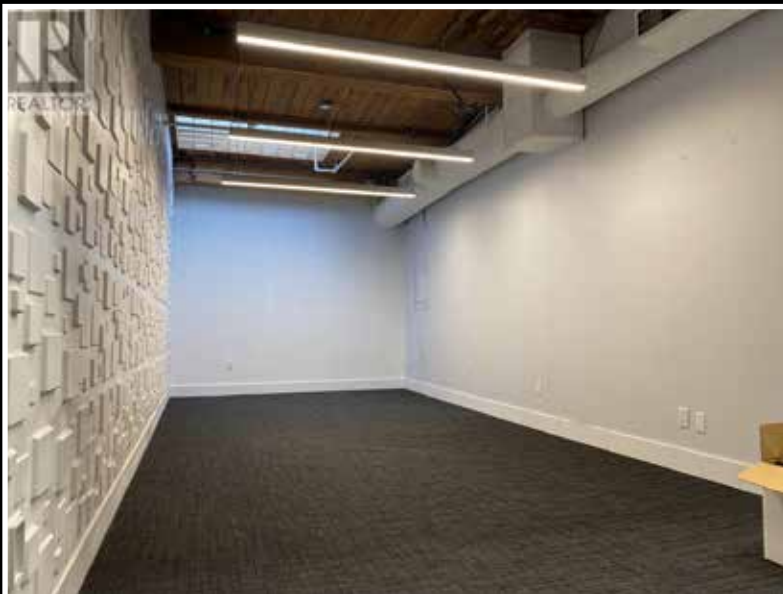
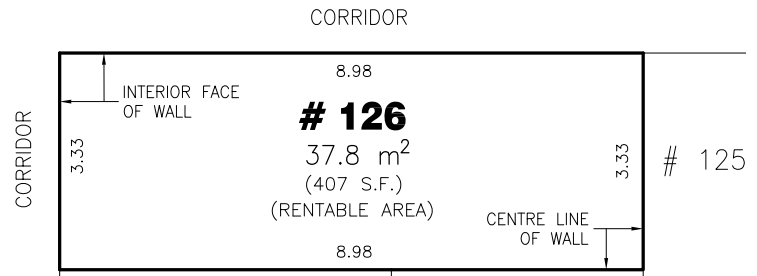
SCALE 1:75

SURVEY STANDARD

OFFICE MEASURED TO THE INTERIOR FACE OF WALL OR GLASS AND TO THE CENTRE LINE ADJOINING OTHER PREMISES.



KEY PLAN
SECOND FLOOR



THE OPPORTUNITY

Introducing Unit 106, a pristine 390 sq.ft. space designed to meet your business needs. This unit features an openable window facing Nelson Street, providing excellent natural light and ventilation. With fresh paint and sleek laminate flooring, the space offers a clean and modern environment. Additionally, it is equipped with a reliable HVAC system to ensure year-round comfort. Unit 106 is an outstanding opportunity for those seeking a professional and well-maintained setting in a prime location.

KEY HIGHLIGHTS

AREA*

390 Square feet (2nd Floor)

ZONING**

HA-3

AVAILABLE

Immediate

ASKING RENT

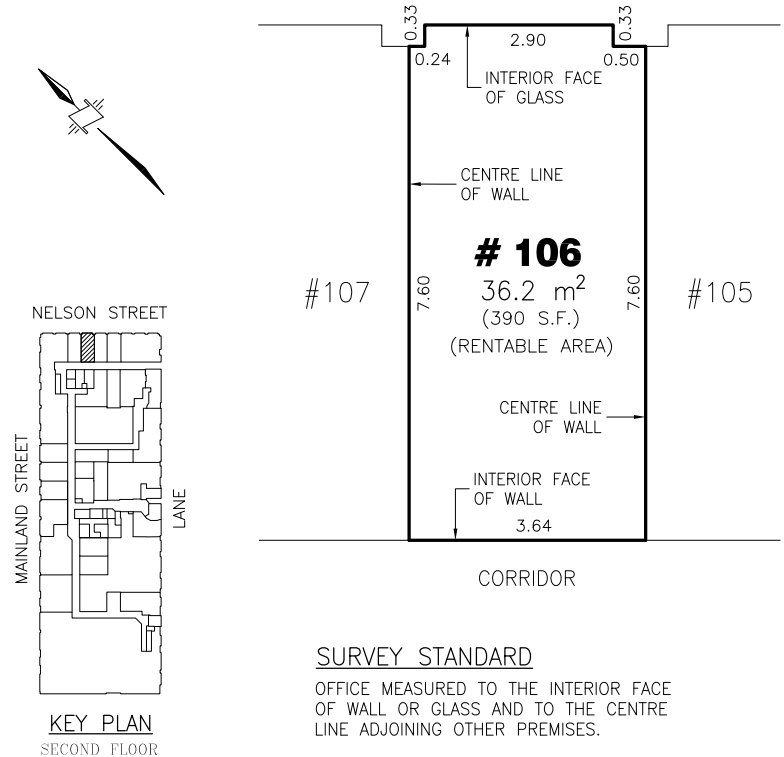
Contact listing agent

ADDITIONAL RENT

\$22.80 PSF (2024 Estimate)

*Approximate, subject to prospective tenants verifying.

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FOR LEASE

1020 MAINLAND STREET
VANCOUVER, BC

FOR FURTHER INFORMATION
PLEASE CONTACT LISTING AGENT

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Mapping Sources: Canadian Mapping Services, DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.

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www.kpgrealestate.ca



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