

LEASING OPPORTUNITY 3585 Main Street, Vancouver**TENANCY**

- Up to 10,080sf on two floors
- Lower floor of 5,155sf
- Main floor of 4,925sf
- Can be divided to accommodate smaller tenancies

LOCATION

- Prime real estate with corner location facing Main Street and 20th Avenue
- Main Street continues to evolve, home to Vancouver's trendiest mix of local boutiques, eateries and national tenants
- Main Street recently received international acclaim as one of North America's coolest streets according to a report by Cushman and Wakefield

BUILDING FEATURES

- Striking modern warehouse style architecture
- Completely renovated building with all new structure and mechanical systems
- Excellent Main Street window frontage exposure exceeding 60'
- Prominent building signage
- Opportunity for patio space on 20th Avenue
- 10'4" to 11'1" ceiling heights
- 400 amp, 3 phase power electrical service

TENANT INPUT

- Opportunity for tenant input if pre-leased

PARKING AND LOADING

- Street parking available
- Shared street loading

MOBILITY

- Main Street is one of Vancouver's main traffic corridors
- Future transit station planned at Main Street and East Broadway

OCCUPANCY

- Q2 2018

For leasing terms and more

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FEATURES

1. Flower Factory
2. Vancouver Special
3. Eugene Choo
4. Coco Et Olive
5. The Fish Counter
6. Portland Craft
7. The Acorn
8. Royal Bank
9. Shoppers Drug Mart
10. Toshi Sushi
11. Save On Foods
12. 49th Parallel
13. Denman Bike Shop
14. Belmont Barbershop
15. Hootsuite
16. Emily Carr University
17. MEC HQ

AVERAGE HH INCOME

\$90,248 within 1km

DAYTIME POPULATION

623,029 within 5km

AREA GROWTH

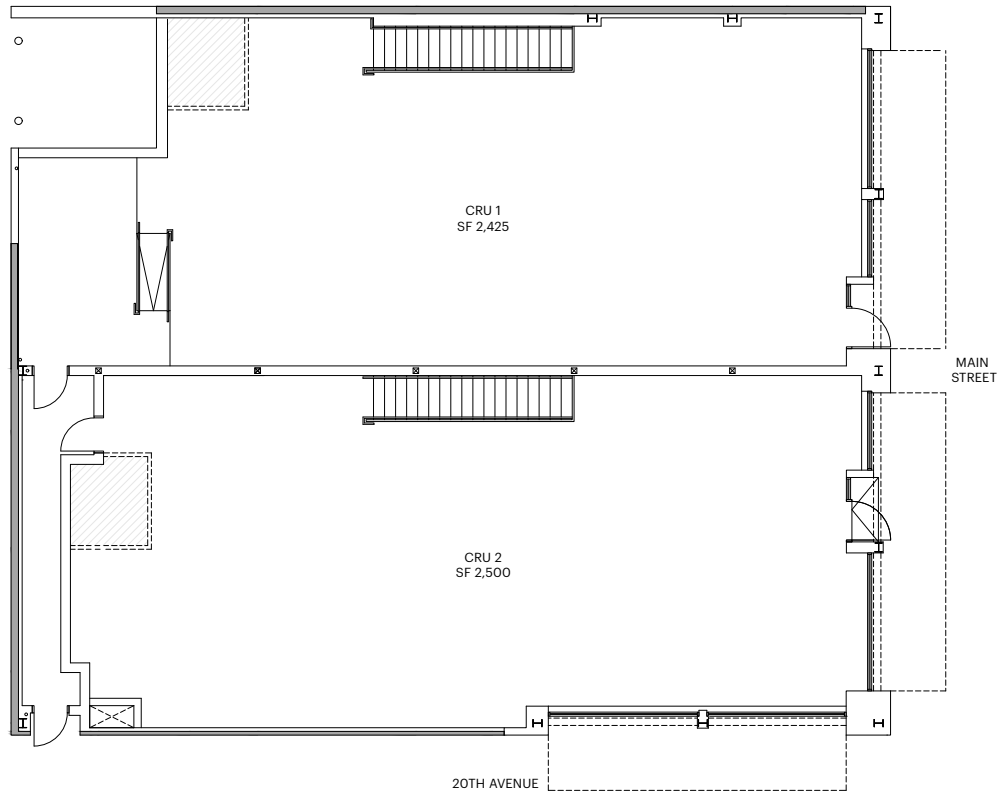
6.4% expected between 2015 - 2020

AREA TRAFFIC

Vehicle: 32,407 per day
 Pedestrian: 1,675 per day



MAIN LEVEL



LOWER LEVEL

