



# M41N

MAIN+  
FORTY  
FIRST

COMMERCIAL RETAIL FOR LEASE



## 01 | FOR LEASE

# Brand New Retail on Main Street

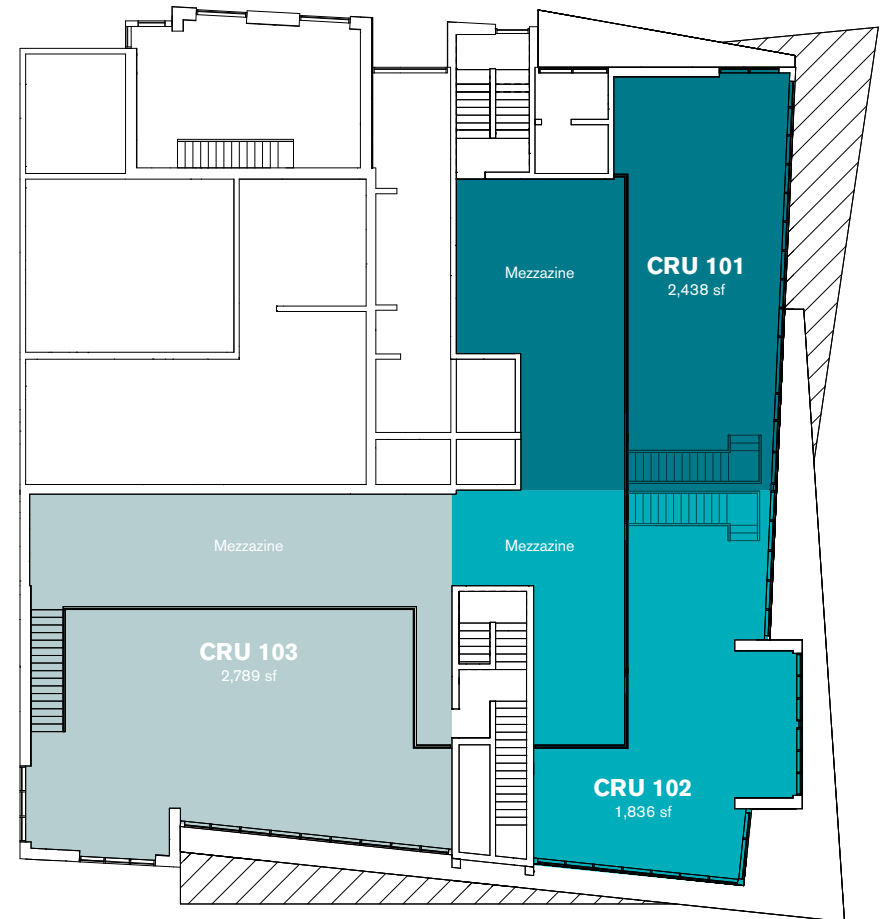
## Development Overview

M41N is a new mixed-use multi-family rental building under construction by Rendition Developments and Hudson Projects Corp. The development will be home to 47 apartments and 7063 SF of commercial space. The commercial tenants will benefit from high exposure on a corner property fronting two major arterial streets, high ceilings, expansive glazing, underground parking and car share.

## Location

Located on the NW corner of Main and 41st, the commercial units will benefit from the new RapidBus Line to UBC as well as the high visibility and traffic exposure along the heavily travelled Main Street and 41st Avenue. In addition, the commercial units are within walking distance to Queen Elizabeth Park, the new Oakridge redevelopment, Nat Bailey Stadium, Langara College, and other great neighbourhood spots.

| MAIN + FORTY FIRST



## 02 | AVAILABILITY

Unit	CRU 101	CRU 102	CRU 103
<b>Total Area (SF)*</b>	<b>2,438</b>	<b>1,836</b>	<b>2,789</b>
<i>Ground</i>	1,597	1,362	1,597
<i>Mezz</i>	841	474	841
<b>Zoning**</b>	<b>CD-1 (723)</b> - allows for an extensive variety of retail, service and office uses		
<b>Rent</b>	Please contact agents for details.		

\* Exact unit size is subject to verification. Units can be combined.  
 \*\*Tenant is responsible for verifying allowed uses as per the zoning.

Images and renderings are for artistic purposes only. Please verify all measurements and materials with agents.





Rendering of commercial Unit 102 for potential café/restaurant use.



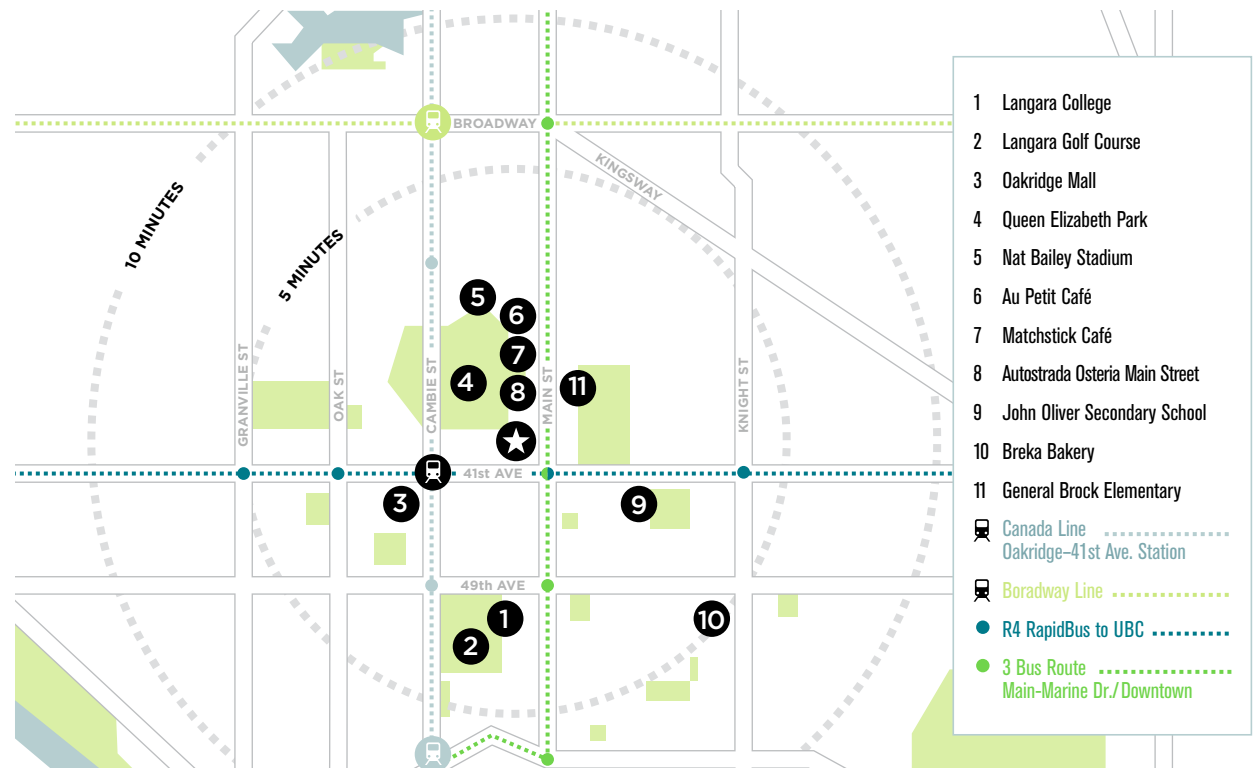
### 03 | PROPERTY HIGHLIGHTS

- Over 215 linear feet of frontage along Main Street and 41st Avenue
- Excellent signage opportunities
- Centralized Venting
- 17ft ceilings
- 400 amp electrical
- Grade level loading
- Secure bike parking
- Storage available on site

### 04 | COMMUNITY OVERVIEW

#### 2019 Demographic Snapshot (2019 Estimate)

Distance	5 minutes	10 minutes
<b>Total Populations</b>	54,913	280,726
<b>Occupied Dwelling</b>	21,214	118,187
<b>Household Income</b>	\$111,317	\$112,365





## Contact Us

### Adrian Beruschi

Personal Real Estate Corporation  
Senior Vice President  
Urban Properties Group  
+1 604 662 5138  
adrian.beruschi@cbre.com

### Matt Wasylynko

Sales Representative  
Urban Properties Group  
+1 604 662 5192  
matt.wasylynko@cbre.com

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**Hudson.**



**RENDITION**  
DEVELOPMENTS

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