



# OFFICE SPACE 77 W 8<sup>TH</sup> AVENUE VANCOUVER, BC

1,088 SF PENTHOUSE OFFICE SPACE WITH SPECTACULAR VIEWS AND COMMON AREA ROOFTOP DECK



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# OFFICE SPACE

## 77 W 8<sup>TH</sup> AVENUE

### VANCOUVER, BC

#### LOCATION

Experience the best of Mount Pleasant. Situated on a prime corner overlooking Jonathan Rogers Park, this location immerses you in one of the city's most exciting neighbourhoods.

**World-Class Amenities:** Enjoy immediate access to renowned dining, boutique shopping, and the heart of Brewery Creek, all just steps from your door.

**Unbeatable Access:** Reach the downtown core in just 5 minutes by car or take a short walk to the Broadway-City Hall Canada Line Station.

**City-Wide Connectivity:** Effortlessly travel to downtown, Richmond, and YVR Airport via the convenient SkyTrain network.

#### BUILDING FEATURES

- Modern glass & concrete construction
- Floor to ceiling windows
- Secure underground parking
- End of trip facility with shower
- Unparalleled views of downtown & mountains

#### UNIT SIZE

Suite 330 - 1,088 SF

Newly improved office premises

- Three offices
- Meeting room
- Storage room
- Reception area
- Common area kitchenette & bathrooms

#### AVAILABILITY

Immediate

#### ZONING

I-1

#### ADDITIONAL RENT

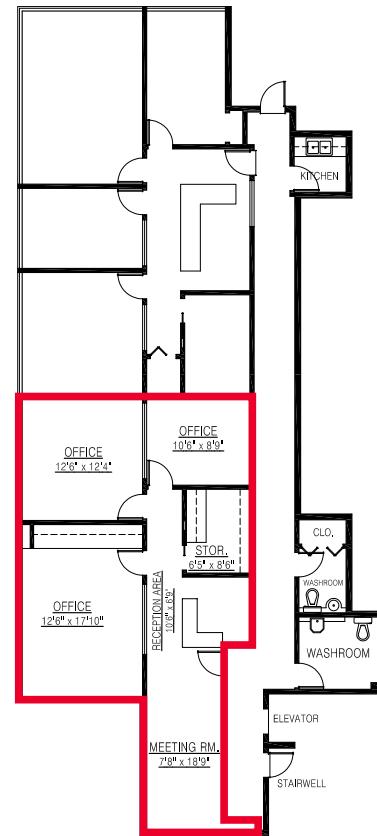
\$18.00 PSF, per annum (2025 estimate)

#### BASE RENT

Please call listing team

#### PARKING

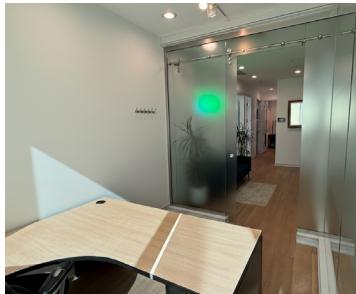
One stall at prevailing market rates



#### INTERIOR PHOTOS



#### NEIGHBORHOOD AMENITIES



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