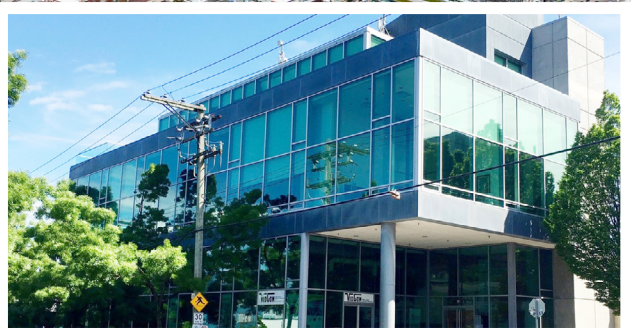




OFFICE SPACE 77 W 8TH AVENUE VANCOUVER, BC

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



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OFFICE SPACE

77 W 8TH 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

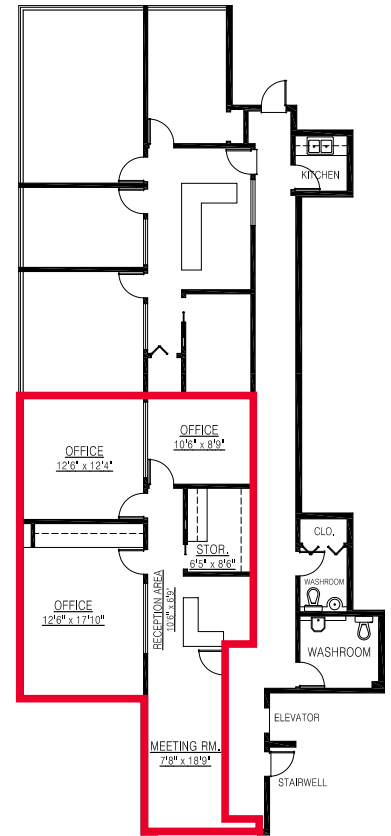
\$18.00 PSF, per annum (2025 estimate)

BASE RENT

Please call listing team

PARKING

One stall at prevailing market rates



INTERIOR PHOTOS



NEIGHBORHOOD AMENITIES



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