



FOR LEASE | 1,075 SF AVAILABLE
CREATIVE PRODUCTION OFFICE SPACE

33 EAST 8TH AVENUE

Vancouver, BC

- Move In Ready Office Space in the Heart of Mount Pleasant
- Common area roof top patio with beautiful expansive views of downtown Vancouver and north shore mountains
- Adjacent to some of Mount Pleasant's best amenities including 33 Acres, Elysian Coffee, Tacofino, Purebread and many more





THE OPPORTUNITY

Located in the heart of Mt. Pleasant, 33 East 8th Avenue offers second level move in-ready boutique office leasing opportunities featuring lofty open ceilings, HVAC heating and cooling, LED lighting, and new leasehold improvements in place. The property is surrounded by a wealth of nearby services and amenities including trendy eateries, craft breweries, and cafés just steps away from Olympic Village and Vancouver’s world-famous seawall.

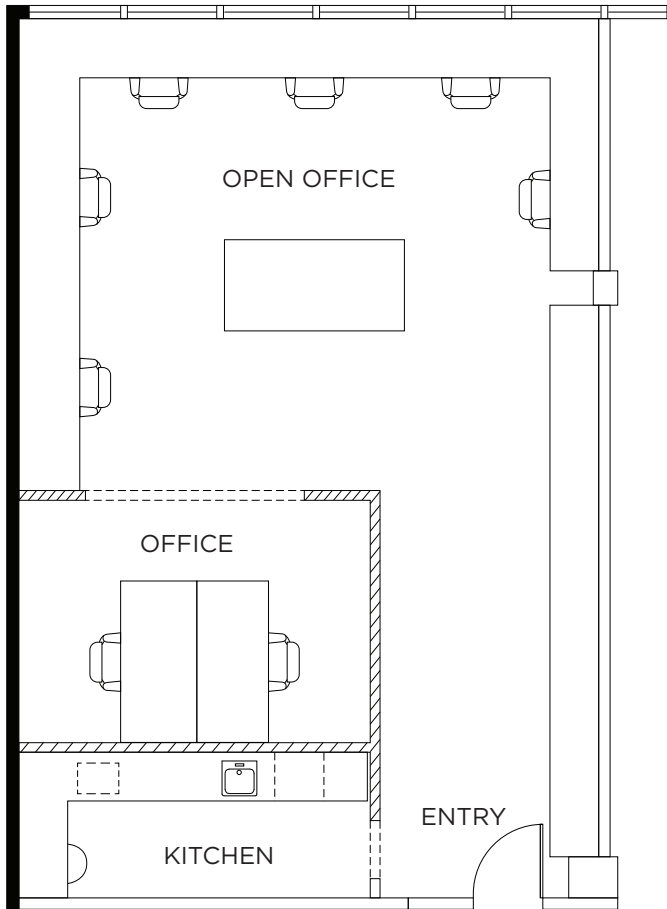
UNIT 207	UNIT 200
1,075 SF	1,199 SF
• Open concept space with new improvements in place • One (1) private office • Kitchenette • High open ceilings • LED lighting • HVAC heating and cooling • City and mountain views	• Newly improved open concept space with two (2) meeting rooms/private offices • Turnkey opportunity with furniture available • Kitchenette • High open ceilings • LED lighting • HVAC heating and cooling • City and mountain views

ZONING
I-1 zoning allows a combination of light industrial and commercial uses including office and accessory retail. Uses include but not limited to production, manufacturing, service storage and wholesale.

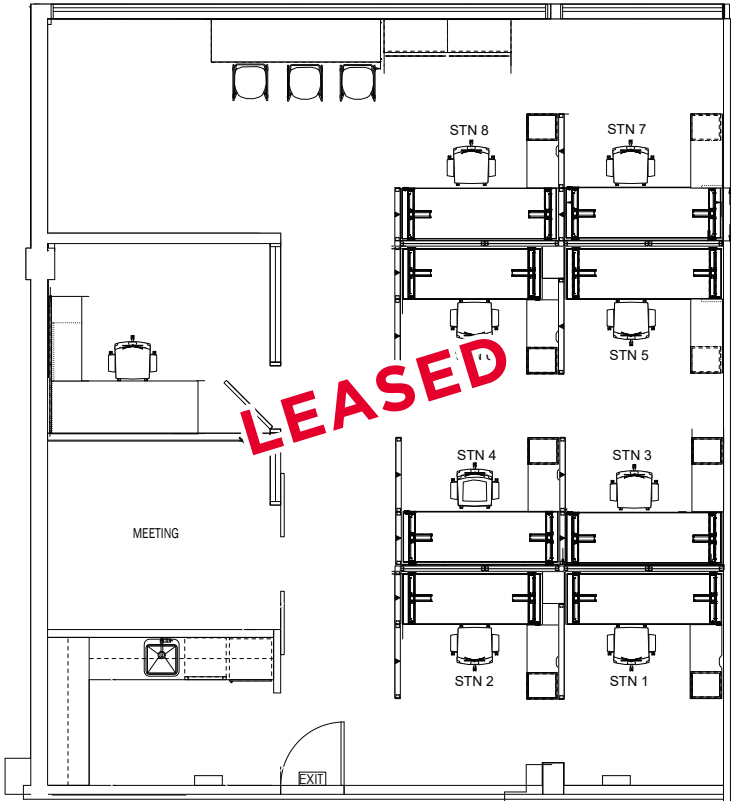
- BASIC RENT**
Please contact listing agents
- ADDITIONAL RENT**
\$21.00 PSF (2026 estimate)
(plus 5% management fee on basic rent)
- AVAILABILITY**
Please contact listing agents
- PARKING**
Surface parking available at market rates

PROPERTY PHOTOS

Unit 207 - 1,075 SF



Unit 200 - 1,199 SF





THE LOCATION



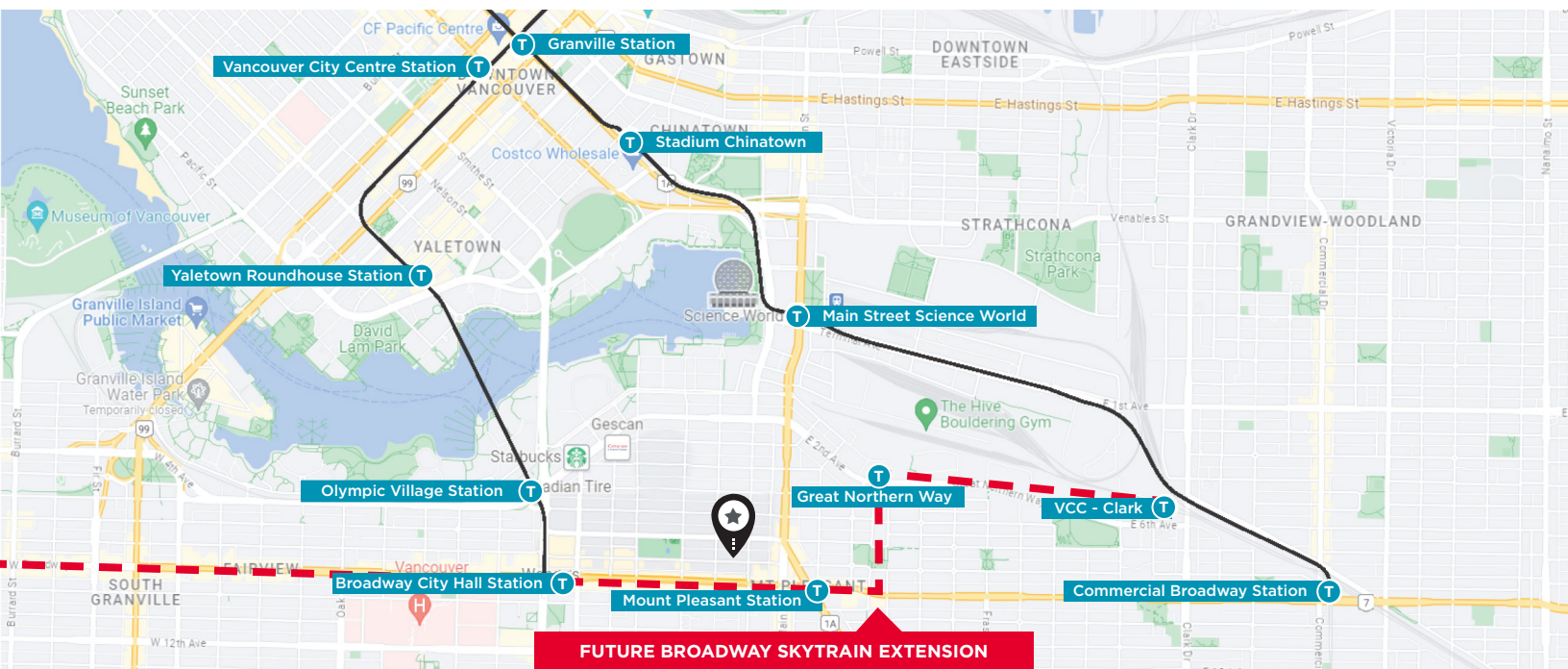
TRANSIT SCORE
RIDER'S PARADISE
94



BIKE SCORE
BIKER'S PARADISE
86



WALK SCORE
WALKER'S PARADISE
95



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