



FOR LEASE | UNITS FROM 1,075 TO 2,274 SF
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 250
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

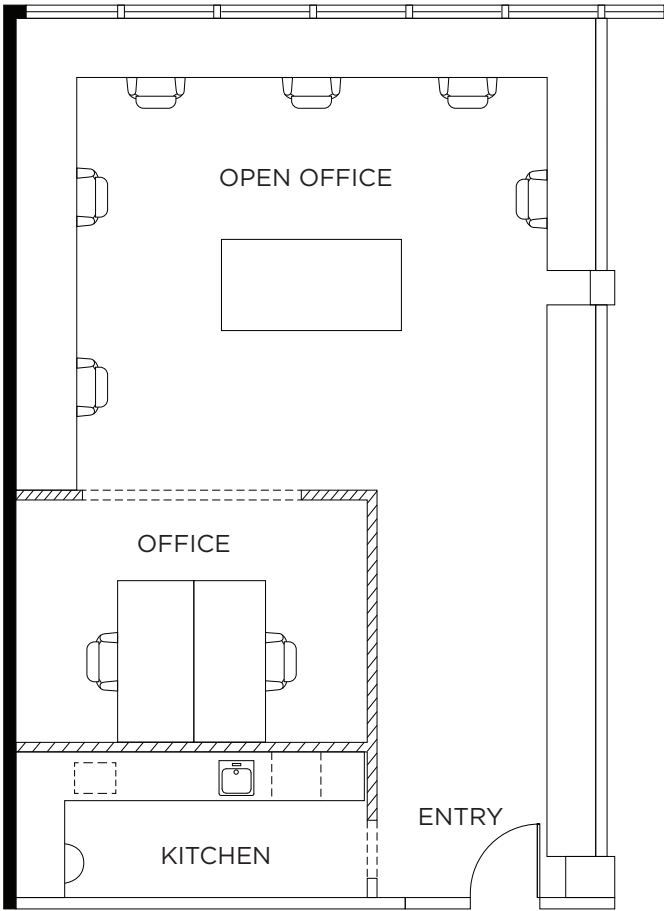
ZONING

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.

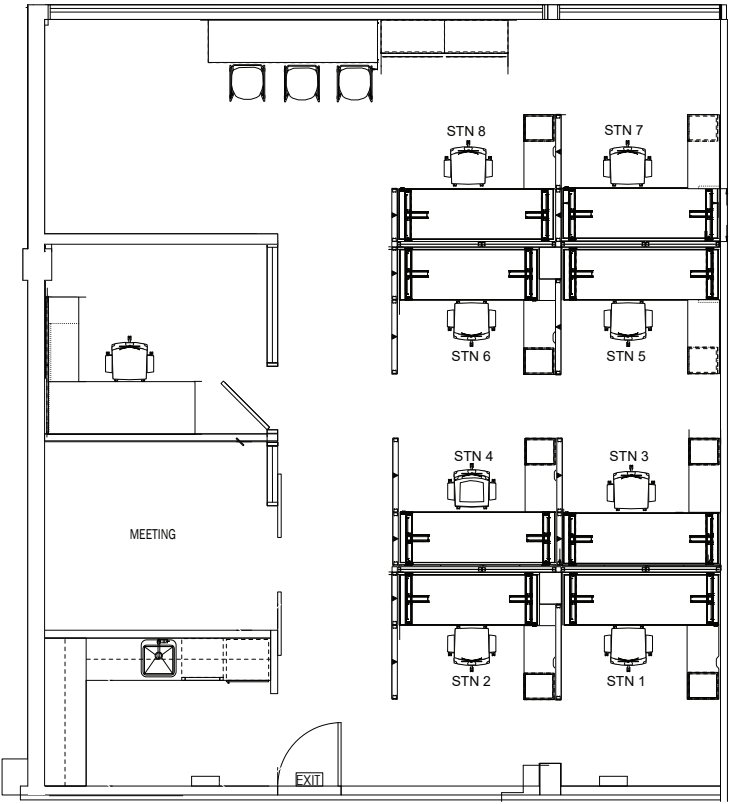
- BASIC RENT**
Please contact listing agents
- ADDITIONAL RENT**
\$25.03 PSF, per annum (2026 est.)
(plus 5% management fee on basic rent)
- AVAILABILITY**
Please contact listing agents
- PARKING**
Surface parking available at market rates

PROPERTY PHOTOS

Unit 207 - 1,075 SF



Unit 250 - 1,199 SF





THE LOCATION



TRANSIT SCORE
RIDER'S PARADISE
94



BIKE SCORE
BIKER'S PARADISE
86



WALK SCORE
WALKER'S PARADISE
95



For more information, please contact:

MATTHEW MACLEAN
Personal Real Estate Corporation
Executive Vice President
+1 604 640 5855
matthew.macleam@cushwake.com

ANDREI JELESCU
Personal Real Estate Corporation
Associate Vice President
+1 604 640 5812
andrei.jelescu@cushwake.com

SYDNEY OSLUND
Senior Associate
+1 604 262 8775
sydney.oslund@cushwake.com



700 West Georgia Street / Pacific Centre, Suite 1200 / Vancouver, BC V7Y 1A1 / +1 604 683 3111 / cushmanwakefield.com

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. PD-165865_v18