



FOR LEASE | UNITS FROM 1,075 - 2,531 SF  
CREATIVE PRODUCTION OFFICE SPACE

# 3 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 a move in-ready boutique leasing opportunity featuring lofty open ceilings, HVAC heating and cooling, LED lighting, meeting rooms, open plan workspace. 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

1,075 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

## UNIT 200

1,456 SF

- One (1) private office
- Open area workstations
- Meeting room
- 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

\$22.82 PSF, per annum (2026 est.)

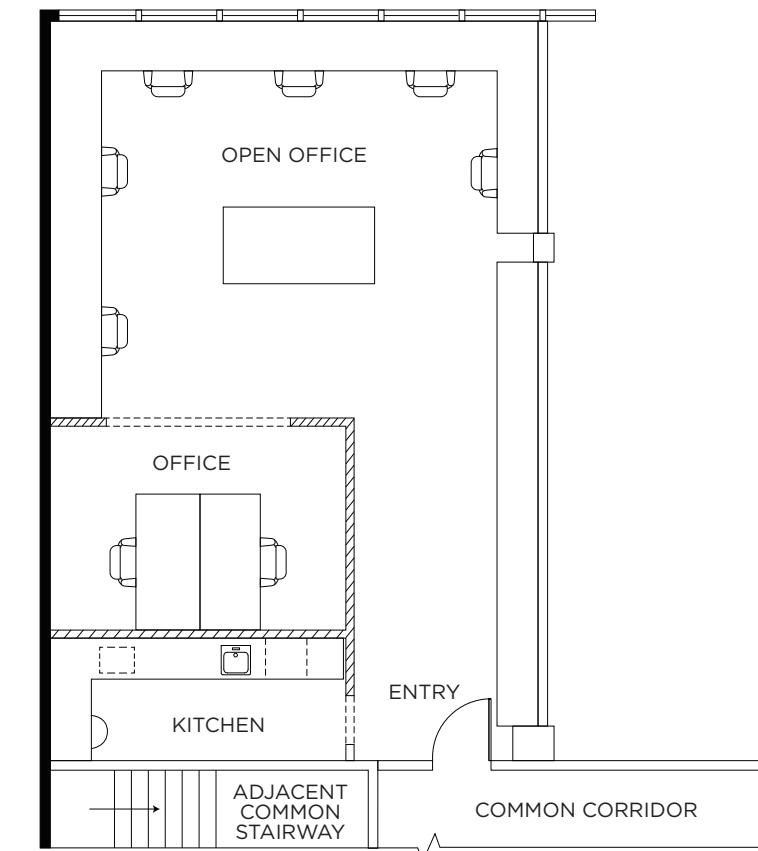
### AVAILABILITY

Please contact listing agents

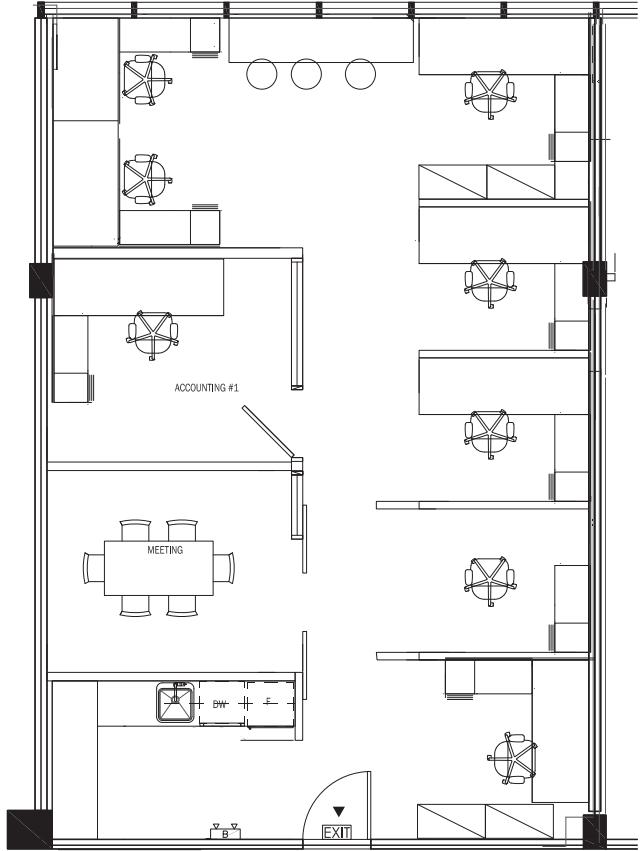
### PARKING

Surface parking available at market rates

## Unit 207 - 1,075 SF



## Unit 200 - 1,456 SF



# PROPERTY PHOTOS



# THE LOCATION



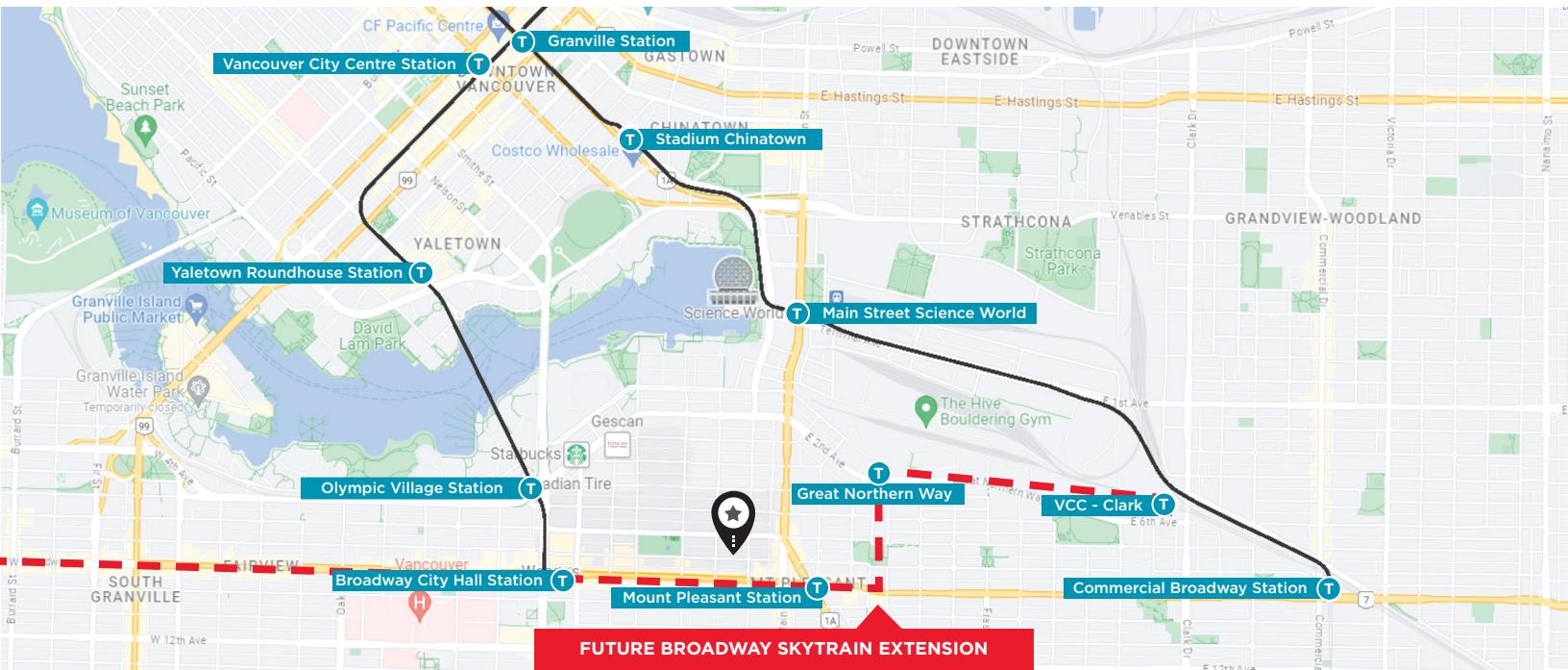
TRANSIT SCORE  
RIDER'S PARADISE  
**94**



BIKE SCORE  
BIKER'S PARADISE  
**86**



WALK SCORE  
WALKER'S PARADISE  
**95**



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