



FOR LEASE | UNITS FROM 1,075 - 2,531 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 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.

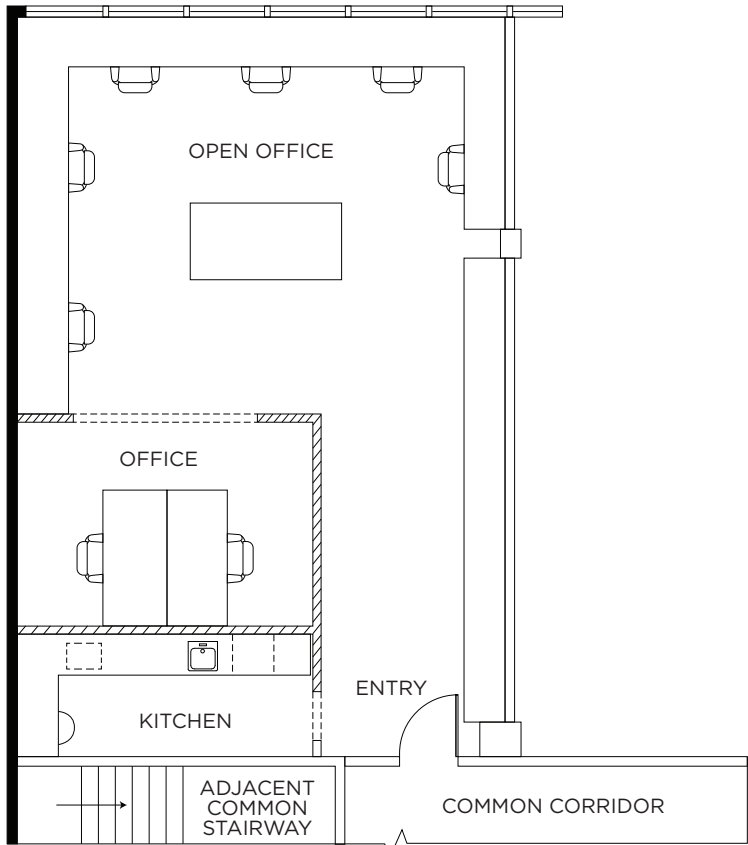
- BASIC RENT**
Please contact listing agents
- ADDITIONAL RENT**
\$22.82 PSF, per annum (2026 est.)
- AVAILABILITY**
Please contact listing agents
- PARKING**
Surface parking available at market rates

UNIT 207	UNIT 200
1,075 SF	1,456 SF
<ul style="list-style-type: none">• 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	<ul style="list-style-type: none">• One (1) private office• Open area workstations• Meeting room• Kitchenette• High open ceilings• LED lighting• HVAC heating and cooling• City and mountain views

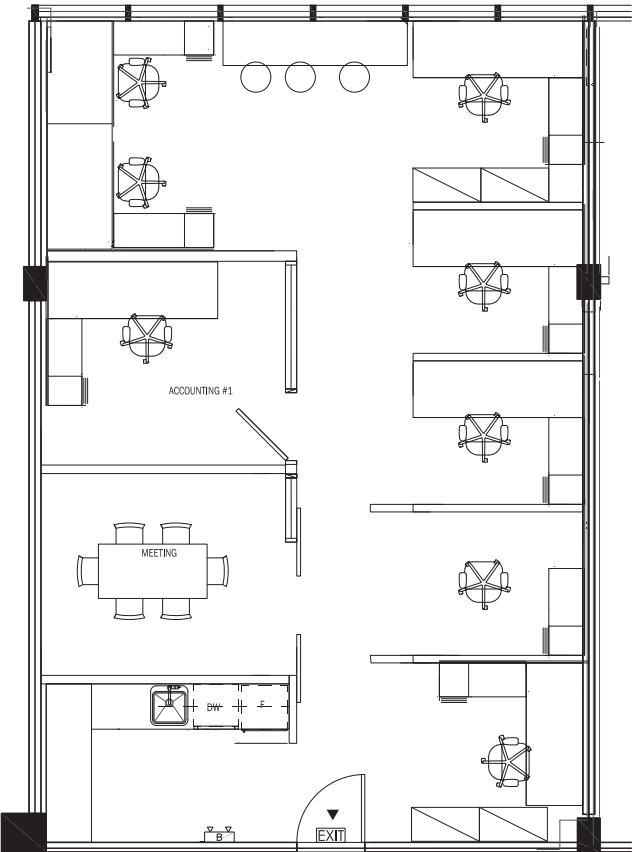
ZONING
I-1 zoning allows a combination of light industrial and commercial uses including office and accessory retail. Uses include but not limited to production, manufacturing, service storage and wholesale.

PROPERTY PHOTOS

Unit 207 - 1,075 SF



Unit 200 - 1,456 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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