



FOR LEASE | UNITS 100 & 330
GROUND FLOOR PRODUCTION SHOWROOM + PENTHOUSE OFFICE

WEST 8TH AVENUE



Vancouver, BC

Common Area Roof Top Patio

- Overlooking Jonathan Rogers Park
- 1,088 SF Penthouse Office Space with unobstructed views
- 4,180 SF High Exposure Ground Floor Showroom Space displaying 20' floor to ceiling windows and high-end finishes



THE LOCATION

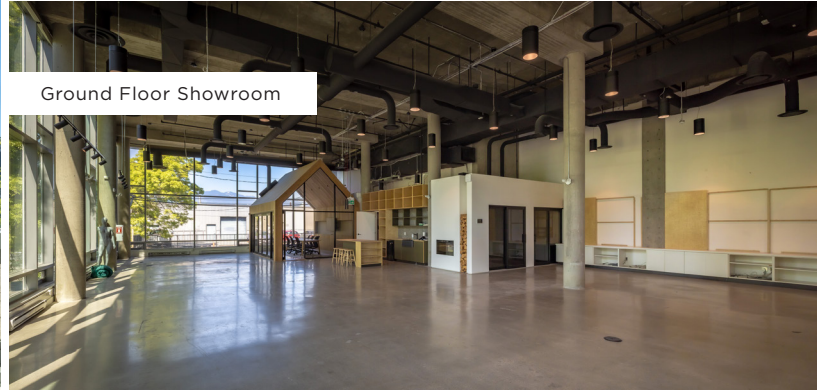
Experience the best of Mount Pleasant. Situated on a prime corner overlooking Jonathan Rogers Park, this location immerses you in one of the city's most exciting neighbourhoods. World-Class Amenities: Enjoy immediate access to renowned dining, boutique shopping, and the heart of Brewery Creek, all just 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.



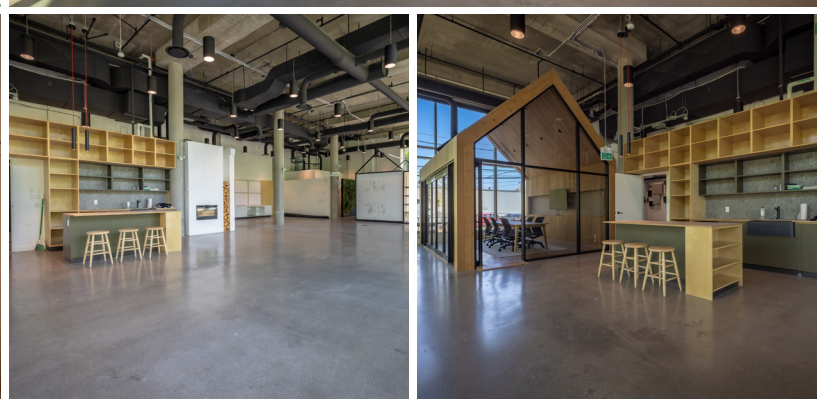
Penthouse Office








Penthouse Office



Ground Floor Showroom

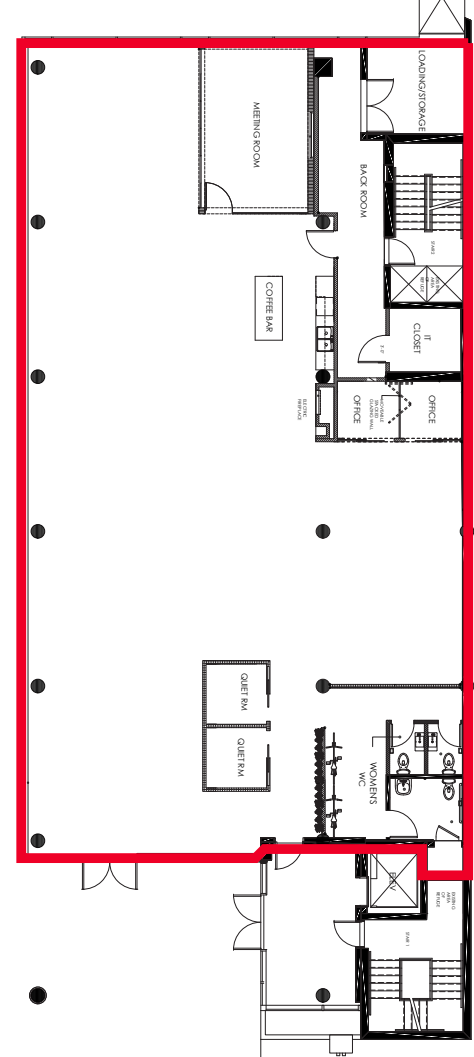


Ground Floor Showroom

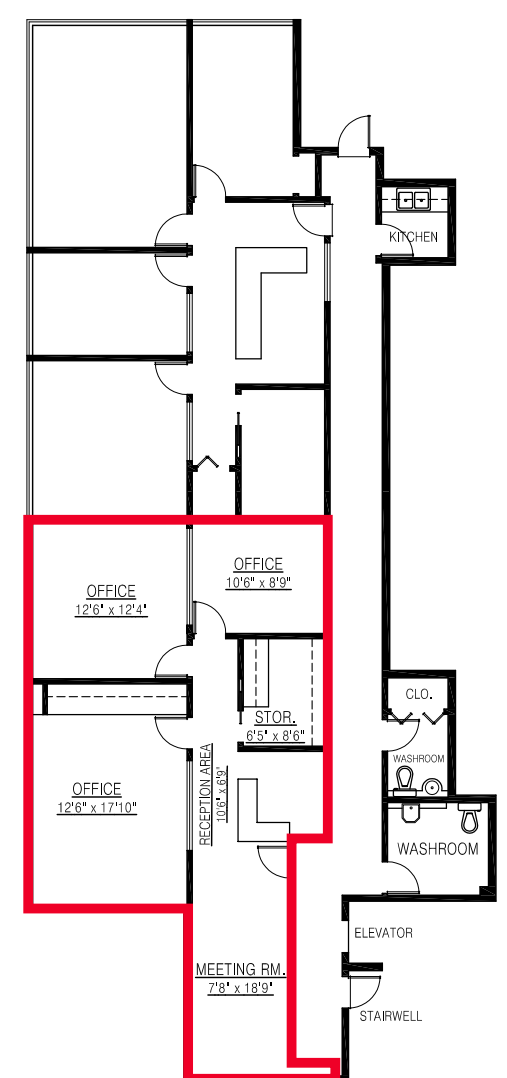
| | |
|--|--|
| <h3>Salient Details</h3> <p>ZONING I-1</p> <p>ADDITIONAL RENT \$18.00 PSF, per annum (2025 estimate)</p> <p>BASE RENT Please call listing team</p> <p>PARKING 1 stall / 1,000 SF leased at market rates</p> <p>AVAILABILITY Immediate</p> | <h3>Building Features</h3> <ul style="list-style-type: none">  Modern glass & concrete construction  Roof-top patio with unobstructed city & mountain views  Floor to ceiling windows  Secure underground parking  End of trip facility with shower |
|--|--|

FLOOR PLANS

Unit 100 - 4,180 SF

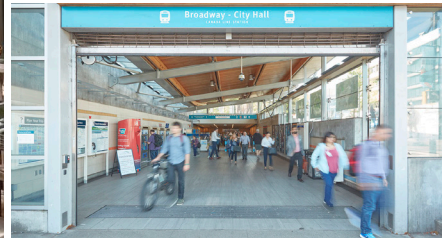


Unit 330 - 1,088 SF



| UNIT 100 | UNIT 330 |
|---|---|
| 4,180 SF | 1,088 SF |
| <ul style="list-style-type: none"> High exposure production showroom space High-end improvements in place Unobstructed views overlooking Jonathan Rogers park Prominent street front entrance 20' (approx.) exposed ceiling heights One large meeting room Four breakout rooms / offices | <ul style="list-style-type: none"> Bright penthouse office space with unobstructed views Elevated improvements in place Three offices Meeting room Storage room Reception area Common area kitchenette & bathrooms |
| <ul style="list-style-type: none"> Kitchenette / staff area Three washrooms, one with shower Private loading HVAC heating & cooling LED lighting throughout | |

NEIGHBOURHOOD AMENITIES



THE LOCATION



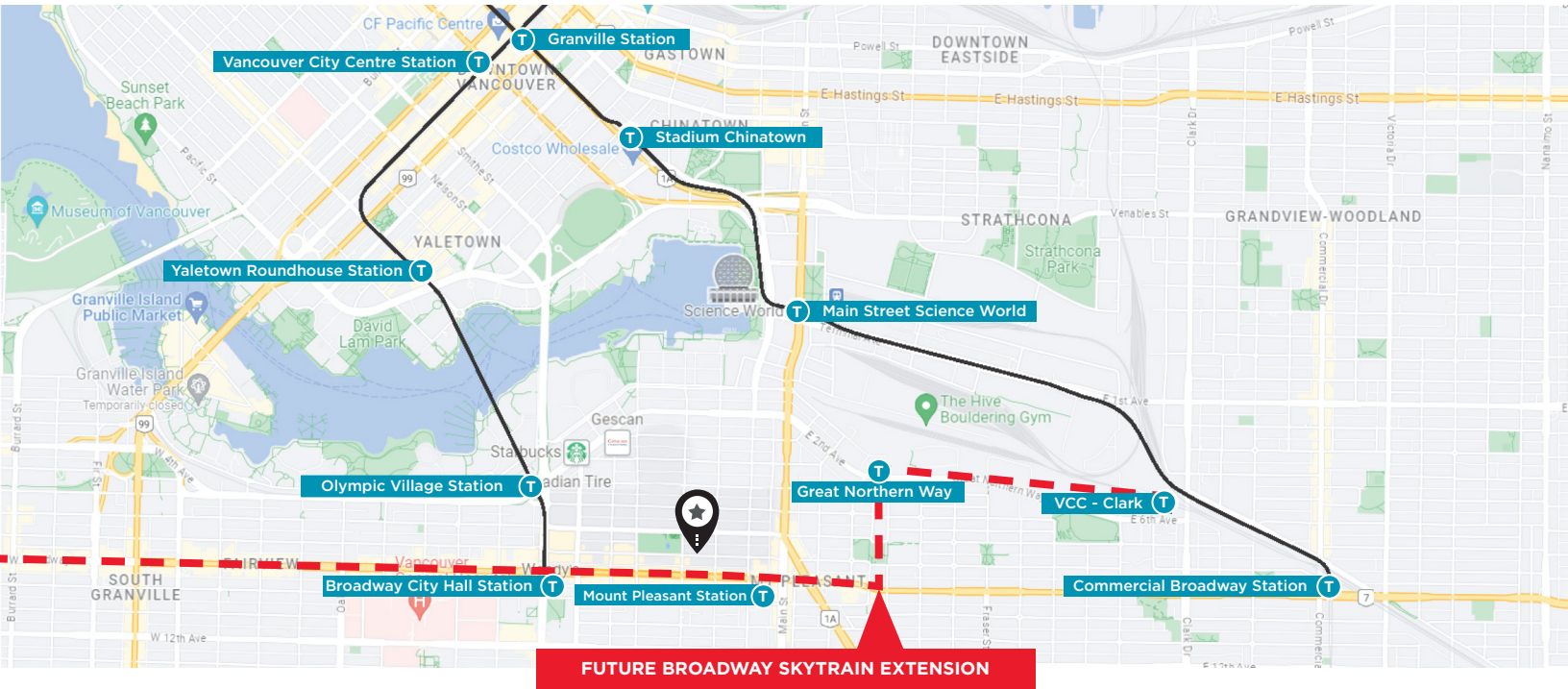
TRANSIT SCORE
RIDER'S PARADISE
94



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.maclean@cushwake.com

ANDREI JELESCU
Personal Real Estate Corporation
Associate Vice President
+1 604 640 5812
andrei.jelescu@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-139030_v9