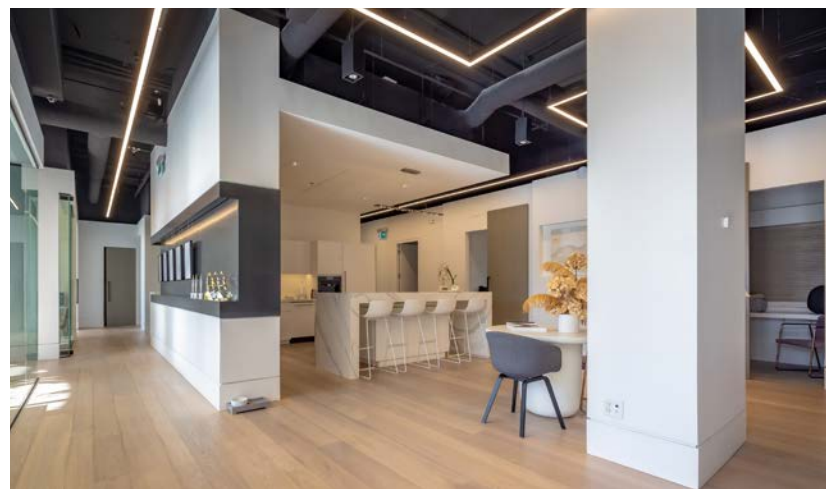


FOR SALE/LEASE

1008/BEACH AVENUE

UNIT 106 & 107, VANCOUVER, BC

*2,462 SF | TURNKEY OFFICE OWNERSHIP OPPORTUNITY
OWN A DISTINGUISHED WATERFRONT HEADQUARTERS IN
VANCOUVER'S PRESTIGIOUS BEACH DISTRICT*





OPPORTUNITY

Where Waterfront Prestige Meets Business Performance

Own a boutique headquarters in Vancouver's renowned Beach District, where professional prestige, exceptional connectivity, and waterfront lifestyle converge. Located between Downtown Vancouver, Yaletown, and False Creek, 1008 Beach Avenue offers an address that elevates both client experience and employee satisfaction.

Surrounded by world-class amenities and steps from the iconic Seawall, this is a rare opportunity to secure office ownership in one of Vancouver's most desirable waterfront neighbourhoods.



PROPERTY HIGHLIGHTS

Where business excellence meets Vancouver's waterfront lifestyle!



- 2,462 SF | Two Strata Units Combined into one Efficient Layout
- Rare Waterfront Ownership Opportunity
- Turnkey, Move-In Ready Premises
- Professional Reception Area
- Executive Private Offices, Shared Offices And Open Collaborative Workspace
- Designer Kitchen & Break Area
- Private In-suite Washrooms
- High-End Interior Improvements
- Abundant Natural Light Throughout
- Immediate Access to the Seawall
- Automatic Window Blinds
- Private in-suite washrooms

BUILDING AMENITIES



**FITNESS
CENTER**



**SAUNA
FACILITY**



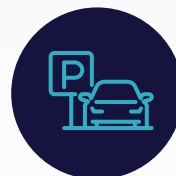
**INDOOR POOL &
HOT TUB**



**SQUASH
COURT**

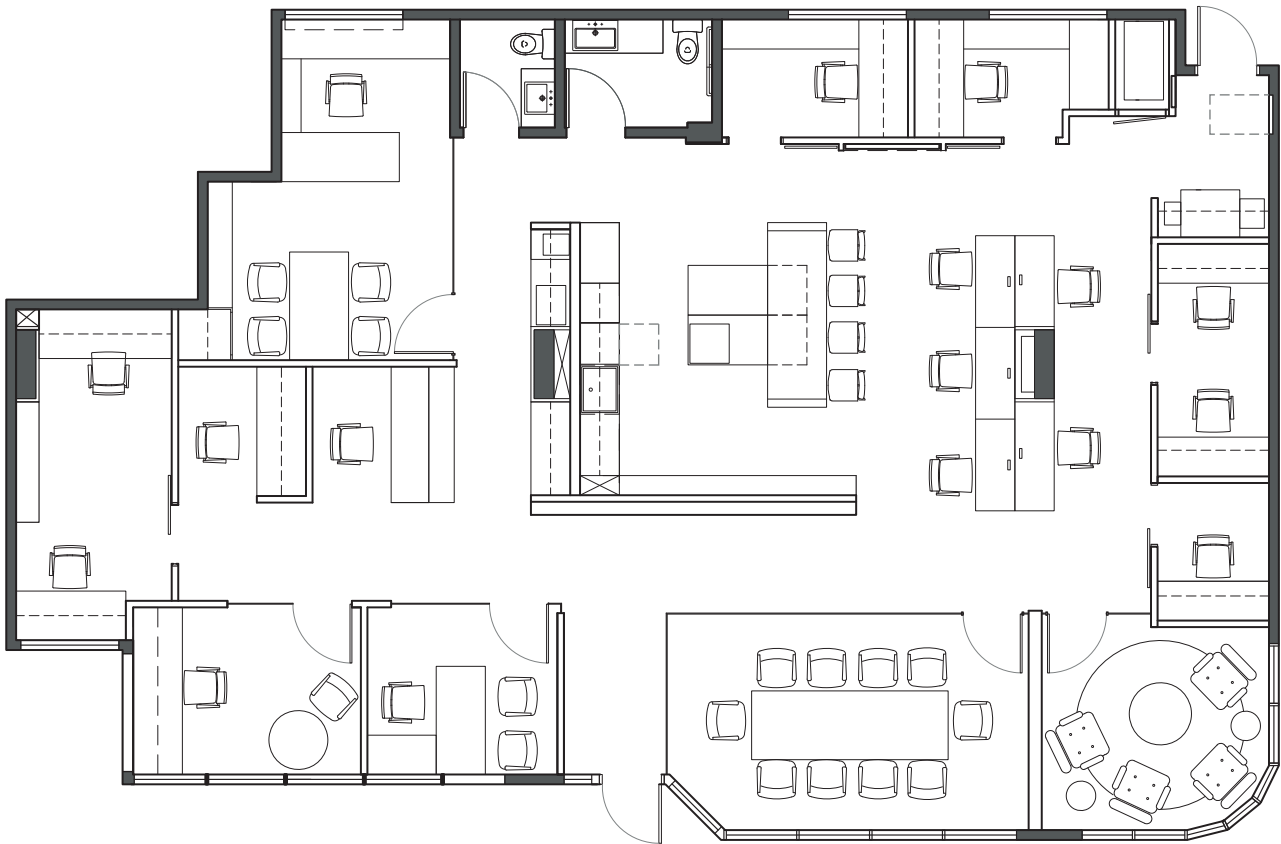


**CHANGING ROOMS
& SHOWER**



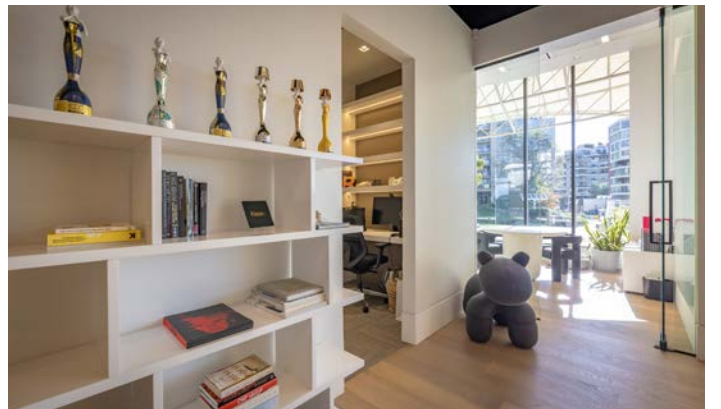
**UNDERGROUND
PARKING**

FLOOR PLAN



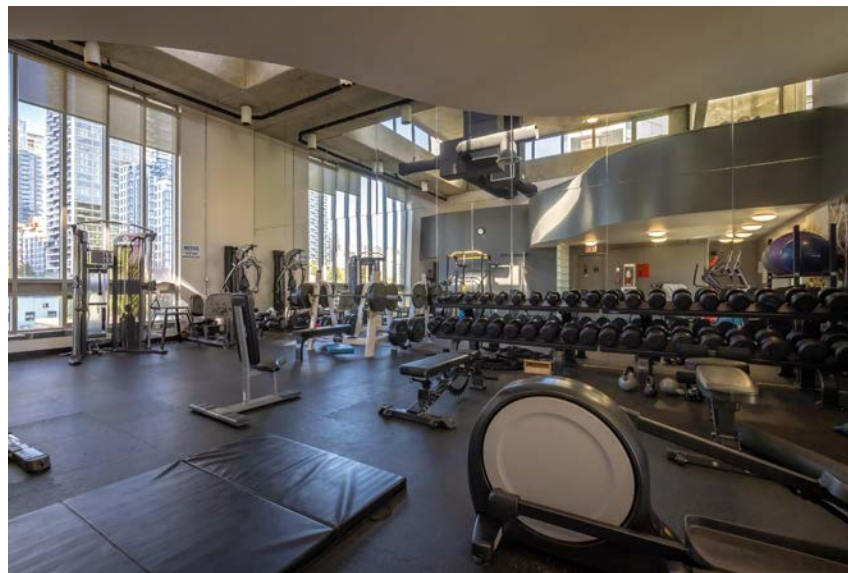
SALIENT DETAILS

	Unit 106 1008 BEACH AVENUE	Unit 107 1008 BEACH AVENUE
PID	023-566-787	015-866-432
LEGAL DESCRIPTION	Strata Lot 254, Plan VAS2613, District lot FC, New Westminster Land District	Strata Lot 87, Plan AS2613, District lot FC, New Westminster Land District
SIZE	2,462 SF	
ZONING	CD-1 (195) Comprehensive Development	
AVAILABILITY	Now	
PROPERTY TAXES (2026)	\$10,812.80	\$35,344.50
STRATA FEES (2026 EST.)	\$660.41 / Month	\$1,366.94 / Month
PARKING	3 Parking Stalls	
NET RENT	Contact listing agents	
ASKING PRICE	Contact listing agents	



PROPERTY PHOTOS





LOCATION

Vancouver's Beach District

Situated along Vancouver's celebrated waterfront, the Beach District is one of the city's most desirable neighbourhoods, offering a unique blend of business connectivity, natural beauty, and urban convenience. Positioned between Downtown Vancouver, Yaletown, and False Creek, the area is home to an exceptional collection of restaurants, cafes, hotels, and lifestyle amenities.

With immediate access to the Seawall, world-class dining, and major transit connections, the Beach District provides an inspiring workplace environment that appeals to both employees and clients alike.

DEMOGRAPHICS



WALK SCORE
WALKER'S PARADISE

96



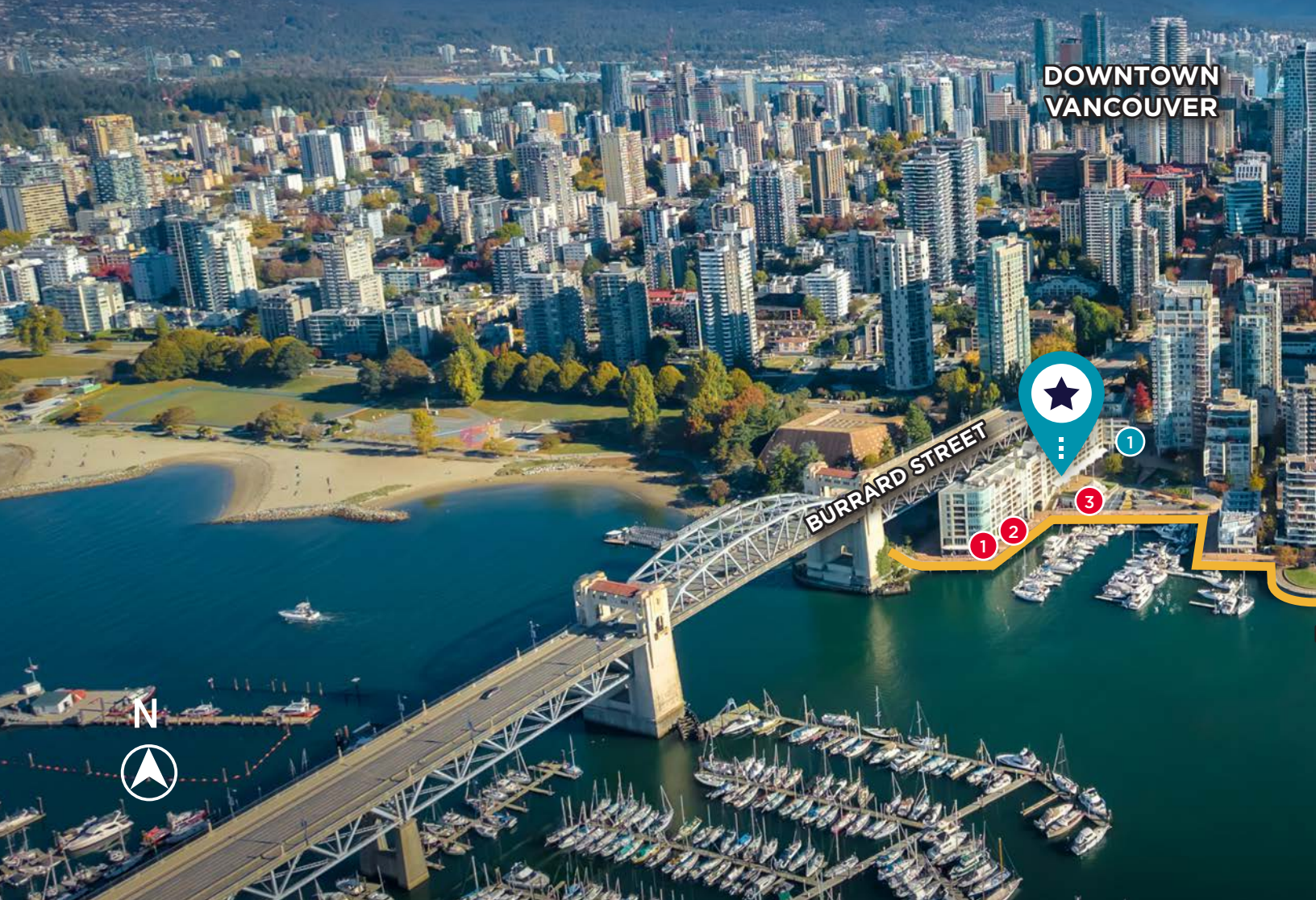
TRANSIT SCORE
RIDER'S PARADISE

87



BIKE SCORE
BIKER'S PARADISE

84



**DOWNTOWN
VANCOUVER**

BURRARD STREET

1 2 3

NEARBY AMENITIES

RESTAURANT

1. BEACH AVENUE BAR & GRILL
2. HOSHI JAPANESE CUISINE
3. LING KITCHEN & BAR
4. ANCORA WATERFRONT DINING & PATIO
5. CHAN'AN
6. AUTOSTRATA OSTERIA
7. AU PETIT COMPTOIR
8. MONZO BURGER
9. LINH CAFÉ
10. PARKER ROOFTOP
11. GIARDINO RESTAURANT
12. TAP & BARREL/BRIDGES

CAFES

1. THE GRIND BY VEGAIN
2. INBTWN CAFÉ
3. TREES ORGANIC COFFEE
4. OCTAVE CAFÉ

SEAWALL PATHWAY



1008 / BEACH AVENUE

UNIT 106 & 107, VANCOUVER, BC



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