FOR LEASE

LOCATED IN THE DESIRABLE MOUNT PLEASANT AREA OF VANCOUVER

102 - 225 WEST 8TH AVENUE

VANCOUVER | BC

FOR MORE INFORMATION CONTACT

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ADDRESS
102 - 225 West 8th Avenue, Vancouver, BC

AVAILABLE AREA
2,649 sq. ft.

ZONING
I-1

TAXES & OPERATING COSTS
$14.00 per sq. ft. (2020 estimate)

LEASE RATE
$16.75 per sq. ft., triple net

AVAILABILITY
July 1, 2020

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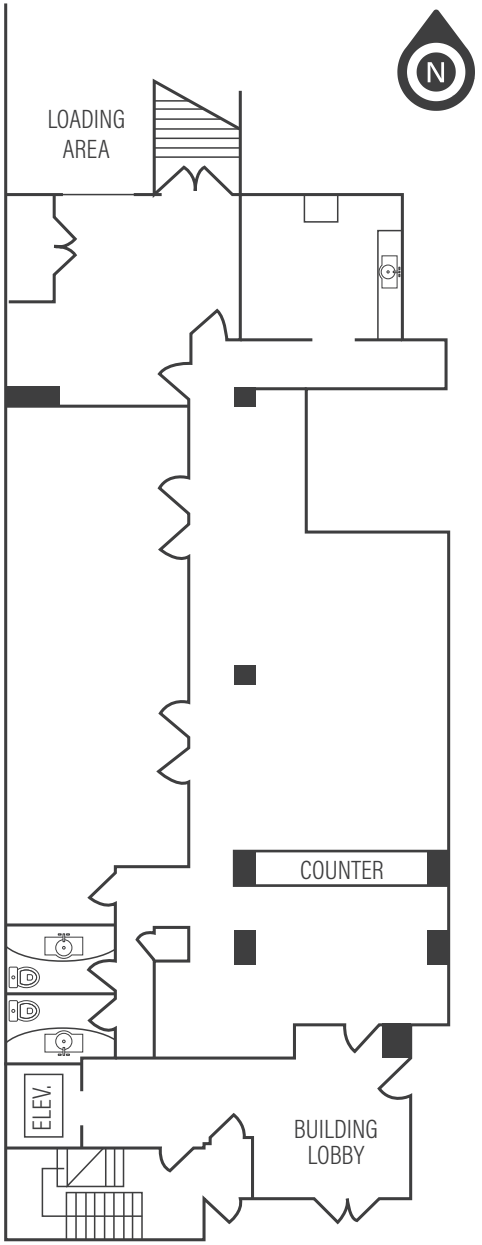
LOCATION

The property is located only minutes from the downtown core via the Cambie Street Bridge in the desirable Mount Pleasant area of Vancouver. Mount Pleasant has established itself as one of the most desirable areas of Vancouver for tech companies with a multitude of post production, software, and digital animation businesses relocating to the area. This location is only blocks from the Cambie Corridor and Broadway Corridor and a wide range of amenities including restaurants, coffee shops, financial services, craft breweries, and is a short walk to the Broadway-City Hall SkyTrain Station.

FEATURES

- Air-conditioned production area
- Dock level loading with lift
- 2 parking stalls at $150 per stall per month
- Main Floor Unit
- 4 offices and open plan area
- 5 minute walk to SkyTrain station



Not to scale

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FOR LEASE

SPECTACULAR VIEWS FROM LANDSCAPED DECK

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WALKER'S PARADISE

96

Daily errands do not require a car.

RIDER'S PARADISE

93

World-class public transportation.

VERY BIKABLE

88

Some hills, excellent bike lanes.

CBRE Limited | 1021 West Hastings Street | Suite 2500 | Vancouver | BC V6E 0C3

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*Source: Walkscore.com

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