

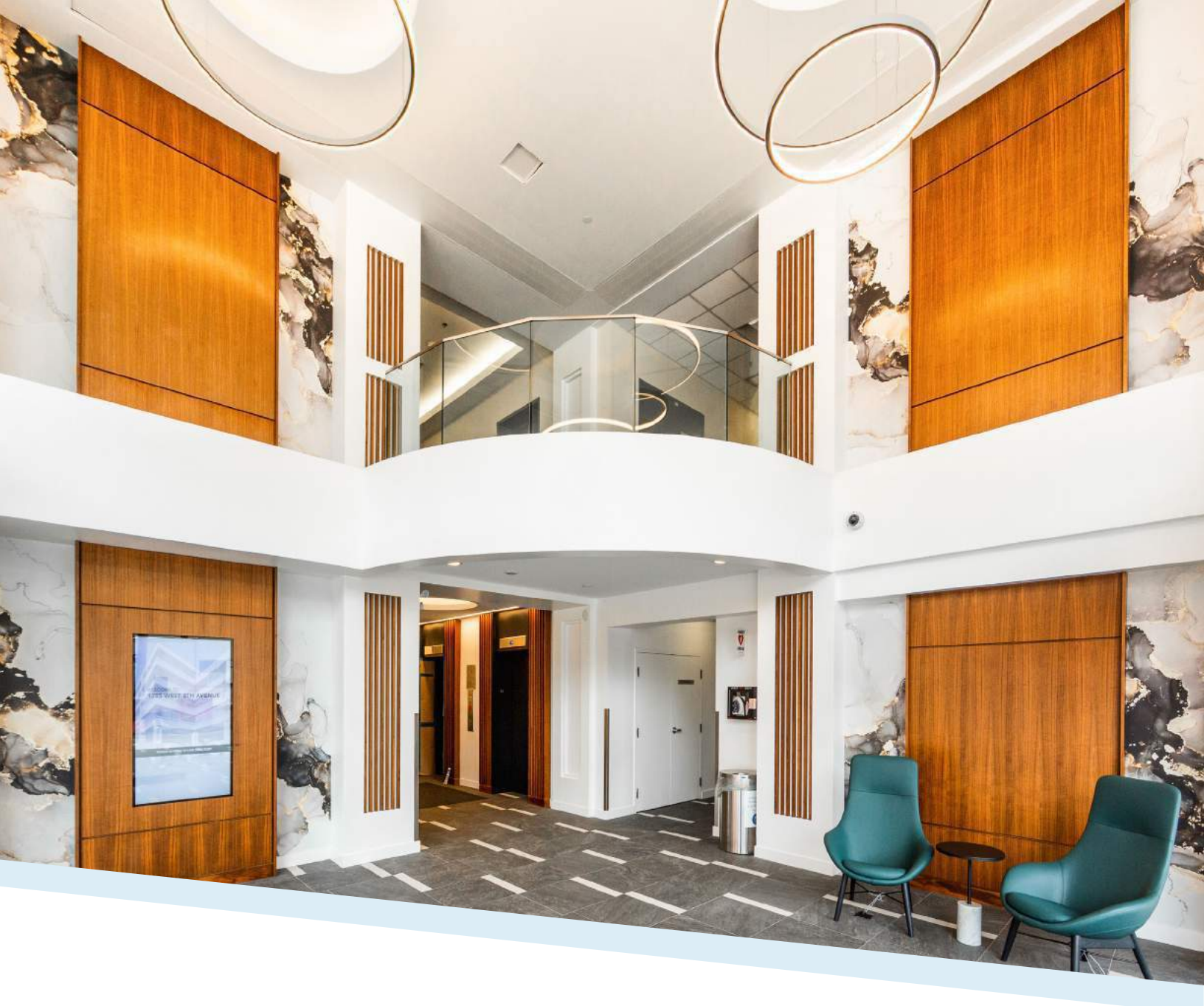


1385 W 8th Ave.
Vancouver, BC

FOR LEASE

PRIME OFFICE OPPORTUNITIES

3,626sf - 12,557sf



LOCATED IN THE HEART OF THE BROADWAY CORRIDOR

Situated at the corner of W 8th Ave and Hemlock Street, this Class "A" office building is steps away from the new South Granville Station with stunning views of Downtown Vancouver's skyline.

1385 West 8th Avenue is located within close proximity to the Granville Street bridge which allows for a short trip to Downtown. It is also within walking distance to the amenities of South Granville Street and West Broadway including an abundance of restaurants and retailers. Public transit is easily accessible and the new South Granville Skytrain Station will be minutes away.

AVAILABLE SPACE

Suite	Area	Type	Availability
250	3,626 SF	Office	Immediately
290	6,510 SF	Office	Immediately
540	6,000 - 12,557 SF	Office	Immediately

LEASING RATES

BASIC RENT

Contact listing agent

OPERATING COST & TAXES (2024 EST.)

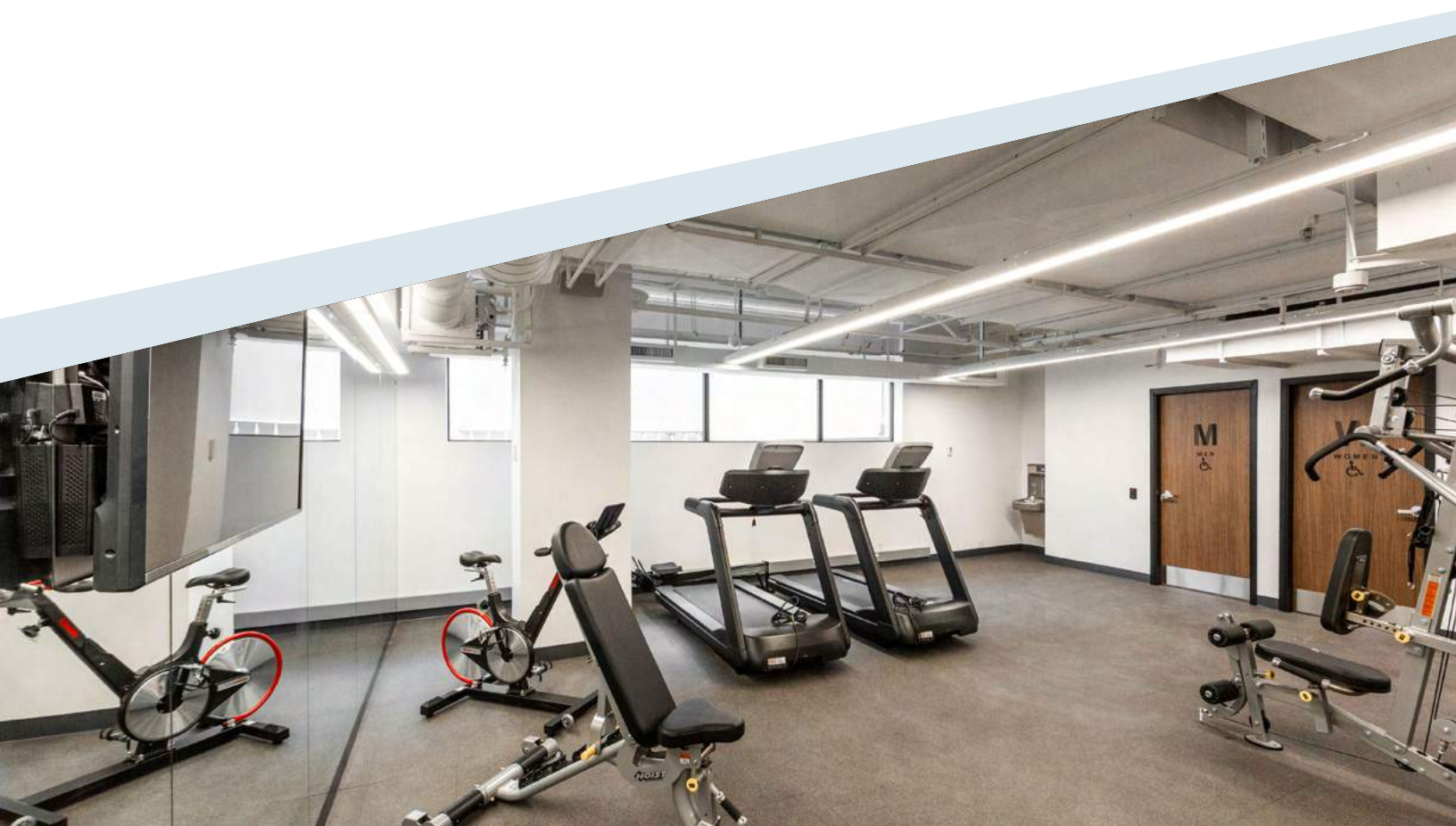
\$22.20 / SF

PARKING RATE

\$150-\$220/mo + applicable taxes

124 secure stalls, 35 visitor stalls

1:700sf ratio

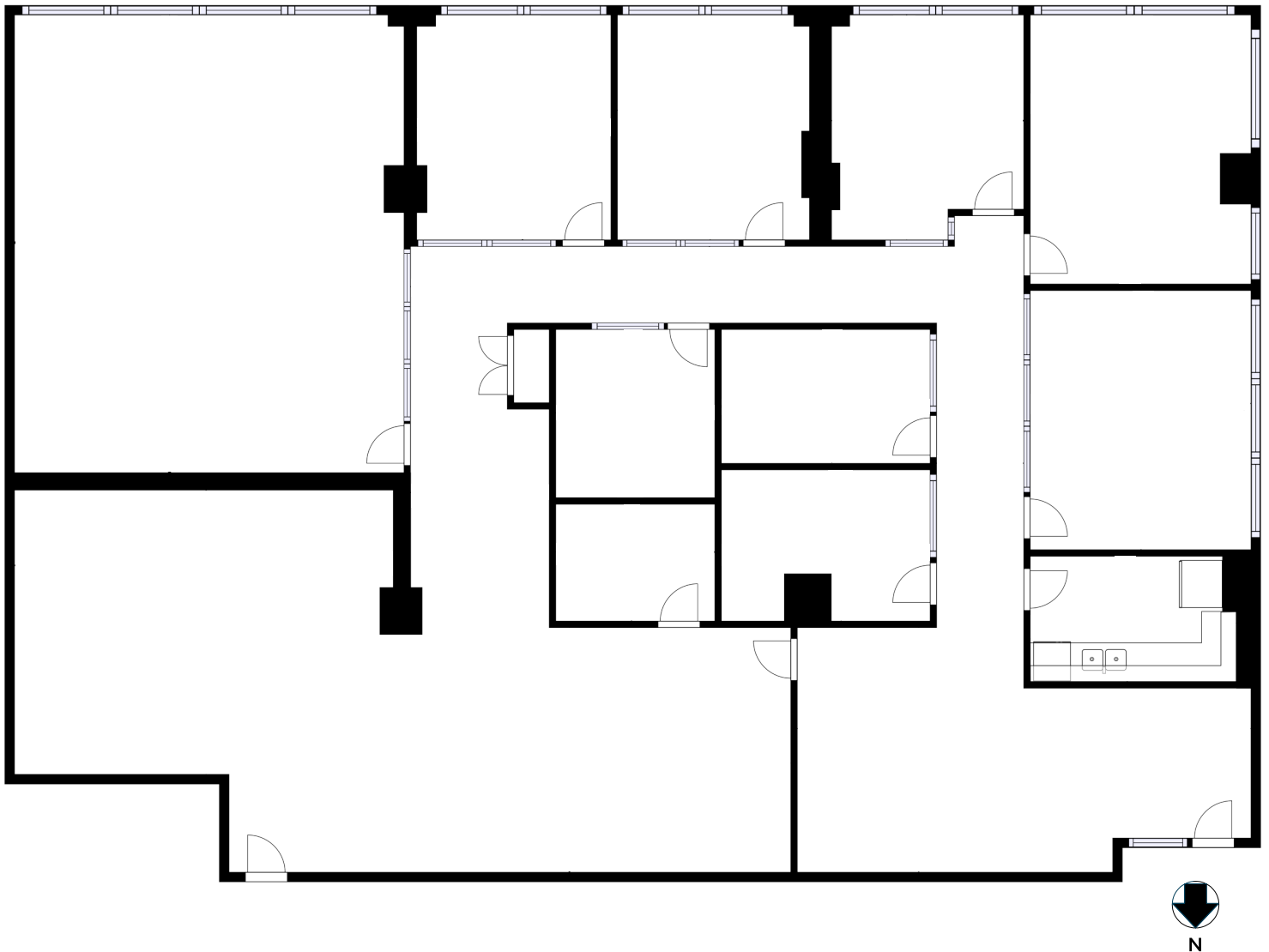


#250 - 1385 W 8th Ave., Vancouver

BASIC RENT: CONTACT LISTING AGENT

Rentable Area: 3,626sf | Available Immediately

Space includes several private offices, open working spaces, reception, and kitchenette.



LENIA CALICO

604 220 9519

lcalico@warringtonpci.com

300 – 1030 West Georgia St., Vancouver, BC V6E 2Y3

E. & O.E.: The information contained herein was obtained from sources which we deem reliable, and while thought to be correct, is not guaranteed by Warrington PCI Management.



WARRINGTON PCI
MANAGEMENT

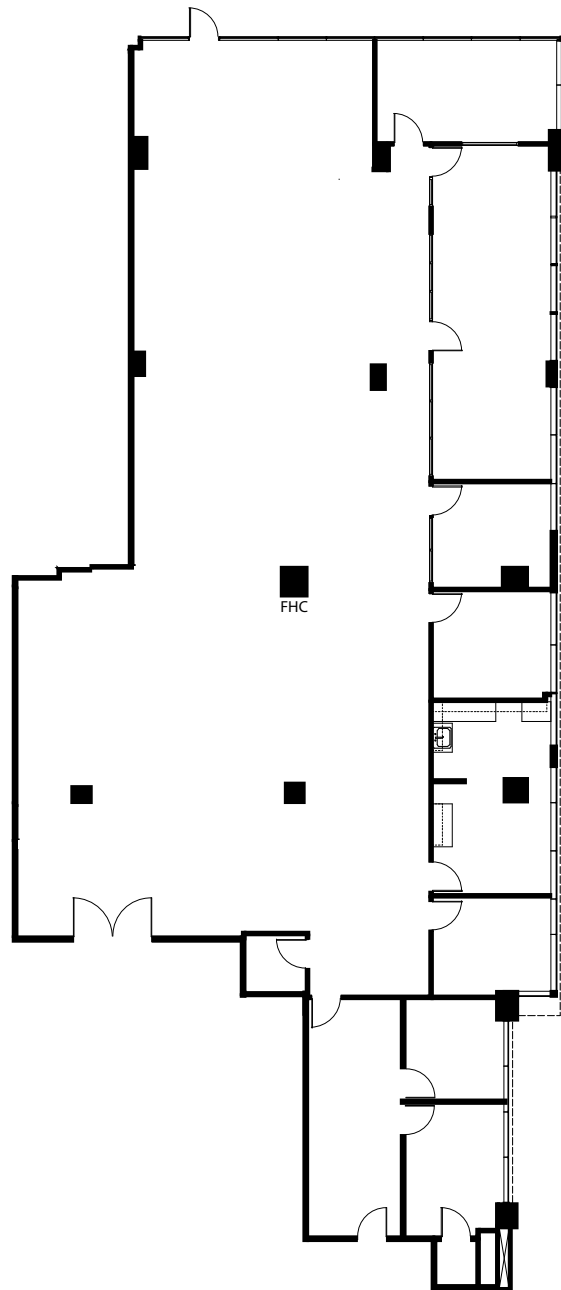
#290 - 1385 West 8th Ave., Vancouver

BASIC RENT: CONTACT LISTING AGENT

Rentable Area: 6,510sf | Available Immediately

Well built-out unit with a kitchen, and a combination of offices, open areas, and large meeting rooms.

Outdoor patio with outstanding views.



REFER TO NEXT PAGE FOR
CONCEPTUAL PLANS FOR:

- PROFESSIONAL SERVICES
- ENGINEERING/TECH

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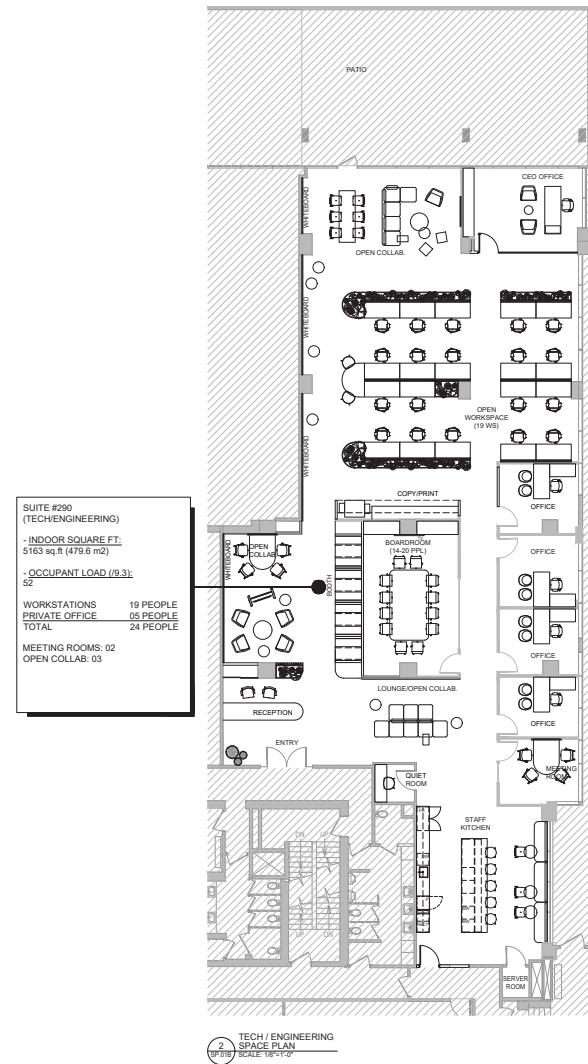
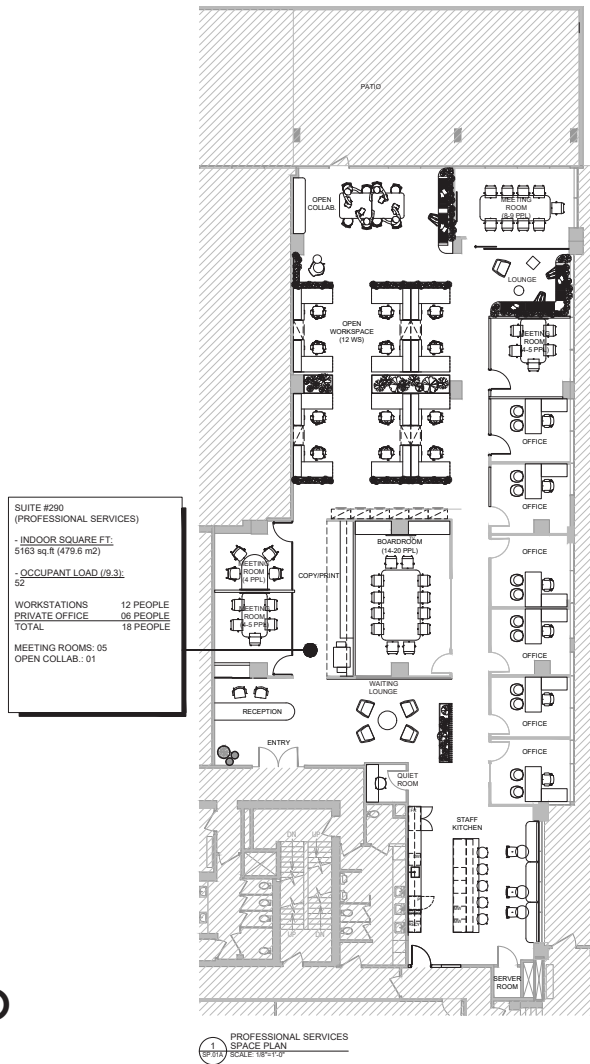
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WARRINGTON PCI
MANAGEMENT

#290 - 1385 West 8th Ave., Vancouver

CONCEPTUAL PLANS



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#540 - 1385 West 8th Ave., Vancouver

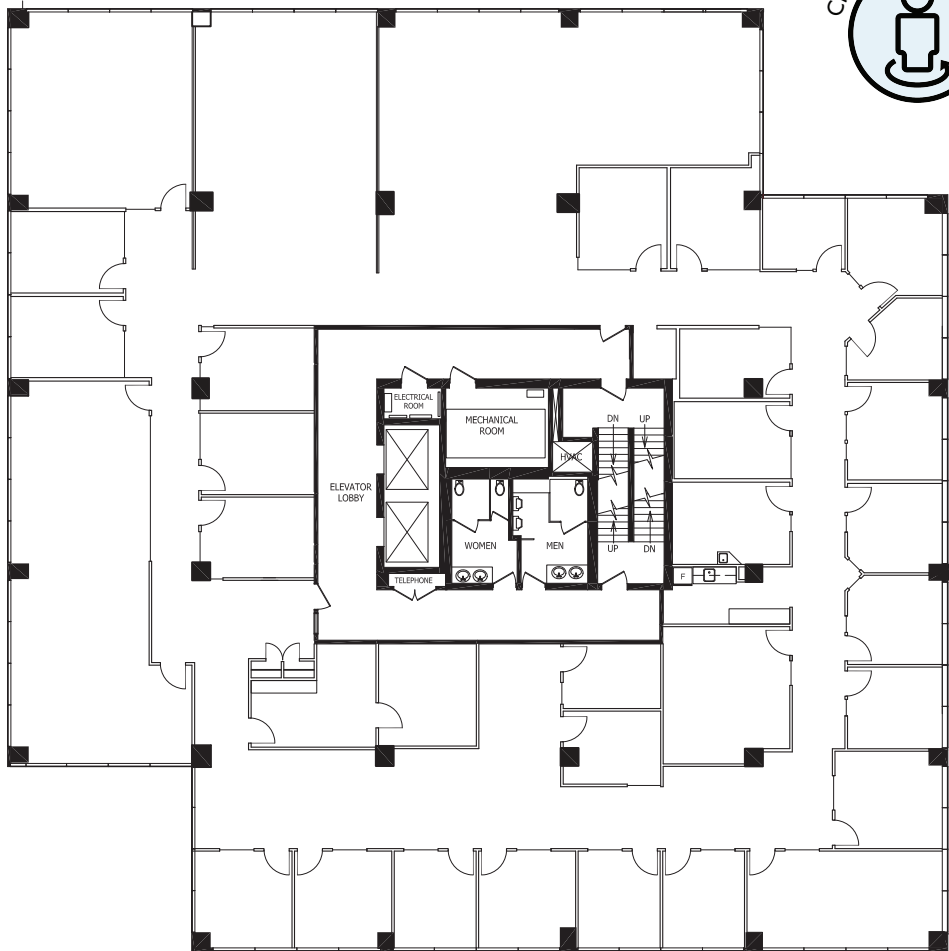
BASIC RENT: CONTACT LISTING AGENT

Rentable Area: 5,000-12,557sf | Available Immediately | Demisable
Full floor opportunity with plenty of offices, multiple meeting rooms, and open work areas.
Plenty of natural light with great views of Downtown Vancouver and the surrounding area.

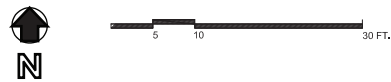


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Current Layout



Conceptual Plan with Demising Wall



BUILDING AMENITIES

This building has extensive on-site amenities; most notably a brand new gym facility, shower rooms, a newly renovated building lobby, and outdoor patio spaces.

- Close proximity to skytrain
- Bike storage and rentable tenant lockers
- Built 1981 and renovated in 2021
- EV Chargers
- Fitness facility and shower room
- Loading bay
- 159 parking stalls (reserved and non-reserved)



On-site parking



Fibre Internet Connections



Fitness Facility



Weekend Card Access



Walk Score

95



Bike Score

77



Transit Score

81



ABOUT THE AREA

- Numerous restaurants and amenities nearby
- 5 minute drive to Downtown Vancouver
- Close proximity to Vancouver General Hospital
- Multiple bike routes near the building
- Walking distance to new South Granville Skytrain Station
- Quick access to False Creek and the Seawall
- Many nearby transit options

Downtown Vancouver

Granville St. Bridge

Granville Island

Charleston Dog Park

Granville Loop Park

Crossfit Kitsilano

Paul's Omelettery

1385 W 8th

West Broadway

99 B-Line

Future South Granville Skytrain Station

Boston Pizza

Royal Seoul House

Cactus Club

Staples

Subway

Vancouver General Hospital Health District

Granville Street

Marpole Ave

W 15th Ave

W 15th Ave

W 15th Ave





WARRINGTON PCI
MANAGEMENT

LEASING ENQUIRIES

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*Visit [our website](#) for more information and
leasing opportunities*



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