

// FOR LEASE

# 118 West 8th Avenue

*Freestanding Flex Building in Mount Pleasant*



# The Opportunity at 118 W 8th Avenue

## *Freestanding Flex Building | Mount Pleasant*

### At a Glance

Total Approx. 4,014 SF

Dedicated Parking

Grade Loading

Heavy Power

Private Patio

Furniture Available

Washrooms + Shower Facilities

A rare opportunity to secure a fully improved, freestanding three-storey flex building in Mount Pleasant. The property offers a highly functional blend of open flex space, warehouse with loading, a large private patio, and bright office across upper floors.

Level 1 is currently approved for laboratory use with grade loading access. Levels 2 and 3 are improved as professional office space, making the building ideal for operators requiring both technical and administrative components under one roof.

Significant capital upgrades have been completed in recent years, creating a turnkey solution for users in production, light manufacturing, lab, or specialized technical uses.











## Property Highlights

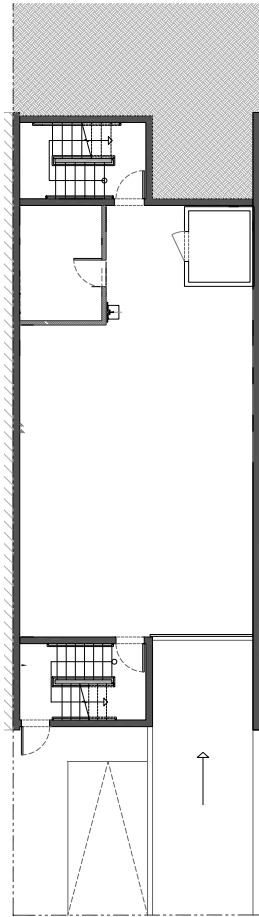
<b>Total Area</b>	~4,014 SF
<b>Basic Rent</b>	Contact Listing Agent
<b>Additional Rent</b>	\$9.93 PSFPA (2026 est.)
<b>Zoning*</b>	I-1 (Light Industrial)
<b>Parking</b>	3 Stalls Included
<b>Loading</b>	1 Grade Loading Door
<b>Availability</b>	Immediately

\* Current primary approved use is Laboratory Services. Tenant to confirm that their intended use complies with occupancy requirements and City of Vancouver business licensing regulations.

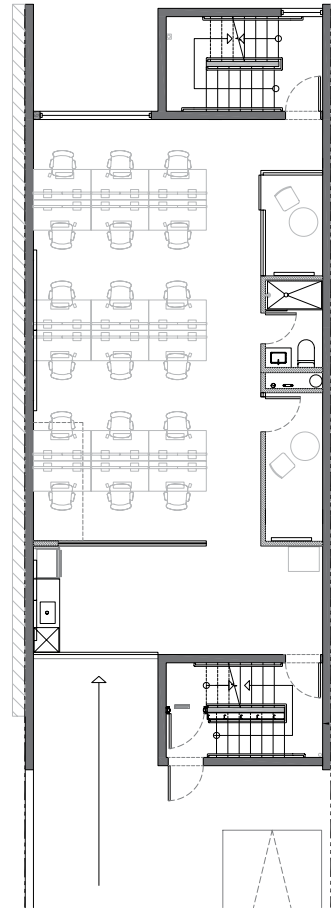
## Building Features

-  Large private patio
-  Washrooms with shower facilities
-  Dedicated parking
-  Furniture available
-  Grade level loading
-  HVAC throughout
-  Backup power generator (natural gas)
-  3-phase power (250 amp, 120/208 volt)

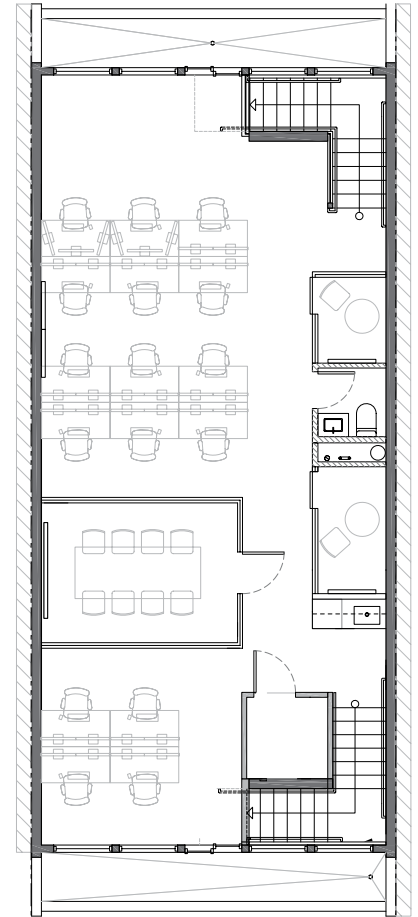
Level 1  
~1,347 SF



Level 2  
~1,347 SF



Level 3  
~1,320 SF



Total Area  
~4,014 SF



# Level 1

 VIRTUAL TOUR

Purpose-built for technical and operational use, level 1 features open flex area, grade-level loading. This level supports production, storage, and light manufacturing with efficient logistics and direct access.



# Level 2

 VIRTUAL TOUR

Designed as the building's collaborative hub, level 2 offers open workspace, private meeting rooms, a full kitchen, staff lounge, washroom with shower, and access to a large private patio. Ideal for daily operations, team meetings, and employee amenities



FLOORSPACE

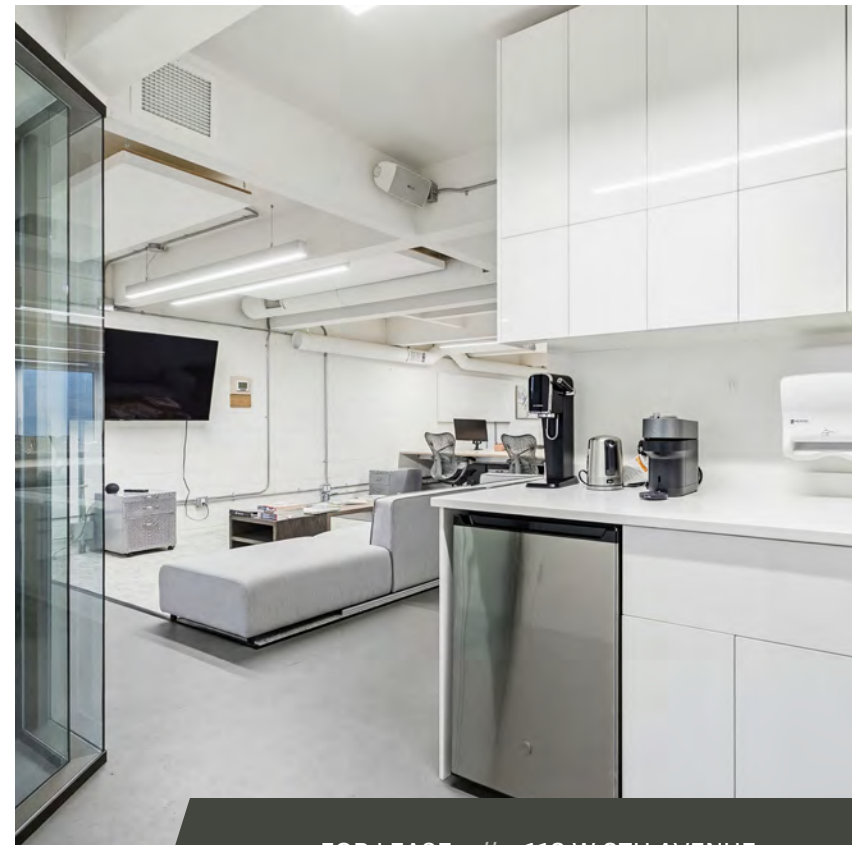
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## Level 3

 VIRTUAL TOUR

The upper level is configured for focused work and leadership functions, with multiple private offices, boardroom, server room, kitchen, and open workstations. Bright and well-appointed, this floor supports executive, administrative, and client-facing activities.



## The Neighbourhood

Located in the heart of Mount Pleasant, directly across from Jonathan Rogers Park, the building enjoys open park, city, and mountain views. The neighbourhood is one of Vancouver's most dynamic mixed-use districts, surrounded by established breweries, independent cafés, restaurants, and boutique retail.

Positioned on West 8th Avenue between Manitoba and Columbia Streets, the property offers convenient access to major transit routes along Broadway and is approximately a 7-minute walk to Broadway-City Hall Station on the Canada Line. A full range of amenities are all within easy walking distance.



TRANSIT SCORE

**89**



WALK SCORE

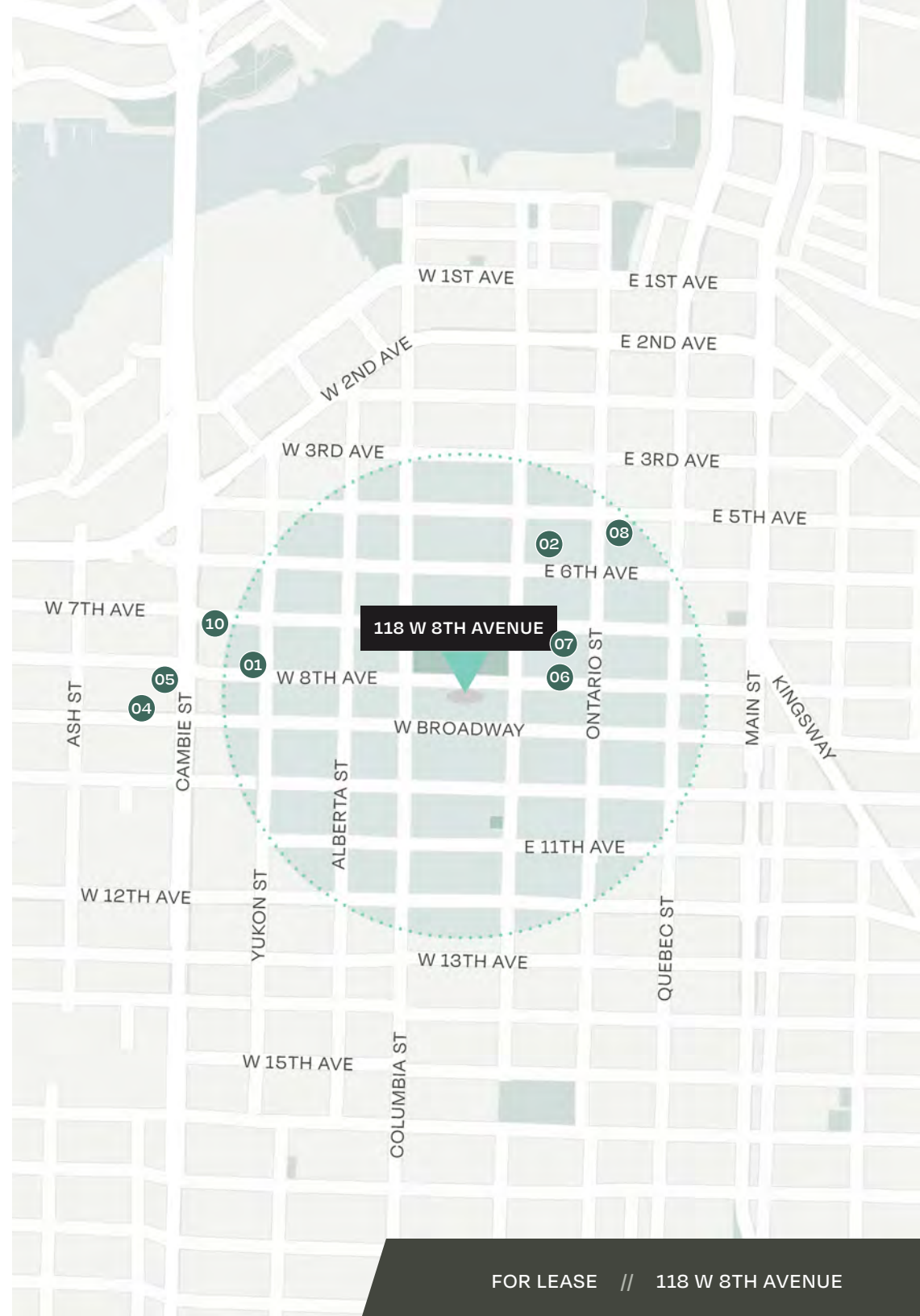
**95**



BIKE SCORE

**93**

01. The Home Depot
02. Mount Pleasant Vintage & Provisions
03. La Tacqueria Pinche Taco Shop
04. London Drugs
05. Whole Foods Market
06. 33 Acres Brewing Company
07. Elysian Coffee - 7th & Ontario
08. Tacofino Ocho
09. Starbucks
10. Save-On-Foods



For more information, please contact:



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