



FOR SUB-SUBLEASE

High-Quality Top Full Floor Space in Mount Pleasant with Exclusive Private Patio

34 West 8th Avenue, Vancouver

Jennica Palecek

Personal Real Estate Corporation
Associate Vice President
+1 604 694 7226
jennica.palecek@colliers.com

Colliers



Property *Highlights*



Located in Mount Pleasant surrounded by a diverse mix of cafés, breweries, restaurants, banks, and everyday amenities.



Bike lockers and parking available.



Exceptional accessibility via public transit, cycling, and walkability.



Positioned just two blocks from the future Mount Pleasant SkyTrain Station, providing rapid connections to Downtown Vancouver and throughout Metro Vancouver.

Property *Overview*

Address 34 West 8th Avenue

Area 3rd Floor: 2,073 SF

Sublease Expiry June 28, 2028

Availability Immediately

Basic Rent Please Contact Listing Agent

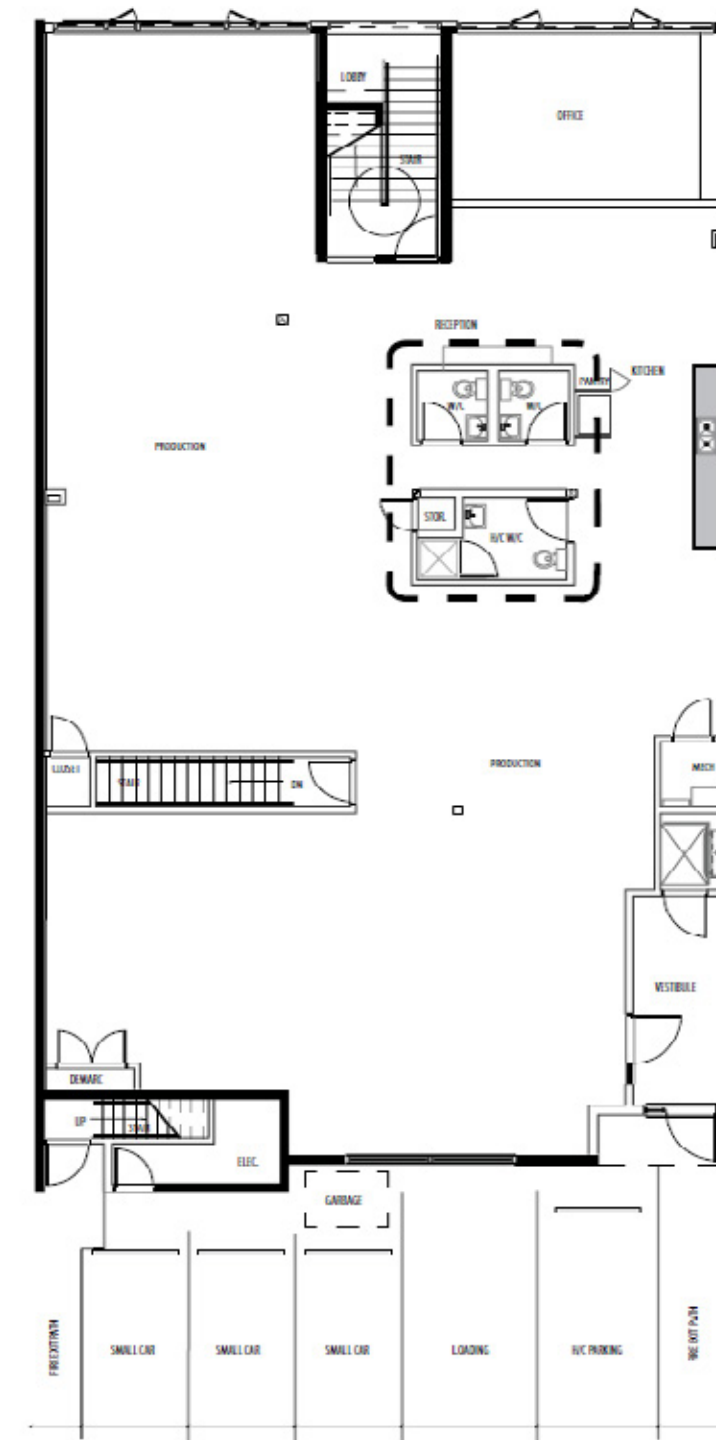
Additional Rent (est. 2024) \$11.20 PSF

Furniture Negotiable

Parking 3 stalls available

- Amenities**
- Bike lockers and parking available
 - End-of-trip facilities and private showers
 - Rooftop patios with views of the Downtown Core and North Shore Mountains

Suite Features Top floor unit improved with two meeting rooms, kitchen, two private washrooms, and exclusive patio with views of the Downtown Core. Furniture potentially available.

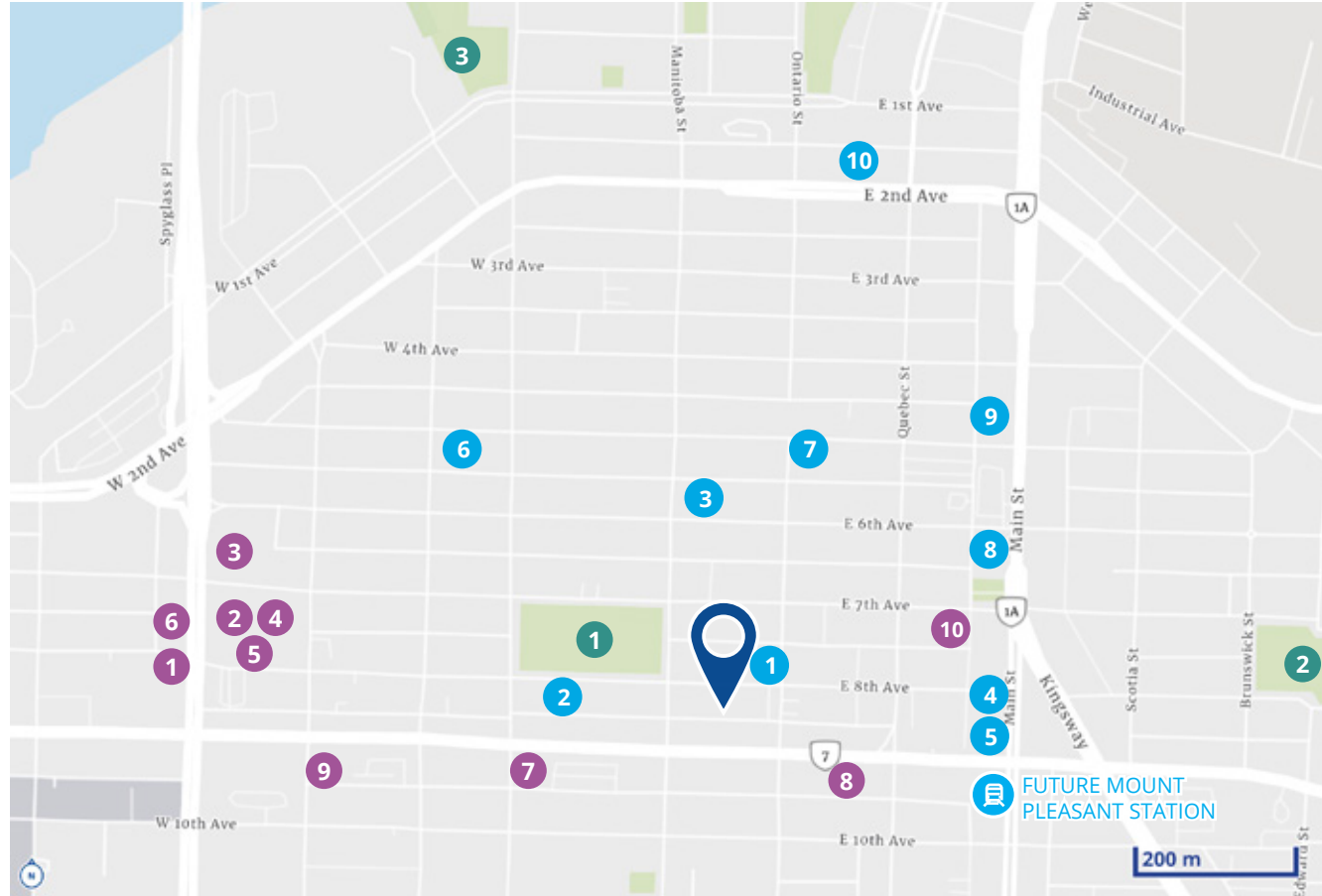


Amenity Map

Prime location in the heart of Mount Pleasant.

34 West 8th Avenue is centrally located in Vancouver's vibrant Mount Pleasant neighbourhood, surrounded by an eclectic mix of cafés, breweries, restaurants, and boutique retailers.

Nearby amenities include Broadway City Hall, Jonathan Rogers Park, Creekside Community Centre, Whole Foods, Save-On-Foods, and the growing False Creek Flats innovation district.



RESTAURANTS & CAFES	RETAIL	PARKS
1. 33 Acres Brewing Company	1. Whole Foods	1. Jonathan Rogers Park
2. Milano Coffee Roasters	2. Winners & HomeSense	2. Guelph Park
3. Mount Pleasant Vintage & Provisions	3. Canadian Tire	3. Hinge Park
4. Superbaba	4. Save-On-Foods	
5. Fable Diner	5. The Home Depot	
6. Prototype Coffee	6. BC Liquor Store	
7. Purebread Bakery + Coffee	7. NOFRILLS Vancouver	
8. Steamworks Mount Pleasant	8. Sport Check	
9. Zarak by Afghan Kitchen	9. Your Dollar Store With More	
10. Brewhall	10. Bikes For All	

Property Photos

34 West 8th Avenue, Vancouver





For Sub-Sublease | 34 West 8th Avenue, Vancouver BC

Please contact the listing broker for more details on this offering.

Jennica Palecek

Personal Real Estate Corporation

Associate Vice President

+1 604 694 7226

jennica.palecek@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc., Brokerage, MP.

