

FOR LEASE | OFFICE
#301 - 1620 WEST 8TH AVENUE
VANCOUVER, BC

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



- ▶ **Move-In Ready Space with Flexible Lease Terms Within a Modern 3-Storey Office Complex**
- ▶ **2,858 SF on the Third Floor**
- ▶ **Broadway Corridor Location**

Neil S McAllister

Personal Real Estate Corporation

D 604.630.3374 C 604.720.3312

neil.mcallister@lee-associates.com

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Location

1620 West 8th is located in the heart of the West Side Business District, less than a block from multiple major bus routes providing seamless transportation to downtown Vancouver and the Canada Line. It is also within walking distance from the future Broadway Subway South Granville station. The neighbourhood offers several public parks, restaurants and cafes. In addition to easy transportation via transit, the building has significant parking.

Available Area

2,858 SF
(options for securing more space)

Zoning

RM-4

Basic Lease Rate

\$27.00 PSF

Taxes & Operating Costs

\$19.24 PSF (2023 estimate)

Availability

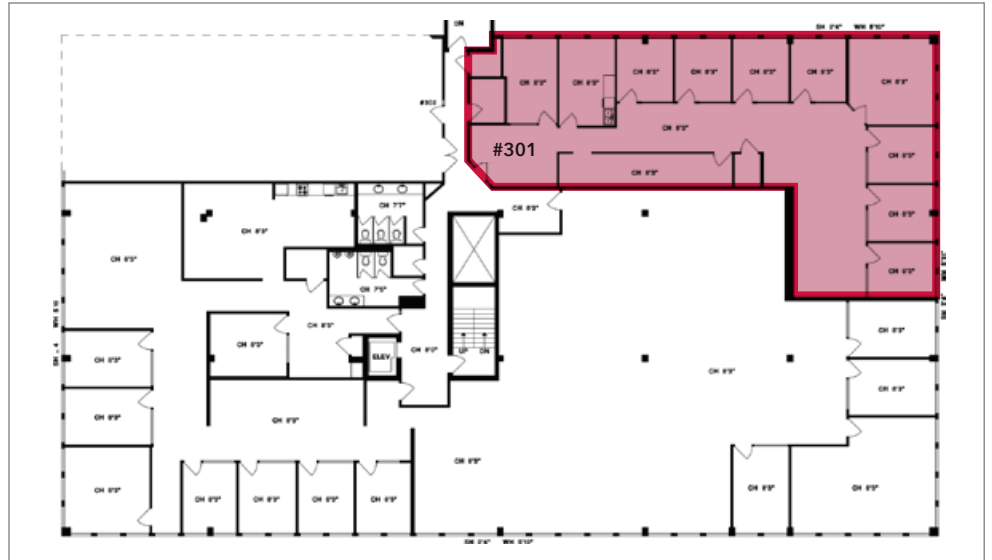
Immediate

Features

- ▶ Southwest corner unit
- ▶ Concrete construction
- ▶ Secure, underground parking
- ▶ Upgrades to lobby and common areas
- ▶ Improved with perimeter offices and 9' ceiling height
- ▶ Flexible terms of 1, 2, 3 or 5 years

Parking

54 stalls available



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