

FOR LEASE | OFFICE

1385 West 8th Avenue

Vancouver, BC



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wpm WARRINGTON PCI
MANAGEMENT

PROPERTY HIGHLIGHTS

Located at the corner of West 8th Avenue and Hemlock Street, 1385 West 8th Avenue is a Class "A" office building in the heart of Vancouver's Broadway Corridor. Just steps from the future South Granville SkyTrain Station and minutes from the Granville Street Bridge, the property offers seamless access to downtown and major transit routes.

Tenants enjoy sweeping views of the city skyline and are within walking distance of South Granville and West Broadway's many restaurants, shops, and services—making it an ideal location for businesses seeking convenience, connectivity, and a professional setting.

BASIC RENT

Contact Listing Agent

OPERATING COST & TAXES (2026 Est.)

Additional Rent: \$23.60 psf

PARKING RATE (1:700 Ratio)

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

124 secure tenant stalls, 35 visitor stalls





AVAILABLE SPACE

UNIT	AREA	TYPE	AVAILABILITY
250	3,626 SF	Office	Immediately
290	6,510 SF	Office	Immediately
530	6,547 SF*	Office	Immediately
620	1,599 SF	Office	Immediately
1383	1,146 SF	Office	Immediately

* unit can be demised



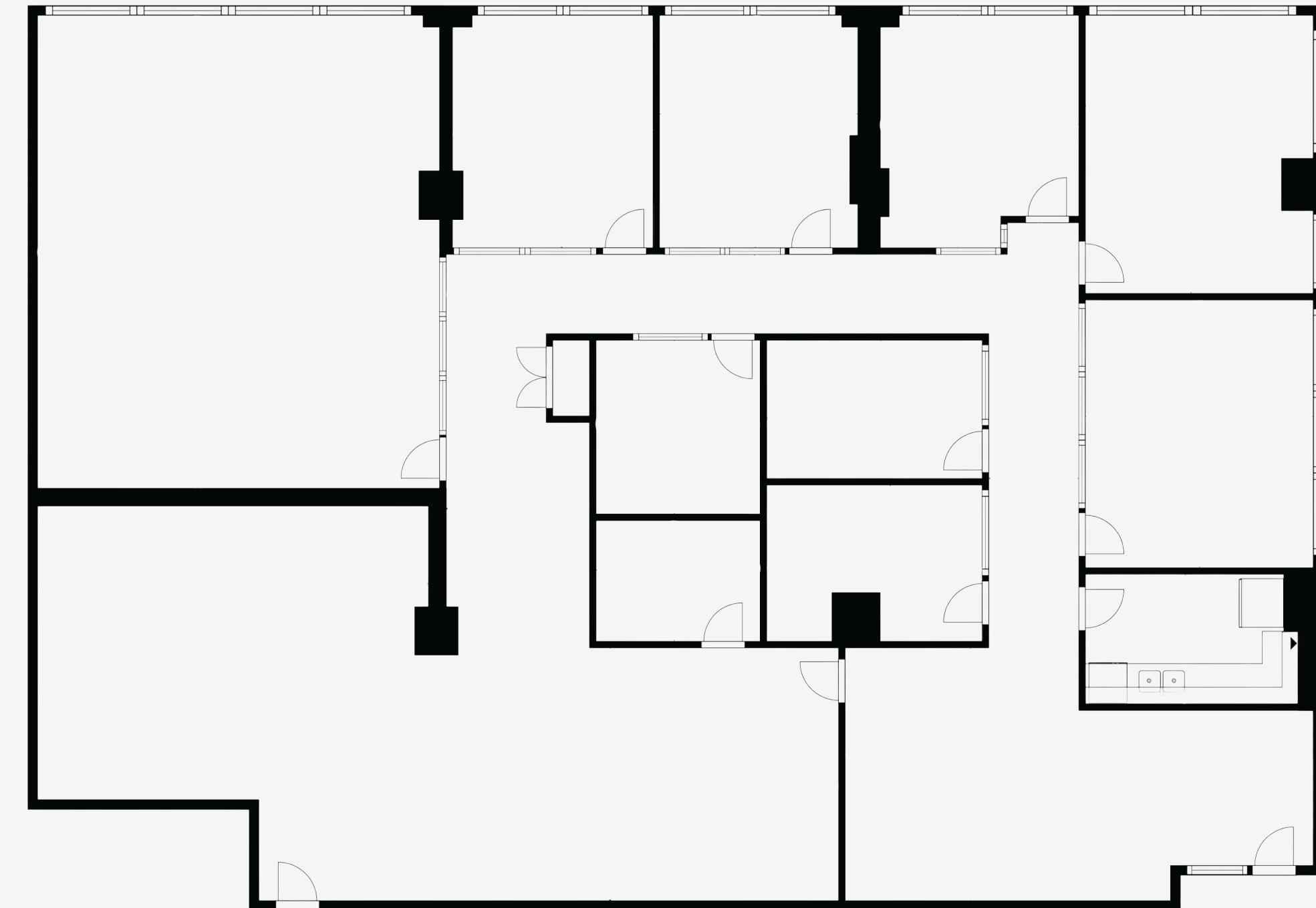
Suite 250

1385 West 8th Ave

3,626 SF

Available Immediately

Space includes several private offices, open working areas, reception, kitchenette.





Suite 290

1385 West 8th Ave

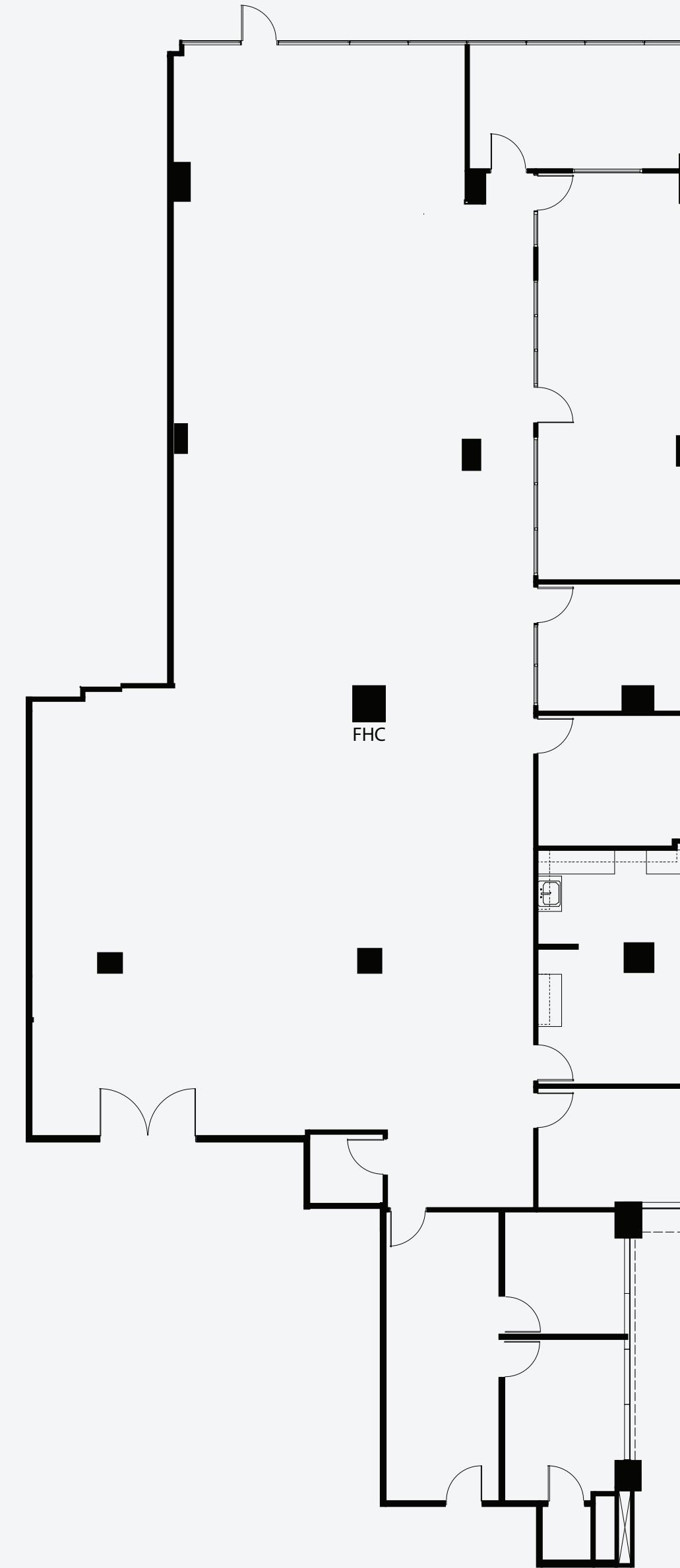
6,510 SF

Available Immediately

Features a combination of offices, open areas, and large meeting rooms. Has an outdoor patio with outstanding views.

Refer to next page for conceptual designs illustrating potential layout options:

- PROFESSIONAL SERVICES
- ENGINEERING/TECH



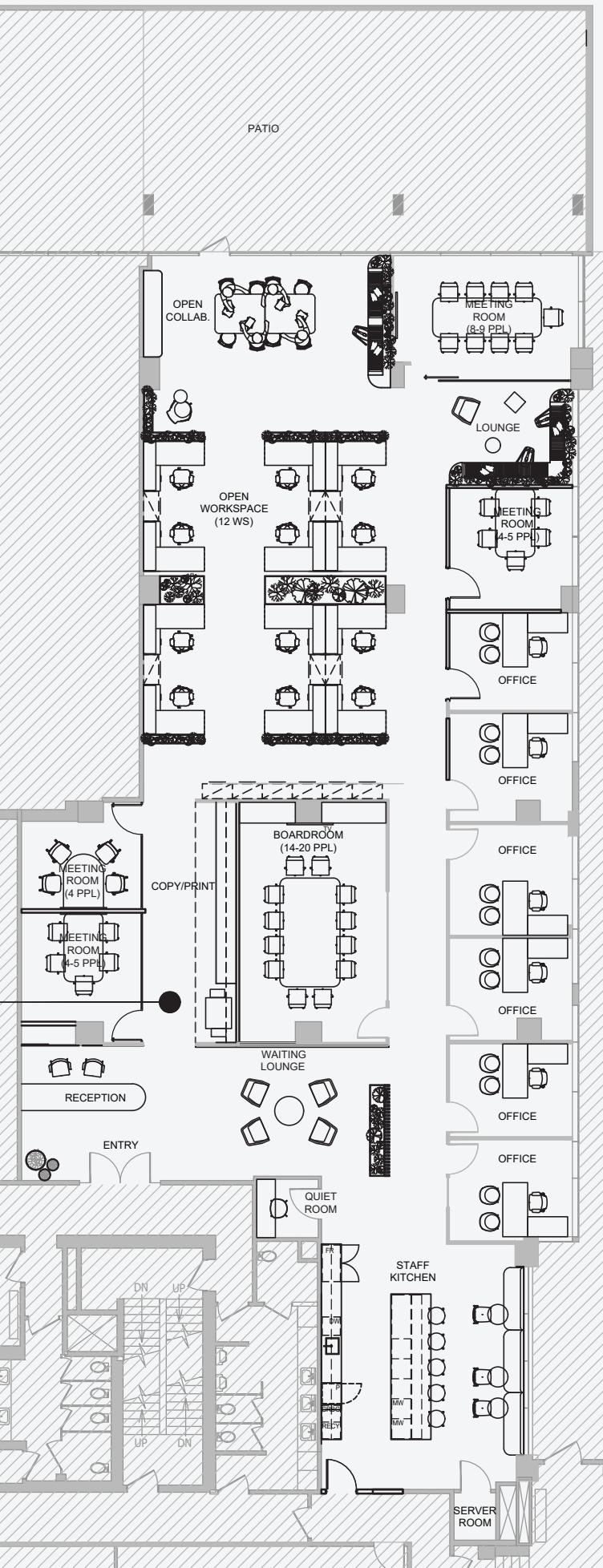
Suite 290

CONCEPTUAL PLANS

PROFESSIONAL SERVICES
SPACE PLAN

**SUITE #290
(PROFESSIONAL SERVICES)**

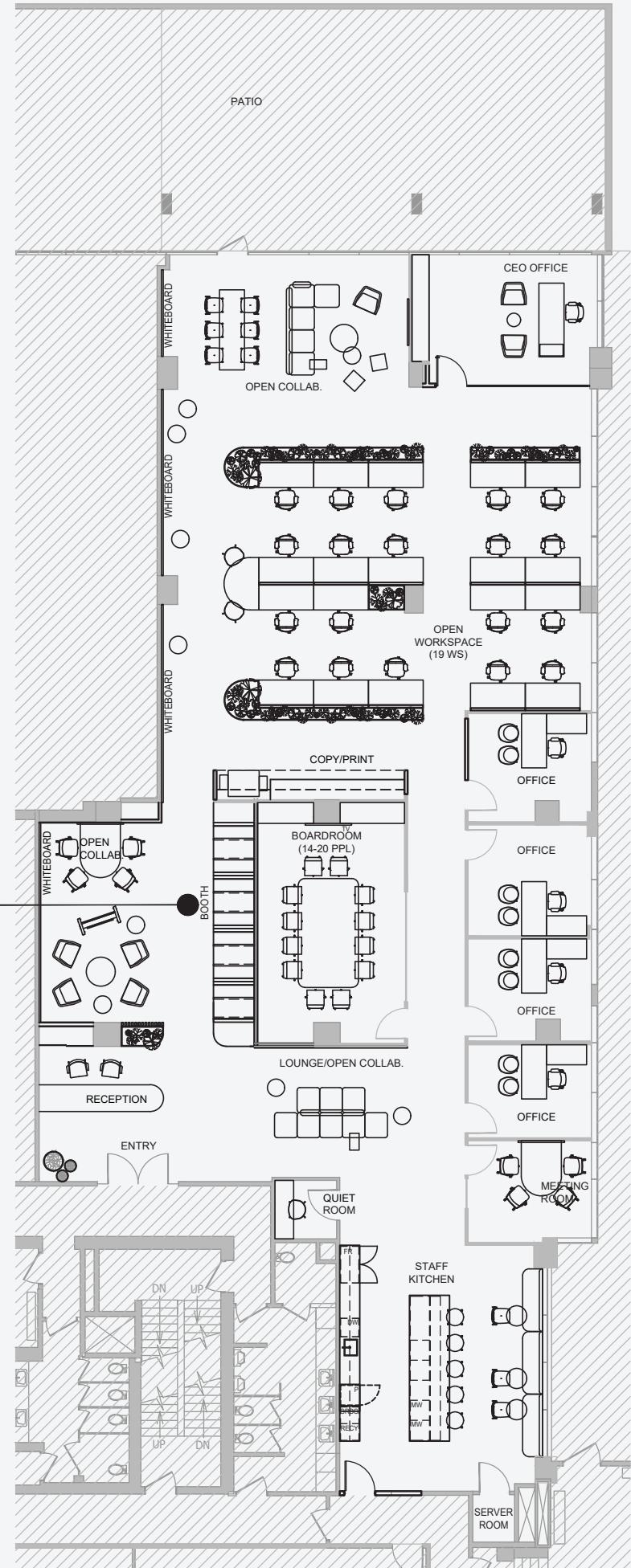
- INDOOR SQUARE FT: 5163 sq.ft (479.6 m²)
- OCCUPANT LOAD (9.3): 52
- WORKSTATIONS 12 PEOPLE
PRIVATE OFFICE 06 PEOPLE
TOTAL 18 PEOPLE
- MEETING ROOMS: 05
OPEN COLLAB.: 01



TECH / ENGINEERING
SPACE PLAN

**SUITE #290
(TECH/ENGINEERING)**

- INDOOR SQUARE FT: 5163 sq.ft (479.6 m²)
- OCCUPANT LOAD (9.3): 52
- WORKSTATIONS 19 PEOPLE
PRIVATE OFFICE 05 PEOPLE
TOTAL 24 PEOPLE
- MEETING ROOMS: 02
OPEN COLLAB.: 03





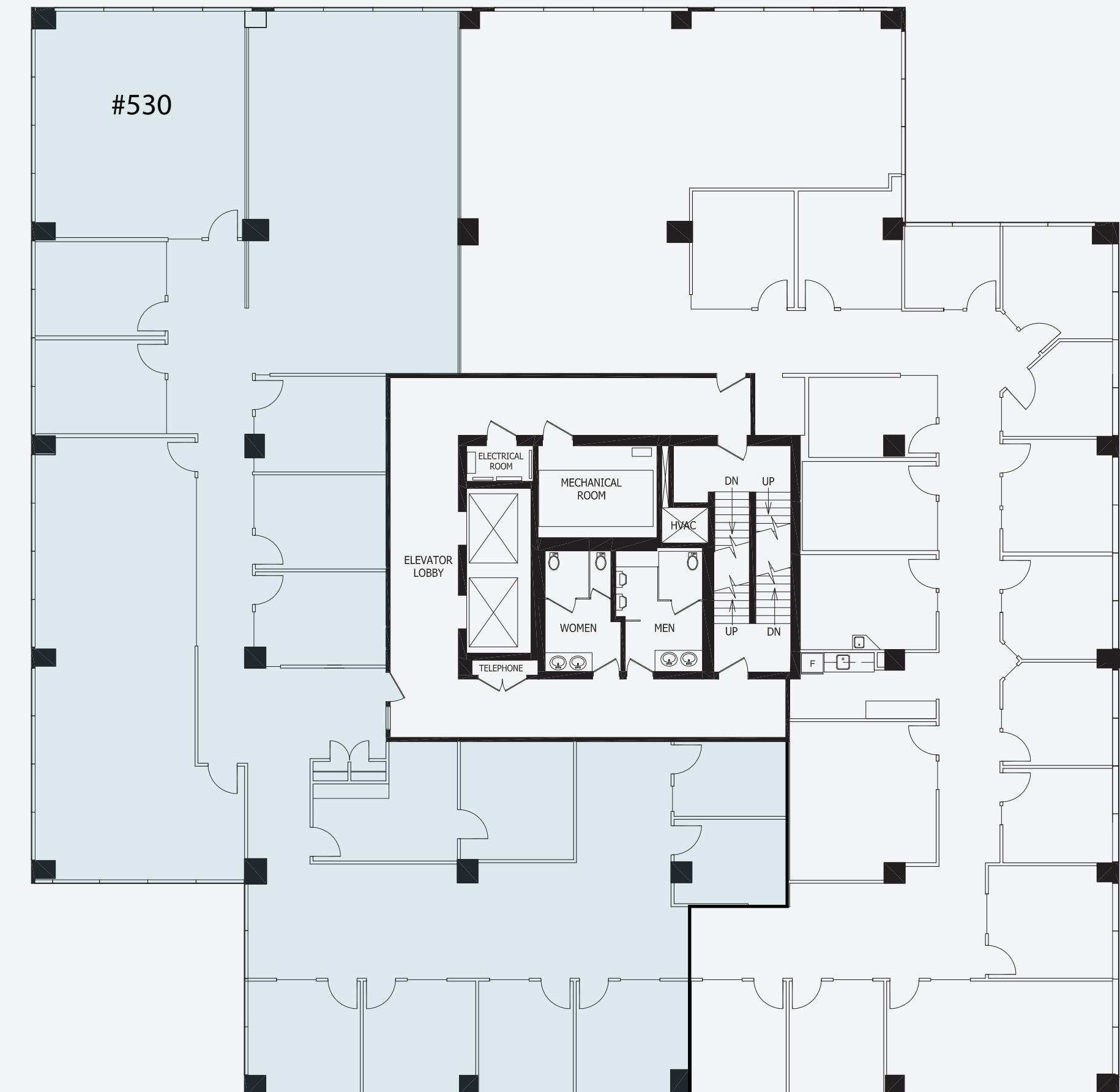
Suite 530

1385 West 8th Ave

6,547 SF*

Available Immediately

The space features plenty of offices, multiple meeting rooms, and open work areas. **Unit can be demised.** Great natural light with views of Downtown Vancouver and the vibrant False Creek neighbourhood.



Suite 620

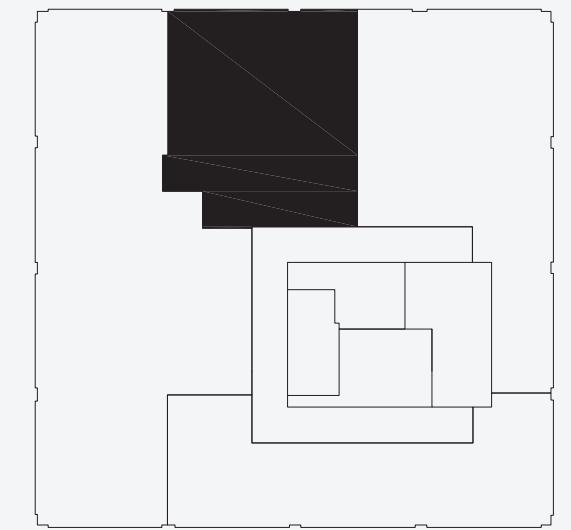
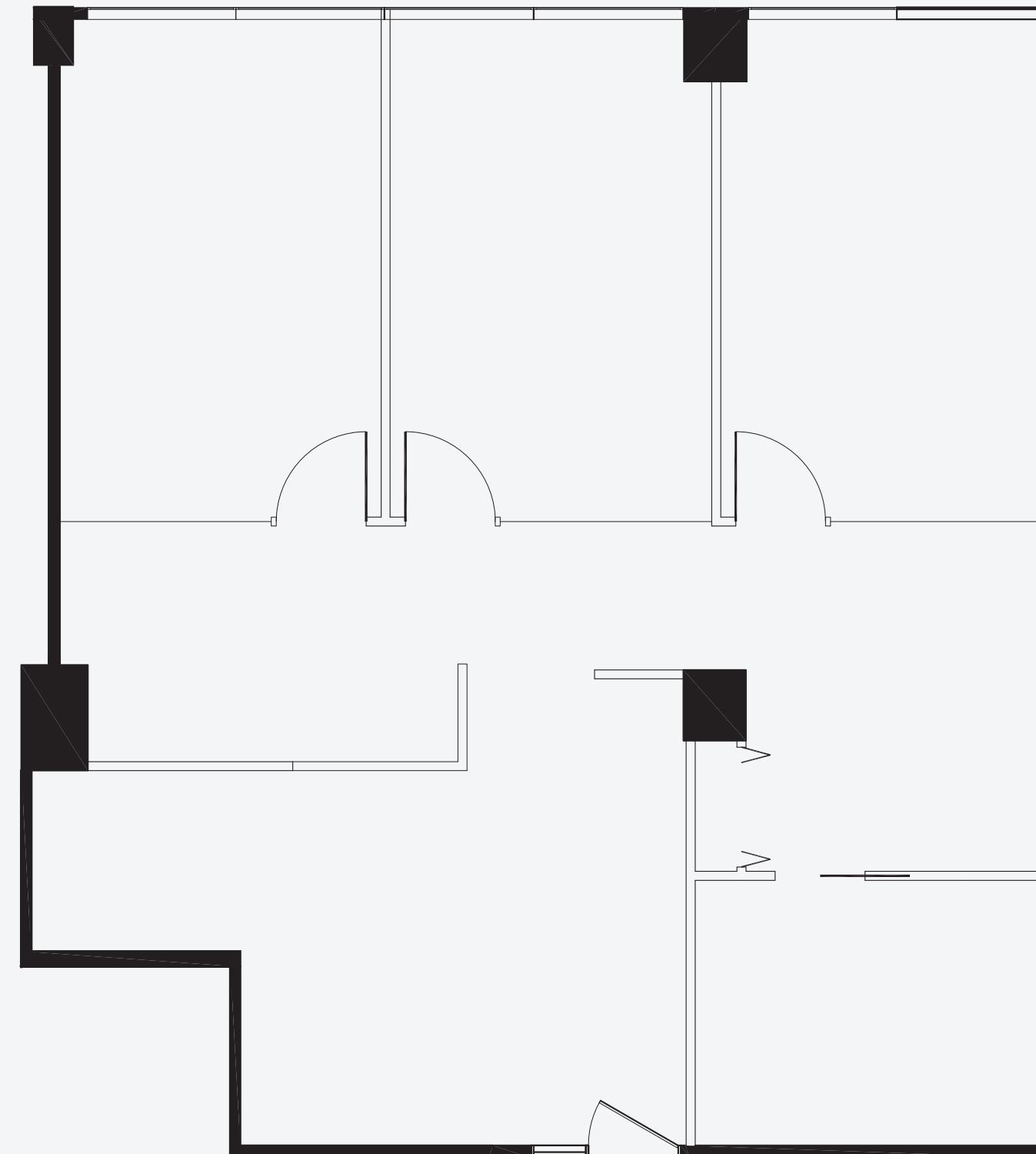
1385 West 8th Ave

1,599 SF

Available Immediately

The space features 3 offices, a kitchen, and a reception area.
Beautiful views of the vibrant False Creek Neighbourhood.

* Actual layout may vary from the floorplan shown.



KEY PLAN

Suite 1383

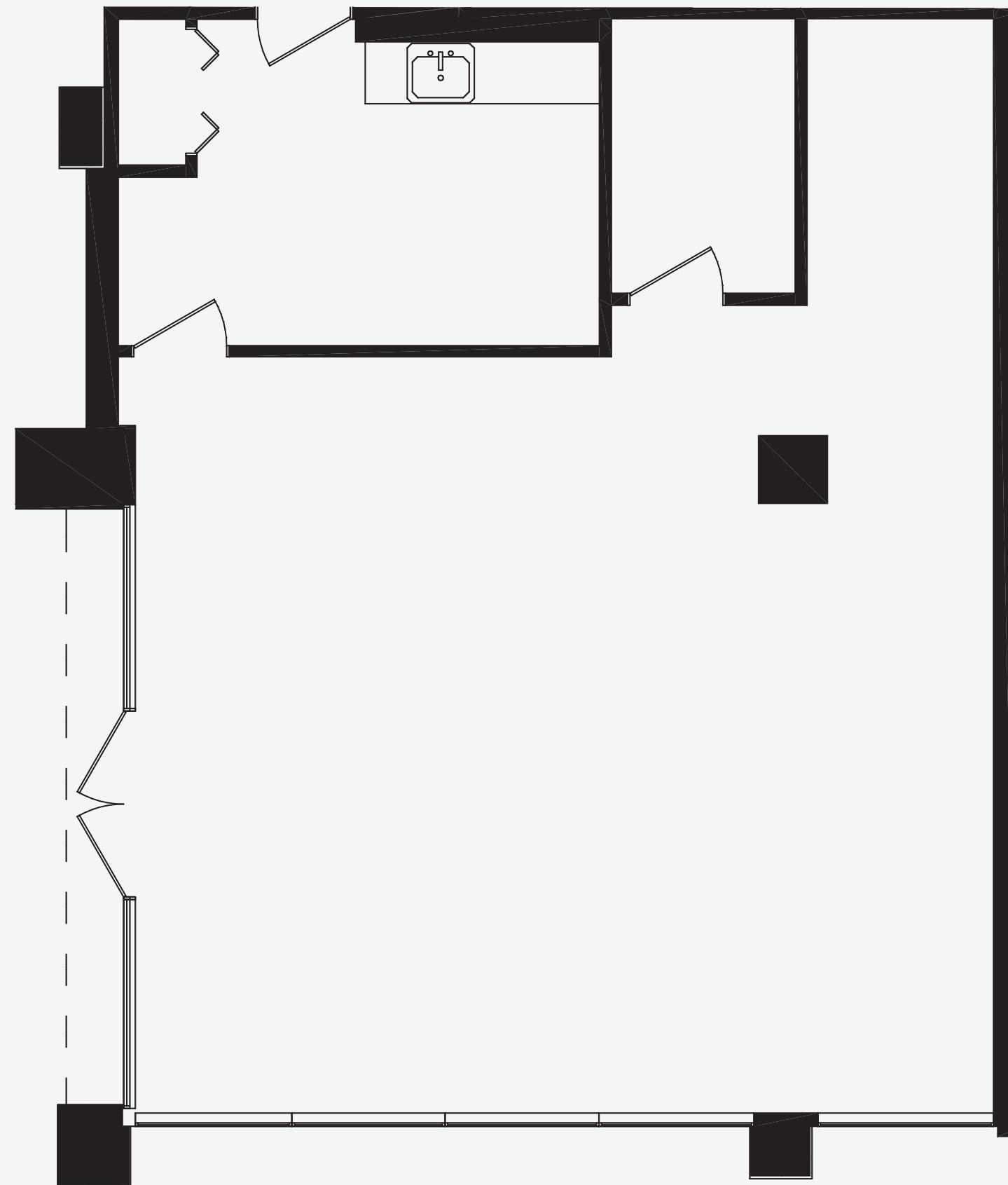
1385 West 8th Ave

1,146 SF

Available Immediately

Prime street-level space with excellent exposure onto 8th Avenue. The layout includes a built-out office, a dedicated meeting room, and an open-plan workspace—ideal for collaboration. A staff kitchen adds convenience and enhances the space's overall functionality for diverse business needs.

* Actual layout may vary from the floorplan shown.



KEY PLAN

Located in the heart of the Broadway Corridor

Highlights:

- Steps to South Granville shopping district and a 5-minute drive to Downtown Vancouver
- Surrounded by cafés, restaurants, and daily conveniences
- Easy access to bike routes, False Creek, the Seawall, and the future South Granville SkyTrain Station, opening in 2027

General 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.



Fitness Facility



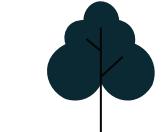
On-site Parking



Fibre Internet



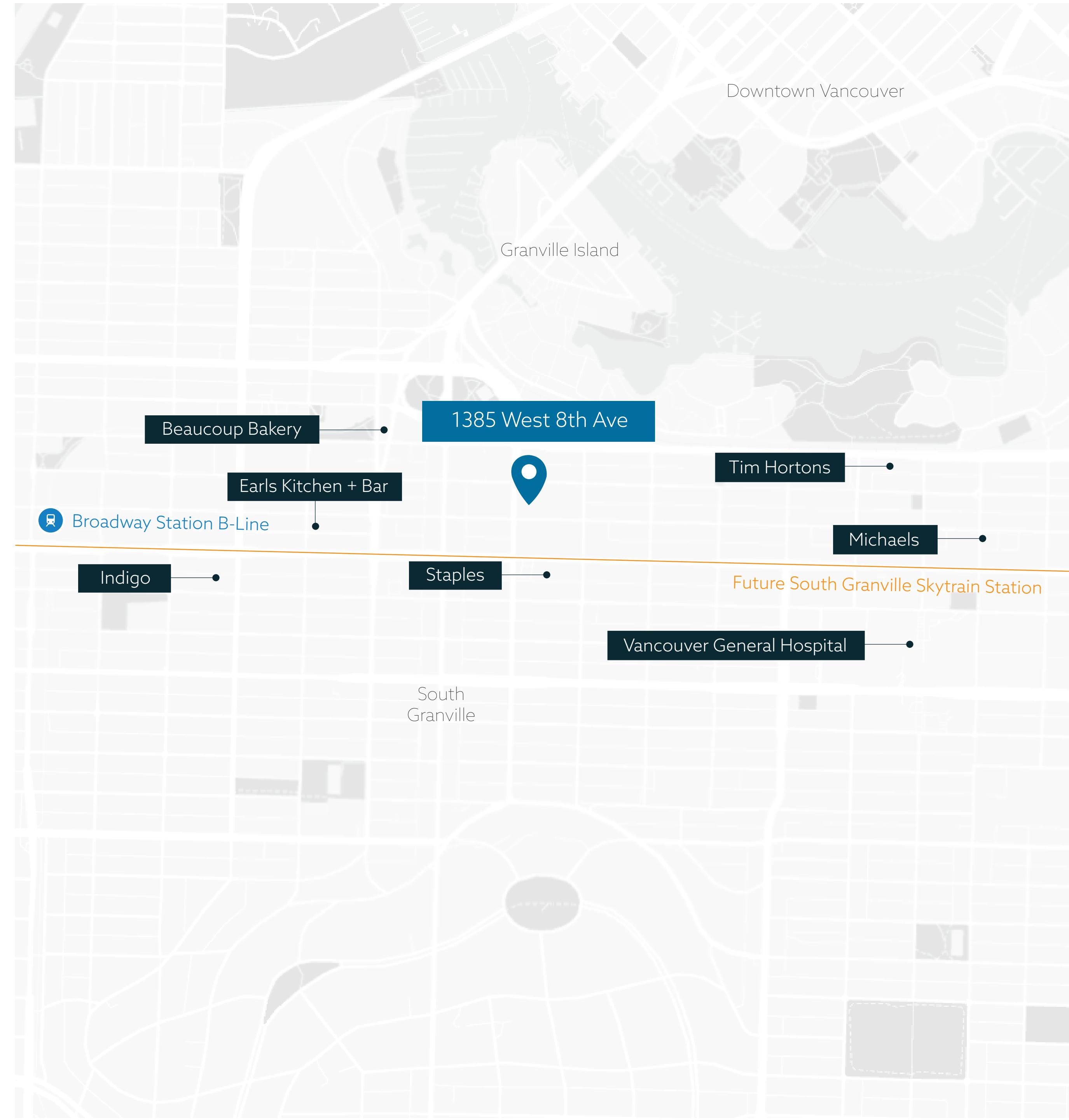
On-site Security



Landscaped Courtyard



Secure Bike Storage



CONTACT

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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.