

**AVISON  
YOUNG**

# For Lease

116 West 8th Avenue  
Vancouver, BC



Avison Young is pleased to present the opportunity to lease creative office space with unique views in the heart of Mount Pleasant

**Justin Omichinski\***, Principal  
604 646 8387  
justin.omichinski@avisonyoung.com  
\*Justin Omichinski Personal Real Estate Corporation

**Anna Robinson**, Associate  
604 647 1342  
anna.robinson@avisonyoung.com

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## PROPERTY DETAILS

### ADDRESS

116 West 8th Avenue, Vancouver, BC

### PID

015-547-469

### SIZE

1,326 sf

### PARKING

One (1) stall

### POWER

Single phase service 100Amp 120/240V

### ZONING

I-1 (Light Industrial) allows for general office, digital entertainment, information communication technology, and light industrial uses

### GROSS RENT

\$7,900 per month plus GST

## LOCATION

116 West 8th Avenue is located on the south side of West 8th Avenue across from Jonathan Rogers Park in the heart of Mount Pleasant. Mount Pleasant is a vibrant neighbourhood with a tremendous amount of services and amenities within walking distance.

The Property is situated across from Jonathan Rogers park and offers unique office views on the best street in Mount Pleasant.

Boutique coffee shops and craft breweries can be found on every block and Olympic Village is a 5-minute walk away which boasts restaurants such as Tap & Barrel, and Flying Pig, as well as the False Creek Sea Wall for runners and bikers.

In addition, the Broadway City Hall SkyTrain station is within 500m walking distance from the Property offering quick access to Downtown Vancouver, as well as the Vancouver International Airport.

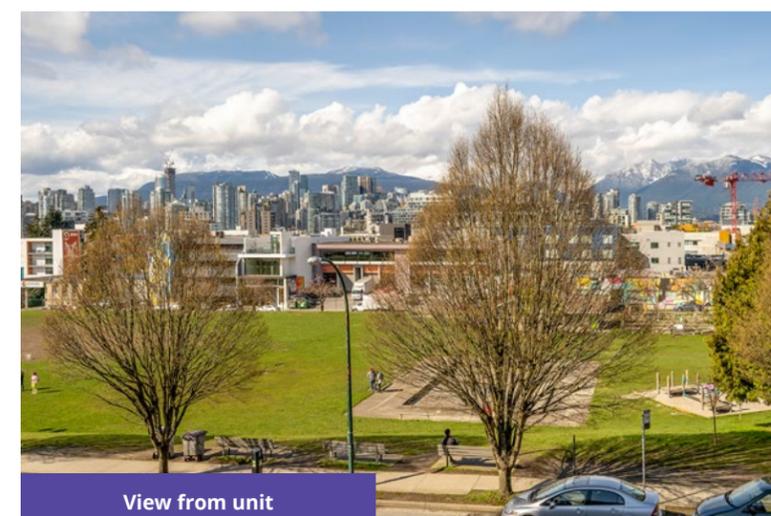
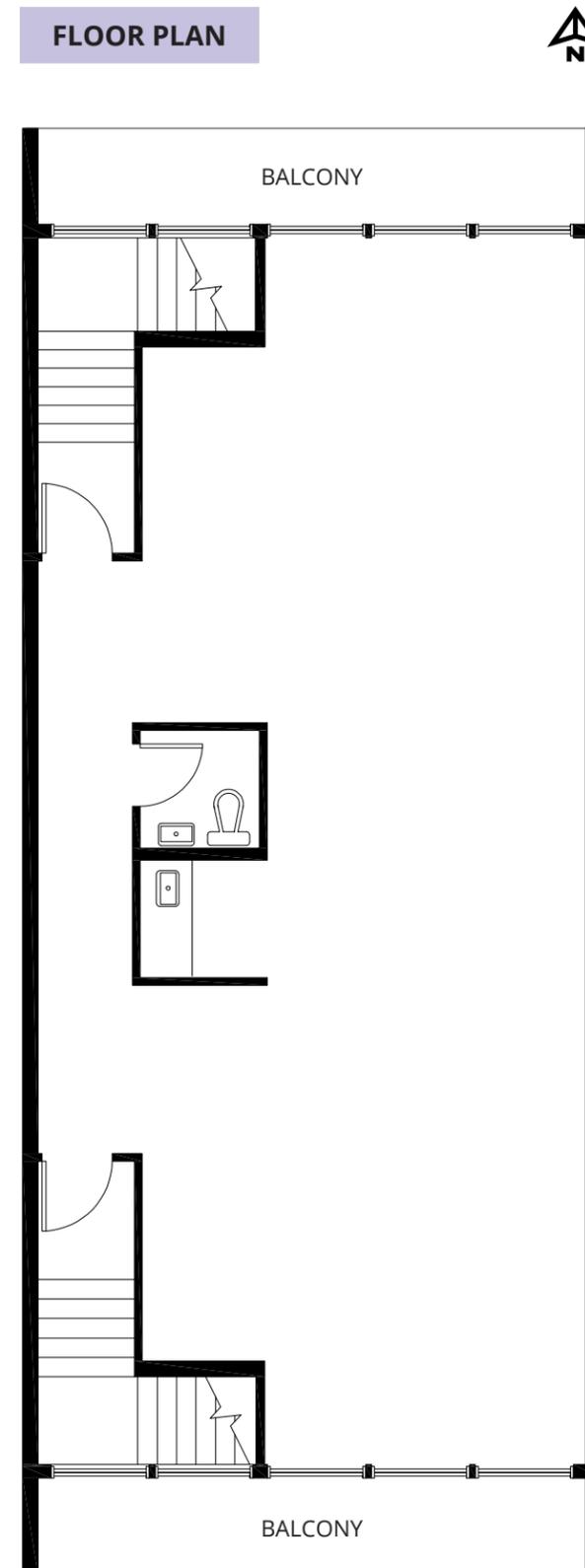
## BUILDING FEATURES

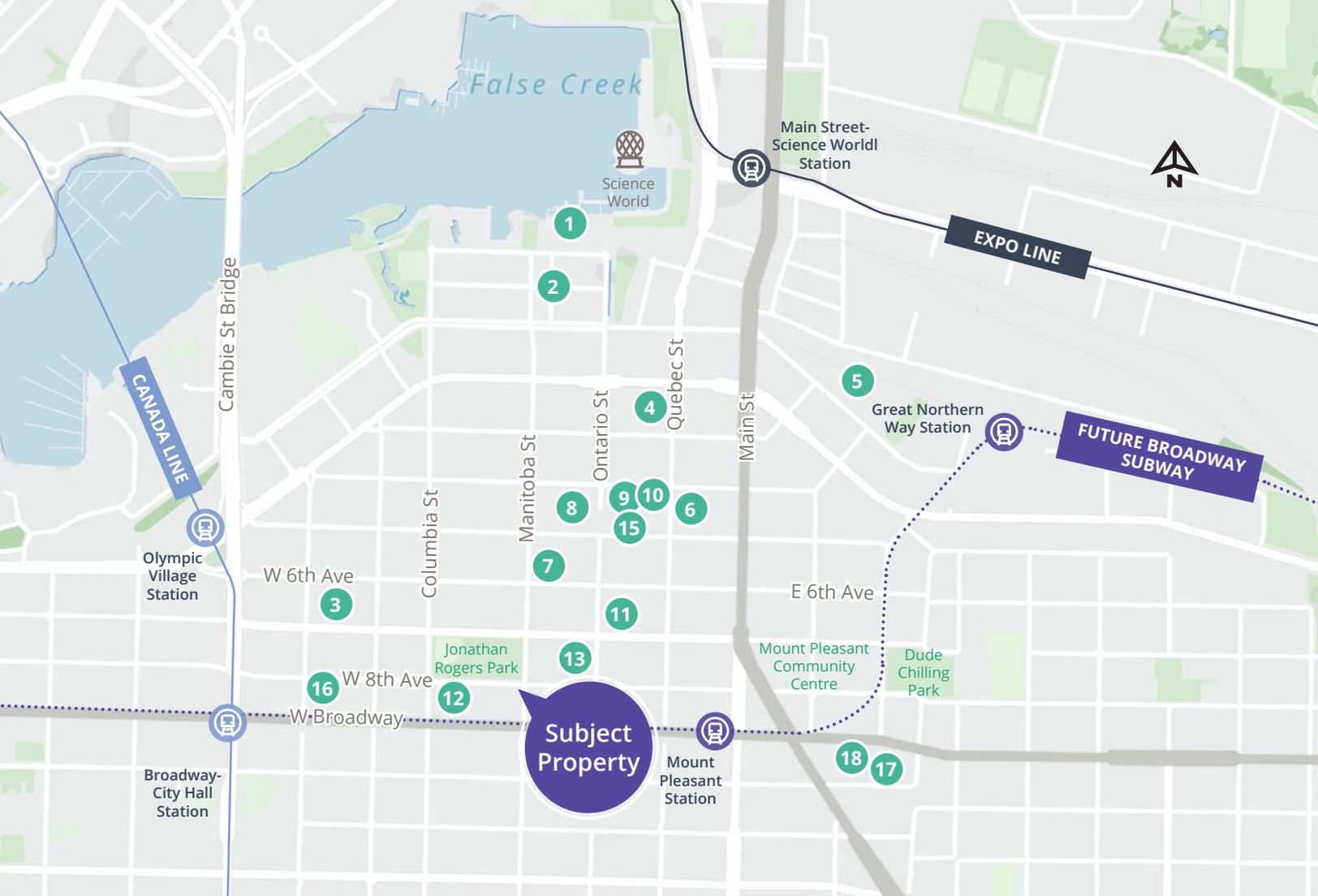
-  Across the street from Jonathan Rogers Park
-  Spectacular mountain, city, and sunset views
-  Close proximity to transit
-  Security camera and keyless guest access
-  Grade level loading door and dock loading

## SUITE HIGHLIGHTS

-  Suite size: 1,326 sf
-  Available immediately
-  Two (2) Juliet balconies with windows looking over Jonathan Rogers Park
-  Sweeping Downtown and North Shore mountain views
-  Large hung style windows creating loft style vibe
-  Bathroom
-  Kitchen including dishwasher, sink, and fridge
-  Newly updated unit with updated finishes, wood beams and ceilings

## FLOOR PLAN





## Nearby amenities

- |                           |  |                                    |
|---------------------------|--|------------------------------------|
| 1. Tap & Barrel           | 7. Mount Pleasant Vintage & Provisions | 13. Elysian Coffee - 7th & Ontario |
| 2. Craft Beer Market      | 8. Juice Truck                         | 14. 33 Acres Brewing Company       |
| 3. Small Victory Bakery   | 9. purebread                           | 15. Tacofino Ocho                  |
| 4. Earnest Ice Cream      | 10. Peaceful Restaurant                | 16. La Taqueria Pinche Taco Shop   |
| 5. Red Truck Beer Company | 11. La Fabrique St-George Winery       | 17. BC Liquor Store                |
| 6. Dear Gus Snack Bar     | 12. Milano Coffee Roasters             | 18. Kingsgate Mall                 |

## Contact for more information

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**Anna Robinson**, Associate  
 604 647 1342  
[anna.robinson@avisonyoung.com](mailto:anna.robinson@avisonyoung.com)

#2900-1055 West Georgia Street  
 P.O. Box 11109 Royal Centre  
 Vancouver, BC V6E 3P3, Canada

**avisonyoung.ca**

