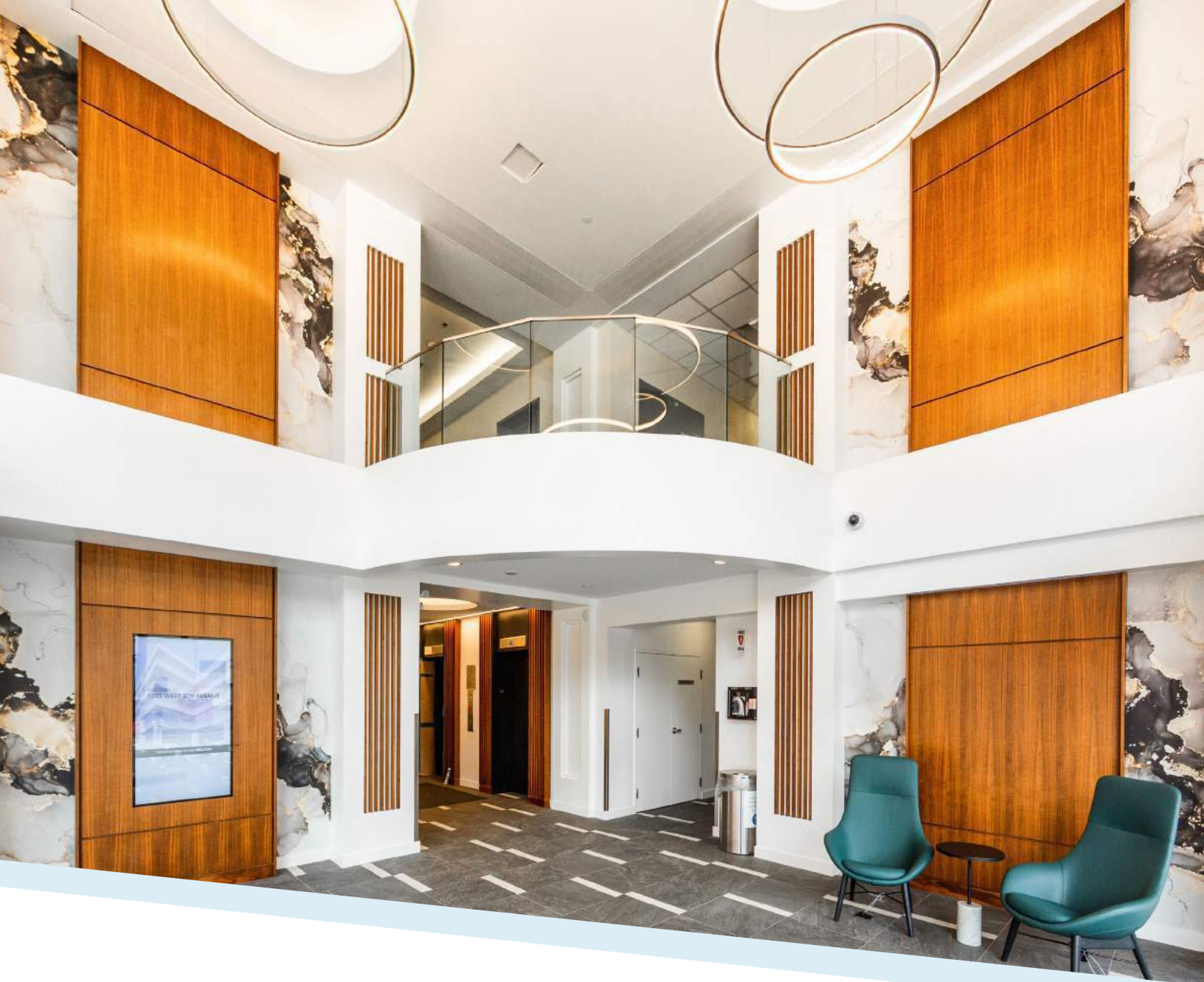


1385 W 8th Ave.
Vancouver, BC

FOR LEASE
PRIME OFFICE OPPORTUNITIES
994sf - 12,558sf



LOCATED IN THE HEART OF THE BROADWAY CORRIDOR

Situated at the corner of W 8th Ave and Hemlock Street, this Class "A" office building is steps away from the new South Granville Station with stunning views of Downtown Vancouver's skyline.

1385 West 8th Avenue is located within close proximity to the Granville Street bridge which allows for a short trip to Downtown. It is also within walking distance to the amenities of South Granville Street and West Broadway including an abundance of restaurants and retailers. Public transit is easily accessible and the new South Granville Skytrain Station will be minutes away.

Downtown
Vancouver

Granville St. Bridge

Granville Island

False Creek

Ron Basford
Park

Charleston
Dog Park

Granville
Loop Park

Crossfit
Kitsilano

Paul's
Omeleterry

1385 W 8th

99 B-Line

Future South Granville
Skytrain Station

Boston Pizza

Royal Seoul
House

West Broadway

Cactus
Club

Staples

Subway

Vancouver General
Hospital Health District

Granville Street

W 12th Ave

W 12th Ave

W 12th Ave

W 13th Ave

W 13th Ave

W 13th Ave

W 14th Ave

W 14th Ave

W 14th Ave

W 15th Ave

W 15th Ave

W 15th Ave

Marpole Ave

Oak St

Hemlock St

Birch St

Alder St

Spruce St

Oak St

Fir St

W 1st Ave

Mariner Walk

Duranteau St

Cartwright St

Lameys Mill Rd

Lameys Mill Rd

Forge Walk

Lameys Mill Rd

Lameys Mill Rd

Charleson Park

W 5th Ave

W 6th Ave

W 6th Ave

W 6th Ave

W 6th Ave

W 7th Ave

W 7th Ave

W 7th Ave

W 8th Ave

W 8th Ave

W 10th Ave

W 10th Ave

W 10th Ave

W 11th Ave

W 11th Ave

W 12th Ave

W 13th Ave

W 14th Ave

W 15th Ave

W 15th Ave

W 15th Ave



ABOUT THE AREA

- Numerous restaurants and amenities nearby
- 5 minute drive to Downtown Vancouver
- Close proximity to Vancouver General Hospital
- Multiple bike routes near the building
- Walking distance to new South Granville Skytrain Station
- Quick access to False Creek and the Seawall
- Many nearby transit options

BUILDING 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.

- Close proximity to skytrain
- Bike storage and rentable tenant lockers
- Built 1981 and renovated in 2021
- Fitness facility and shower room
- Loading bay
- 159 parking stalls (reserved and non-reserved)



On-site parking



Fibre Internet
Connections



Fitness Facility



Weekend Card
Access



Walk Score

95



Bike Score

77



Transit Score

81

AVAILABLE SPACE

Suite	Area	Type	Availability
111	7,278 SF	Office	March 1, 2022
290	6,510 SF	Office	TBD
310	3,913 SF	Office	March 1, 2022
320	3,731 SF	Office	March 1, 2022
540	12,558 SF	Office	March 1, 2022

LEASING RATES

BASIC RENT

Contact listing agent

OPERATING COST & TAXES (2022)

\$20.91 / SF

PARKING RATE

\$140-\$210/mo + applicable taxes

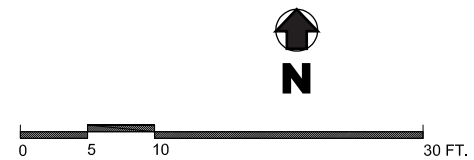
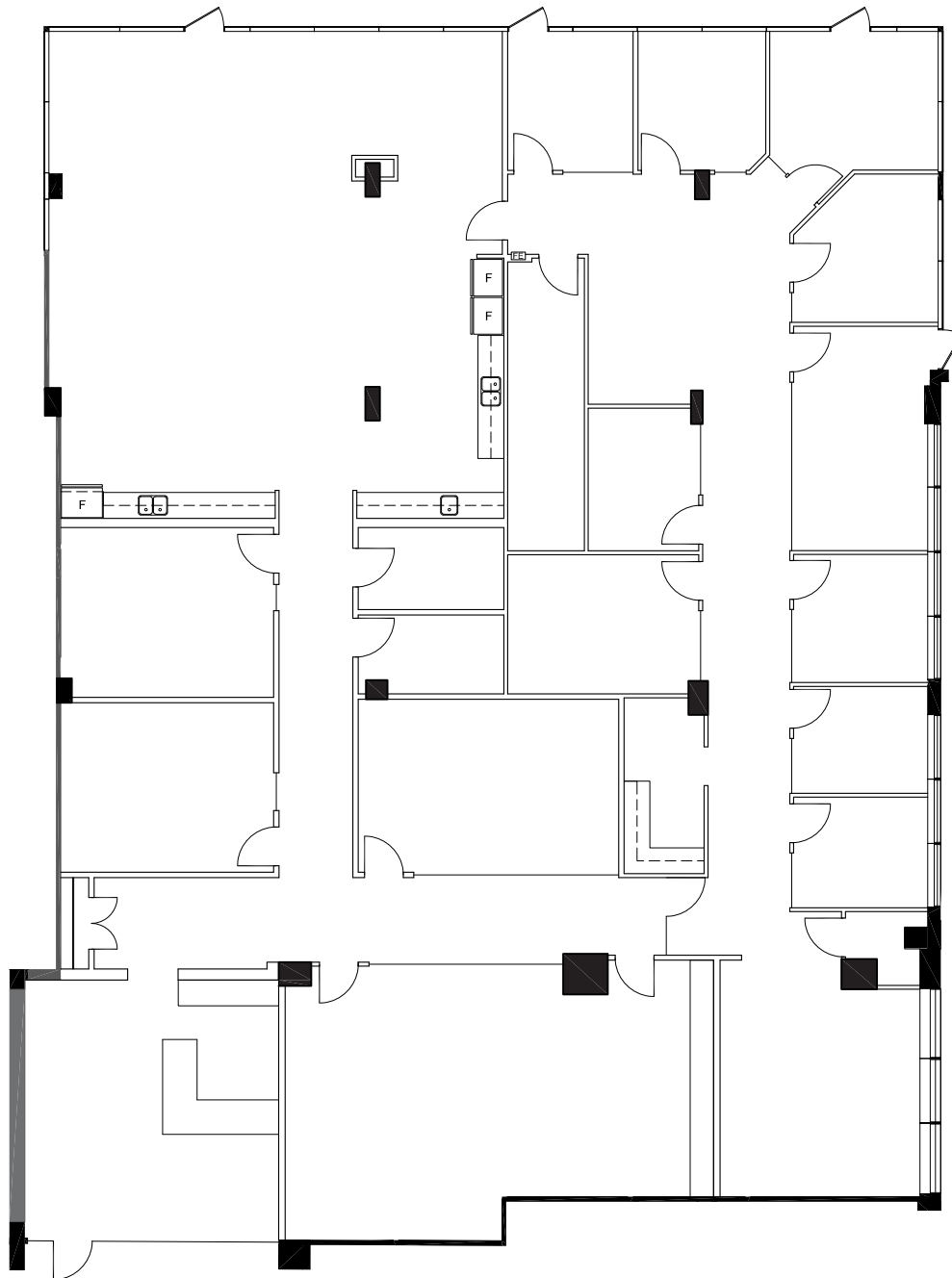


111-1385 W 8th Ave., Vancouver

BASIC RENT: CONTACT LISTING AGENT

Rentable Area: 7,278sf | Availability: March 1, 2022

Unit consists of a full-sized kitchen and private offices. Nicely improved space on the ground floor with access through newly renovated lobby.



LENIA CALICO 604 220 9519 lcalico@warringtonpci.com

300 – 1030 West Georgia St., Vancouver, BC V6E 2Y3

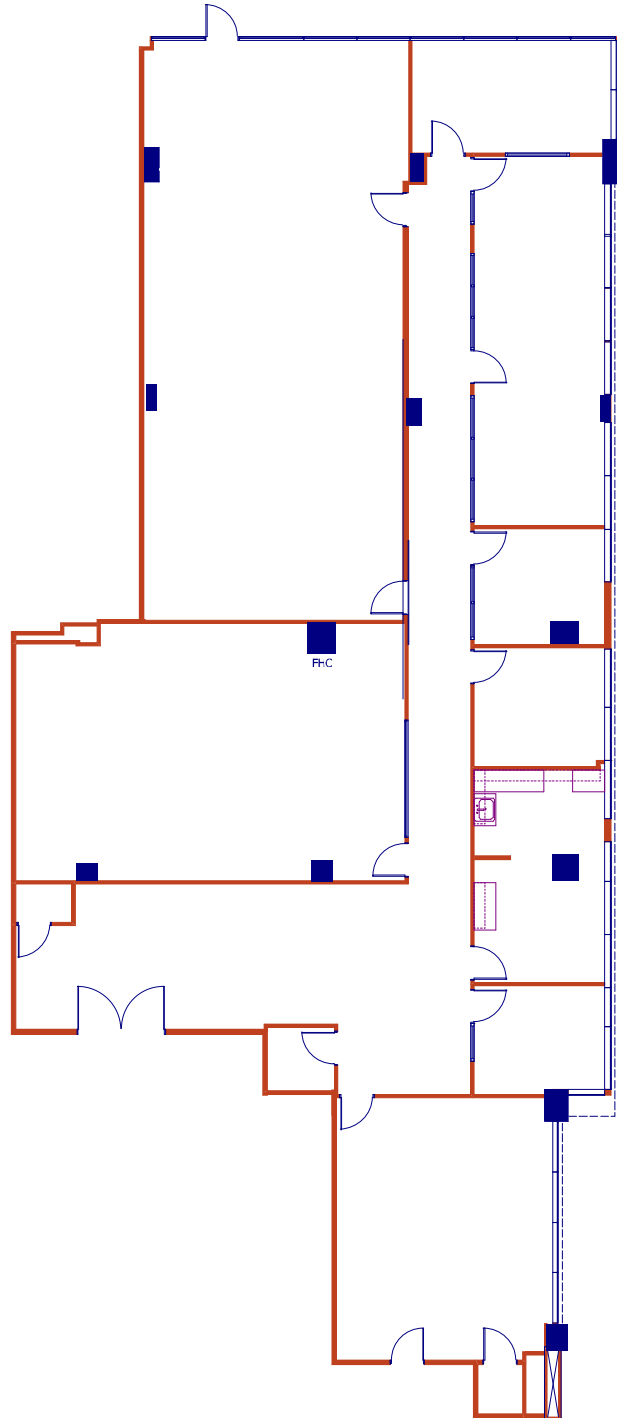
wpm
WARRINGTON PCI
MANAGEMENT

290 - 1385 West 8th Ave., Vancouver

BASIC RENT: CONTACT LISTING AGENT

Rentable Area: 6,510sf | TBD

Well built out unit with open spaces suitable for boardroom, includes lunchroom and kitchenette.



LENIA CALICO

604 220 9519

lc calico@warringtonpci.com

300 - 1030 West Georgia St., Vancouver, BC V6E 2Y3

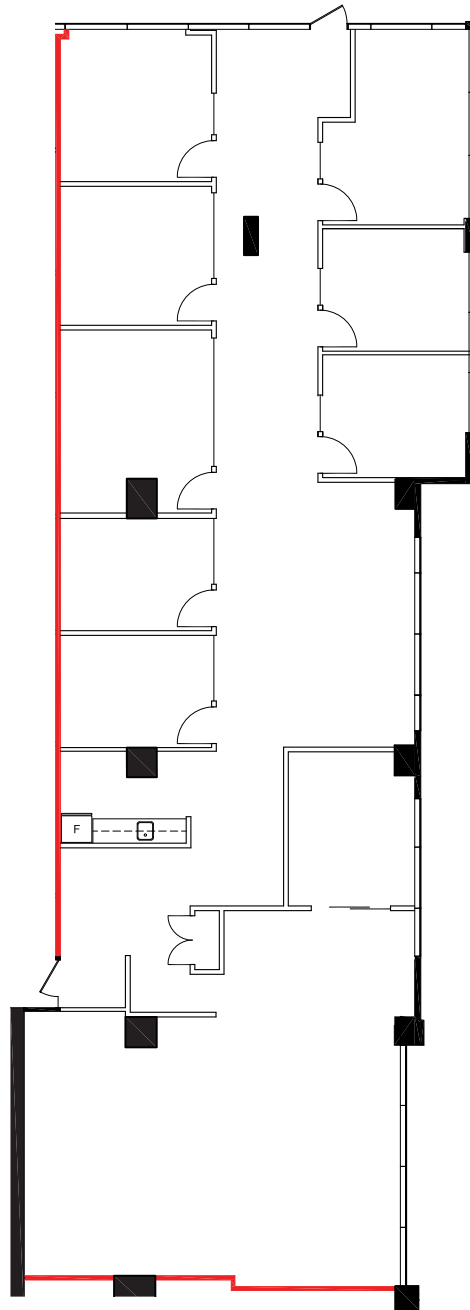
wpm
WARRINGTON PCI
MANAGEMENT

310-1385 W 8th Ave., Vancouver

BASIC RENT: CONTACT LISTING AGENT

Rentable Area: 3,913sf | Availability: March 1, 2022

Multiple office spaces, large open area, with a meeting room. Unit has access to patio looking out at Downtown Vancouver.



LENIA CALICO 604 220 9519 lcatico@warringtonpci.com

300 – 1030 West Georgia St., Vancouver, BC V6E 2Y3

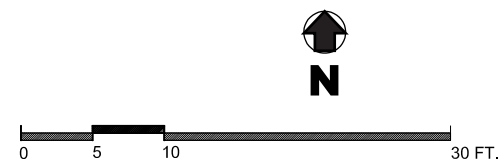
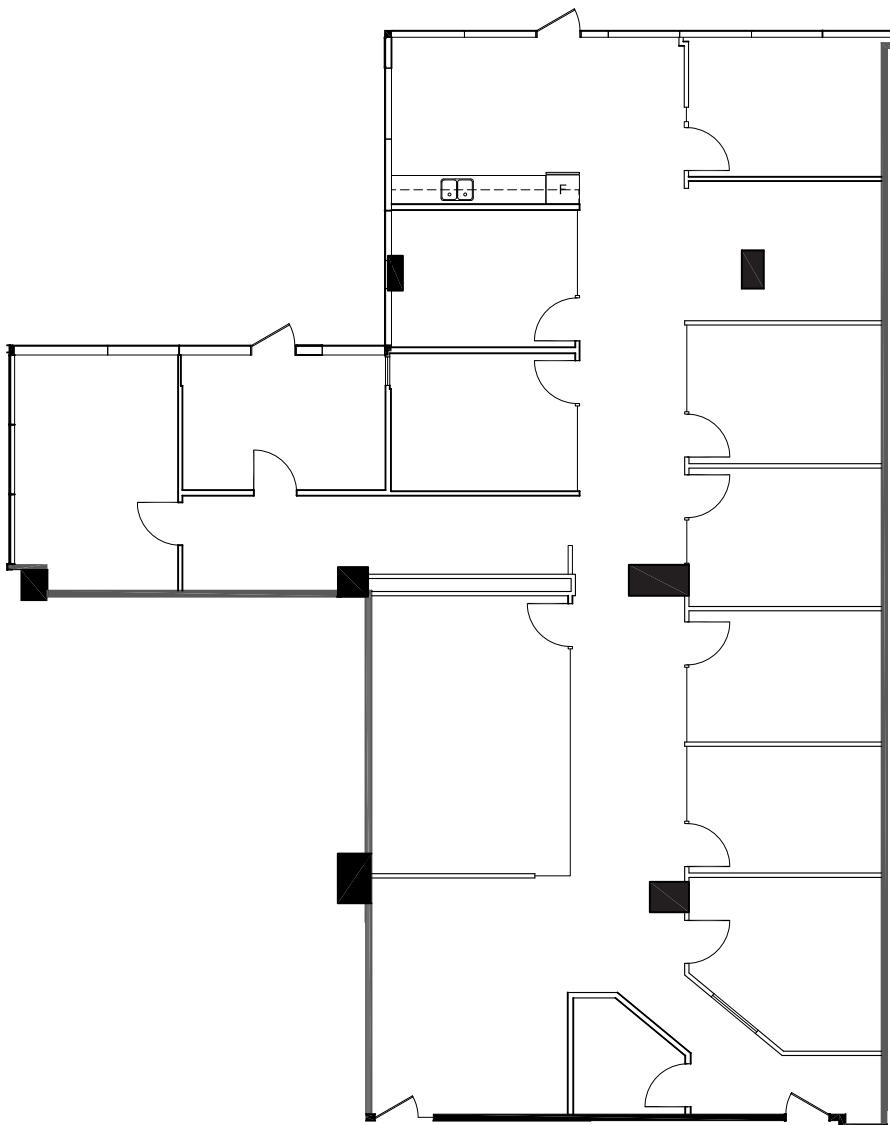
wpm
WARRINGTON PCI
MANAGEMENT

320-1385 W 8th Ave., Vancouver

BASIC RENT: CONTACT LISTING AGENT

Rentable Area: 3,731sf | Availability: March 1, 2022

Unit consists of a kitchenette and 12 private offices with patio access.



LENIA CALICO

604 220 9519

lc calico@warringtonpci.com

300 – 1030 West Georgia St., Vancouver, BC V6E 2Y3

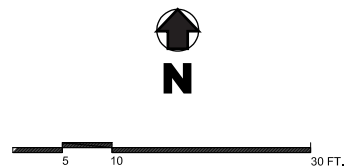
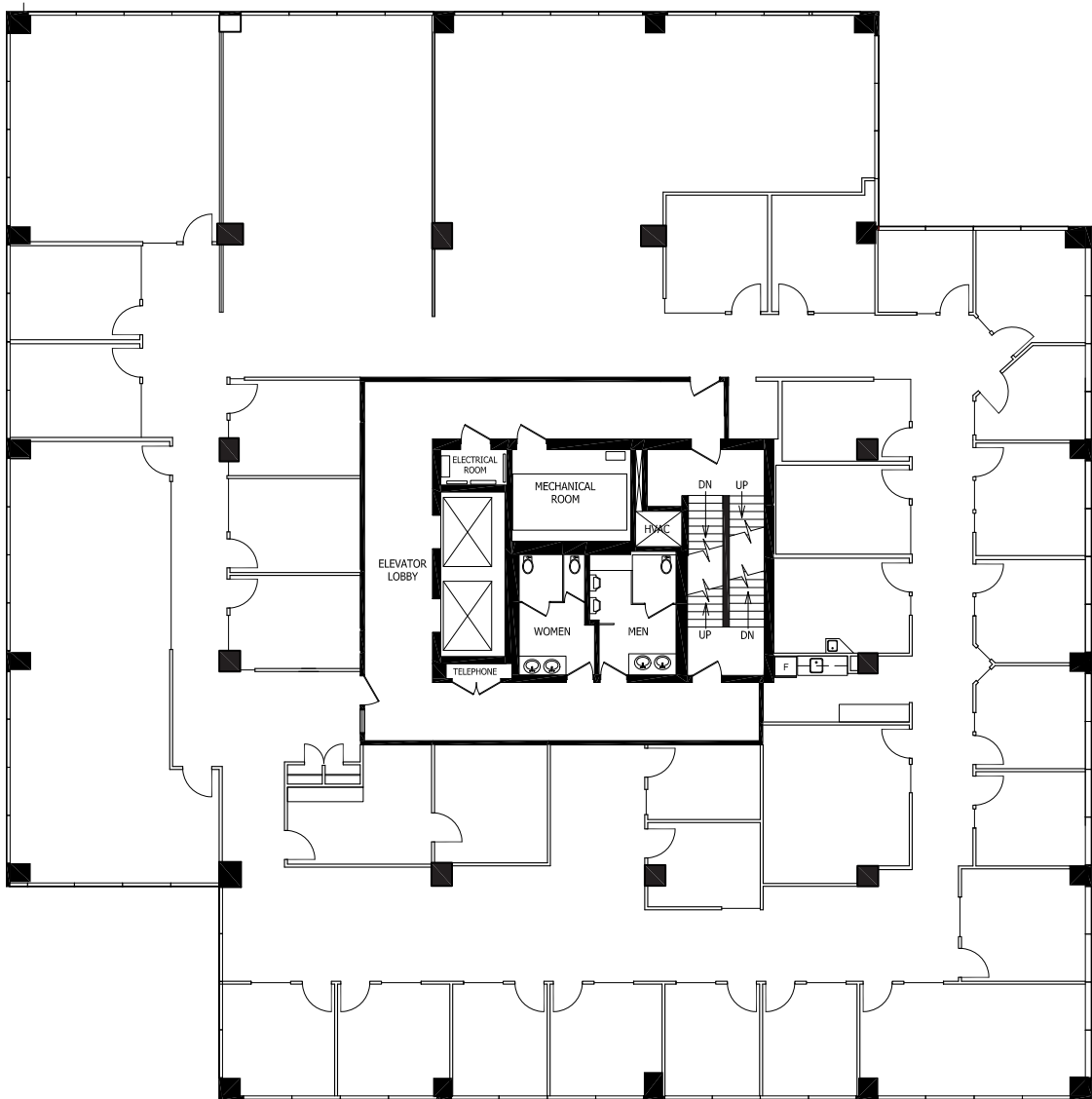
wpm
WARRINGTON PCI
MANAGEMENT

540-1385 W 8th Ave., Vancouver

BASIC RENT: CONTACT LISTING AGENT

Rentable Area: 12,558sf | Availability: March 1, 2022

Oversized boardroom, open space for workstations, and multiple private offices.



LENIA CALICO 604 220 9519 lcalico@warringtonpci.com

300 – 1030 West Georgia St., Vancouver, BC V6E 2Y3



WARRINGTON PCI
MANAGEMENT

LEASING ENQUIRIES

Lenia Calico

604.220.9519

lcatico@warringtonpci.com

