



288 W8

MT PLEASANT

A Personal Invitation to Discover 288W8

At OpenForm, we are thrilled to introduce our latest commercial project at 288 West 8th Ave in Vancouver. This isn't just another building; it's a unique opportunity for industrial and office space ownership that we believe you'll find truly special.

Nestled in the heart of Mt. Pleasant, this area is known for its creative entrepreneurial spirit and vibrant community. Our project is perfectly situated, just a short walk from the Canada Line and the future Broadway subway line, making it incredibly convenient for you and your business.

What makes 288W8 stand out is its rarity and distinctiveness. This boutique building boasts unique architecture and a forward thinking design that complements the character of Mt. Pleasant. It's more than just a space; it's a canvas for your business to flourish and define itself.

We've poured our hearts into this project, ensuring every detail reflects our commitment to quality and innovation. We believe this space will provide the perfect environment for your business to thrive, and we can't wait to see how you'll make it your own. Thank you for being a part of our journey.

We look forward to welcoming you to 288W8 and seeing your success unfold in this exceptional space.



Jason Turcotte
President

OpenFormTM
PROPERTIES

■ **YOUR BUSINESS
YOUR VISION
YOUR CANVAS**



View from corner of West 8th and Alberta Street

BROADWAY - CITY HALL
STATION

FUTURE BROADWAY
SUBWAY

288
W8
MT PLEASANT

DOWNTOWN

CAMBIE BRIDGE

BC PLACE

CANADA LINE

BROADWAY CORRIDOR

Contextual rendering looking North West



100
WALK
SCORE



87
TRANSIT
SCORE



86
BIKE
SCORE

PERFECTLY POSITIONED

288W8 is located within Vancouver's most desirable neighbourhood - Mount Pleasant. Situated on the southeast corner of West 8th Avenue and Alberta Street, this location provides unparalleled ease and access to transit, including the Broadway City Hall and Olympic Village Canada Line stations.



The Broadway Corridor is set to become a key urban thoroughfare, with the upcoming Broadway Subway extension improving accessibility and connecting diverse commercial, residential, and cultural spaces. This location is ideal for businesses seeking growth and connectivity in Vancouver.



Quick access to
Main Street and
Olympic Village



1 block away
from Jonathan
Rogers Park

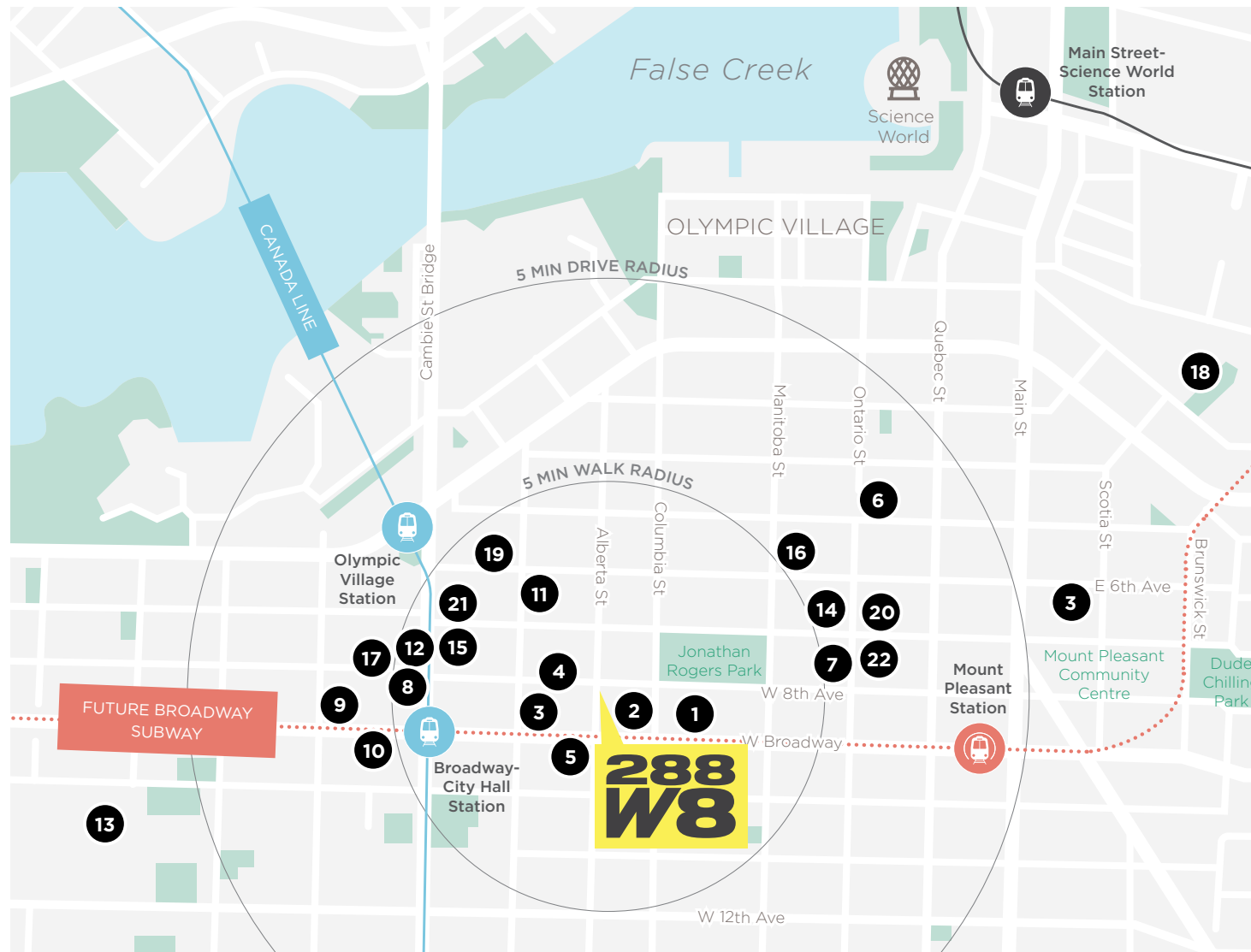


5 min drive
to Downtown
Vancouver



Walk to countless
cafes and
restaurants nearby

A COMMUNITY THAT INSPIRES GROWTH, CONNECTION AND INNOVATION



This vibrant Vancouver neighbourhood is home to a thriving community of independent businesses, convenient lifestyle amenities, daily essentials, and excellent transportation links, all set against a backdrop of rich cultural diversity. You and your team will have everything you need—and more—right at your doorstep.



- | | | |
|---------------------------------|--------------------------------------|----------------------------------|
| 1. Milano Coffee Roasters | 9. Cactus Club Cafe | 17. Oakberry Açai |
| 2. Fatburger West Broadway | 10. Chipotle Mexican Grill | 18. Red Truck Beer Company |
| 3. La Taqueria Pinche Taco Shop | 11. Small Victory Bakery | 19. Atlea Active Club |
| 4. Pokerrito | 12. BC Liquor | 20. La Fabrique St-George Winery |
| 5. Joti's NOFRILLS | 13. Vancouver General Hospital | 21. Save-On-Foods |
| 6. Purebread Bakery & Coffee | 14. Elysian Coffee | 22. Tacofino |
| 7. 33 Acres Brewing Company | 15. Caffe Artigiano | |
| 8. Whole Foods Market | 16. Mt Pleasant Vintage & Provisions | |



FUNCTIONALITY BUILT INTO THE FORM

ZONING

Flexible I-1 zoning allows for a wide variety of light industrial and office uses, including:



Manufacturing



Wholesale



Laboratory



General Office



Research &
Development



Healthcare Offices



Clinics



Cross-section dollhouse rendering



Conceptual rendering of a full-floor office on level 5

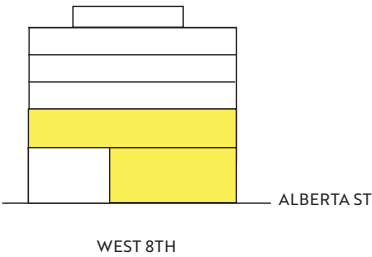
YOUR VISION, YOUR SPACE

288W8’s customizable creative industrial and office spaces offer flexible demising plans, allowing you to design the perfect layout for your business needs. Built to a high standard with the latest technology, our spaces ensure you can focus on what’s important - your business.

CREATIVE INDUSTRIAL SPACE

Up to 15,924 sf

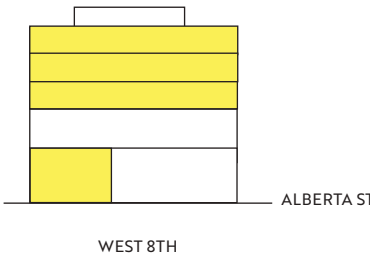
Levels 1 & 2
Up to 5 units available.



OFFICE SPACE

Up to 31,760 sf

Levels 1, 3-5
Up to 13 units available.

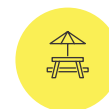




Rendering of rooftop deck amenity looking north west

ELEVATED AMENITY SPACES WITH VIEWS TO MATCH

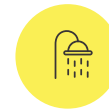
An extension of your workspace, 288W8 fosters comfort and community with our top-floor amenity space. Enjoy a vibrant social lounge, communal kitchen, and versatile social gathering area, all opening up to a 180-degree rooftop patio. With panoramic views of the North Shore Mountains, ocean and Vancouver's iconic skyline.



Multiple patios + rooftop
totaling 9,225 sf
levels 2, 4, 5 & rooftop



Panoramic views
towards Downtown
Vancouver's skyline



End-of-trip facilities
featuring showers, washrooms,
lockers and bike storage



Rooftop amenity room + kitchen
exclusive access to a 2,031 sf indoor
social amenity lounge, full kitchen
and gathering space



Ample parking
2 levels of secure underground
parking with EV capabilities



Rendering of indoor amenity space

LEVEL 6 ROOFTOP AMENITY

AMENITIES
DESIGNED FOR
CONNECTION

- 1

2,031 SF of private indoor amenity space
- 2

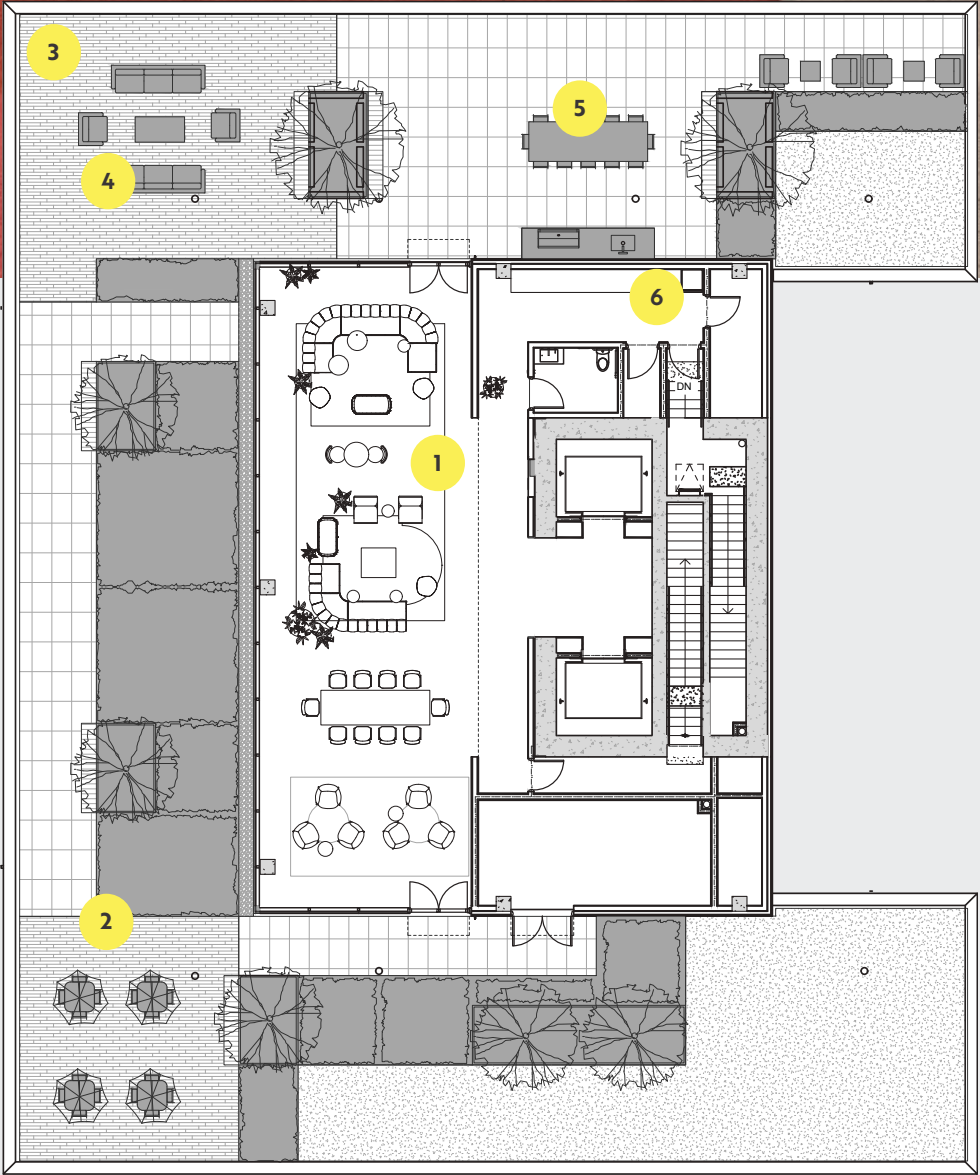
6,909 SF of exclusive patio space
- 3

Panoramic views of Downtown Vancouver's skyline
- 4

Outdoor lounge area
- 5

BBQ and harvest table for alfresco dining
- 6

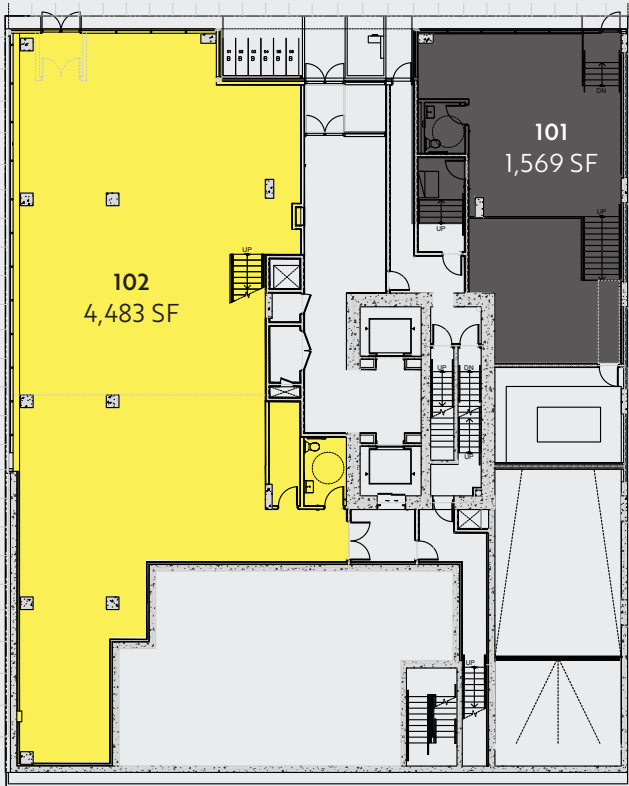
Community kitchen provided for social gatherings



A VISION OF POSSIBILITIES

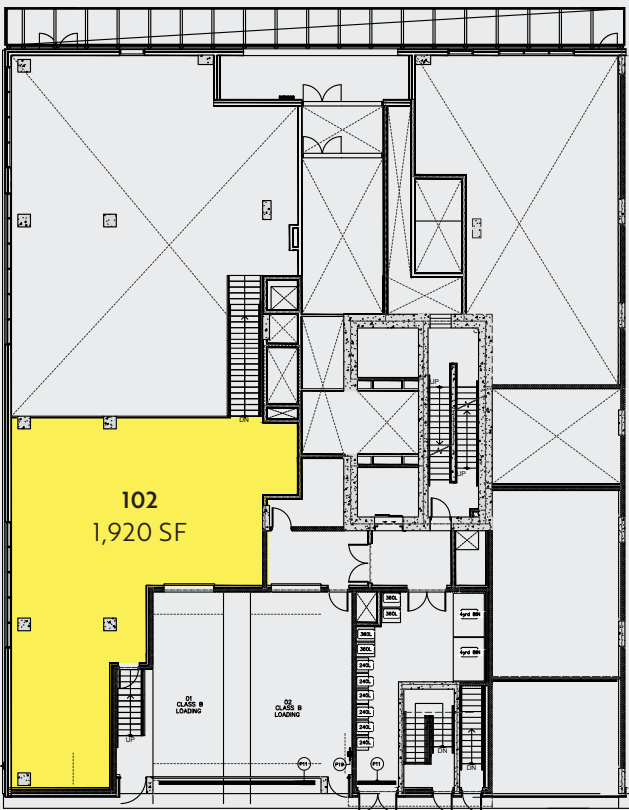
LEVEL 1
CREATIVE INDUSTRIAL
SUITE 102:
LEVEL 1 4,483 SF
TOTAL 6,403 SF
• 12'4" - 25' ceiling heights
• High-profile street exposure
• Direct street access
• Signage opportunity

LEVEL 1
OFFICE
SUITE 101: 1,569 SF
• 15'6" - 21'2" ceiling heights
• High-profile street exposure
• Direct street access
• Signage opportunity



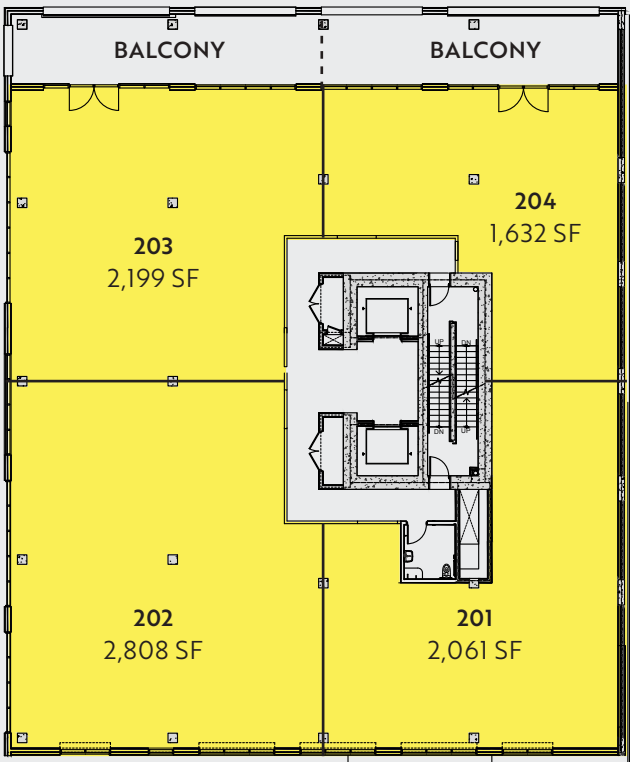
LEVEL 1

MEZZANINE
CREATIVE INDUSTRIAL
SUITE 102:
MEZZANINE 1,920 SF
• 12' ceiling heights
• High-profile street exposure
• Direct street access
• Signage opportunity
• Exclusive dock level loading door (Class B) into mezzanine



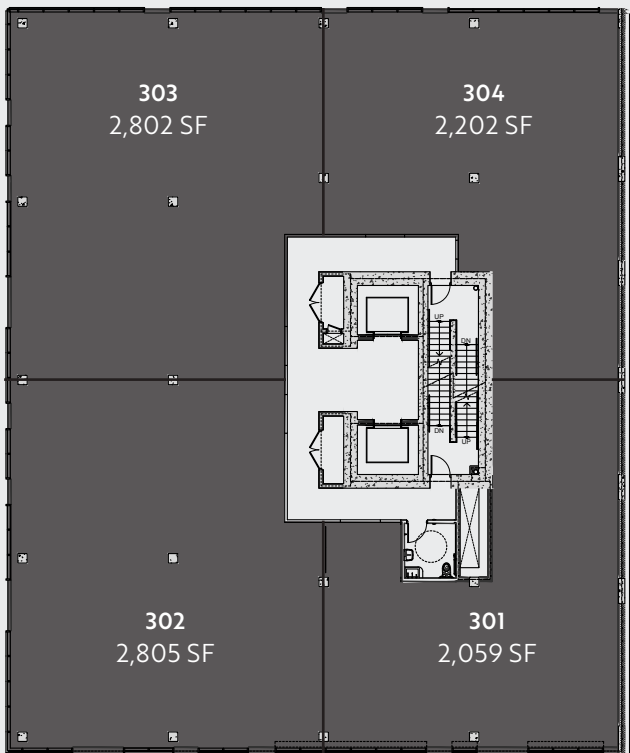
MEZZANINE

LEVEL 2
CREATIVE INDUSTRIAL
• Demising options from 1,632 sf
• Full floor opportunity 9,521 sf
• 1,065 sf total north facing balcony
• 16' ceiling heights
• Serviced by freight elevator
• Shared dock level loading (Class B) in alley



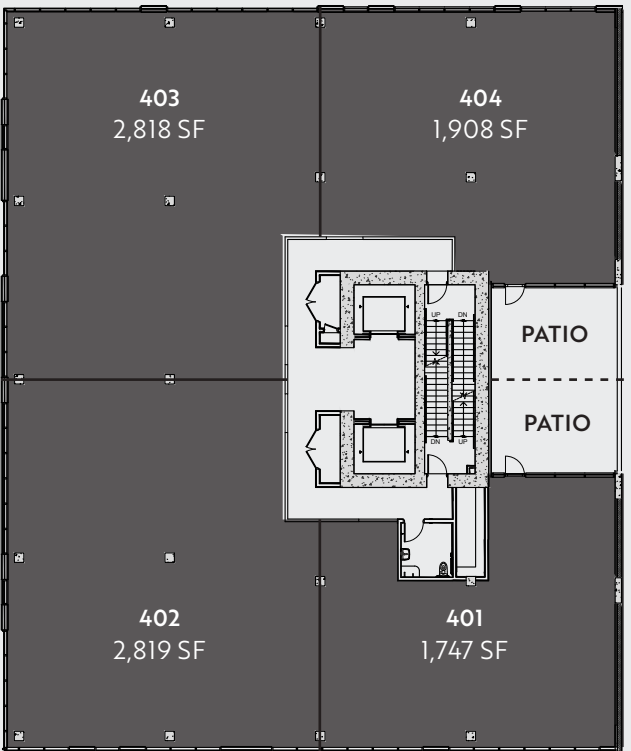
LEVEL 2

LEVEL 3
OFFICE
• Demising options from 2,059 sf
• Full floor opportunity 10,689 sf
• 11' ceiling heights
• Ample glazing



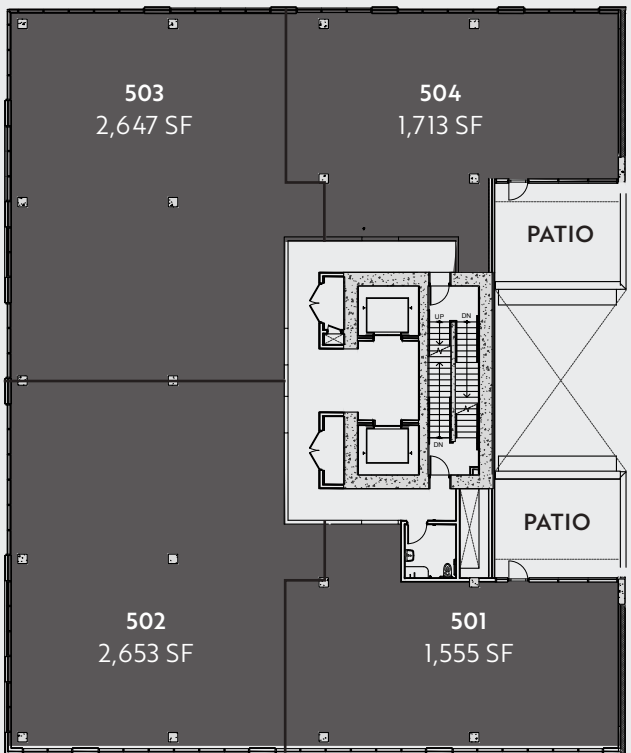
LEVEL 3

LEVEL 4
OFFICE
• Demising options from 1,747 sf
• Full floor opportunity 10,237 sf
• 610 sf total patio
• 11' ceiling heights
• Ample glazing



LEVEL 4

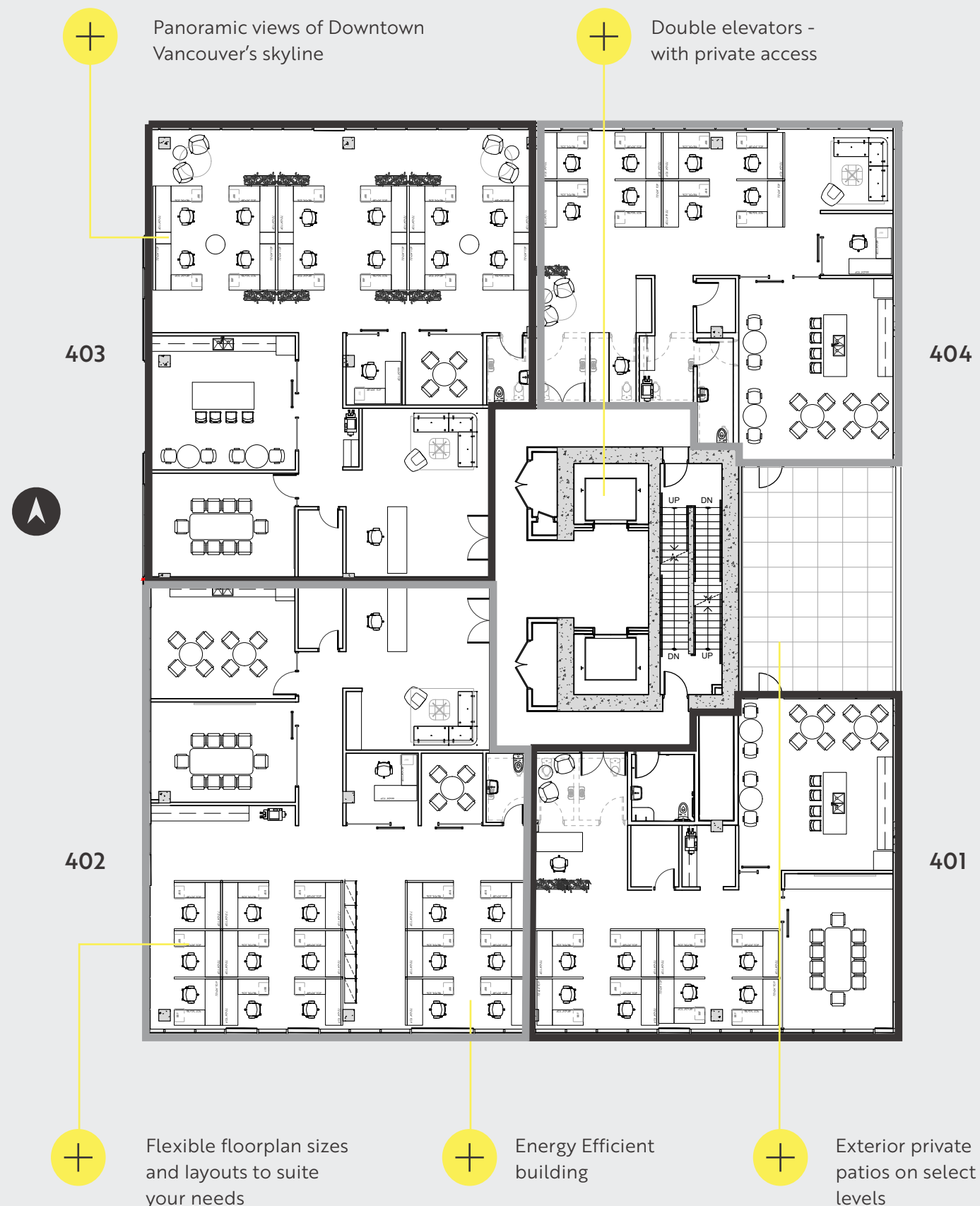
LEVEL 5
OFFICE
• Demising options from 1,555 sf
• Full floor opportunity 9,389 sf
• Two patios totaling 640 sf
• 12' - 13'-4" ceiling heights
• Ample glazing



LEVEL 5

YOUR CANVAS AWAITS

LEVEL 4 OFFICE



DRIVEN TO INSPIRE

As a design-driven development team with a passion for quality, premium materials, and tailored details, how we approach the homes and commercial spaces we create comes from a deeply ingrained commitment to integrity and refined aesthetics.



E15 JUST OFF MAIN

Contemporary residential townhome community. This award-winning development has been recognized as the Best Townhouse Project by three leading industry associations, including the Urban Development Institute (UDI), the Homebuilders Association of Vancouver (HAVAN), and the Canadian Home Builder's Association of British Columbia (CHBA).



ARCHITECT

MA+HG practices unabashed architecture that is concise and practical, yet poetic and personal to the client. Once described by a Client as having the ability to "...magically transform ordinary spaces and humble materials into places of poetic beauty", we are driven to infuse meaning into the work as well as to delight and surprise.



SALES + MARKETING

Avison Young creates real economic, social and environmental value as a global real estate advisor, powered by people. Our integrated talent realizes the full potential of real estate by using global intelligence platforms that provide clients with insights and advantage.

288W8.COM

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Developed By:



Sales + Marketing By:



The developer reserves the right to make modifications to the building design, specifications and floorplans as deemed necessary in their sole discretion. Prices are subject to change without notice. Renderings are artistic interpretations only, final building design may vary from what's depicted. View studies are not guaranteed.