



For Sublease

34 West 8th Avenue

// HIGH-QUALITY SPACE IN MOUNT PLEASANT

THE LOCATION

34 West 8th is located within one of Vancouver's most sought after neighbourhoods, Mount Pleasant, with close proximity to a diverse mix of coffee shops, banks, breweries, and restaurants.

The building currently benefits from its ease of accessibility via public transit, biking, and walking. Upon its completion, the Mount Pleasant Skytrain Station will be a mere 2 blocks away, quickly connecting passengers to the Downtown core and other destinations in Metro Vancouver



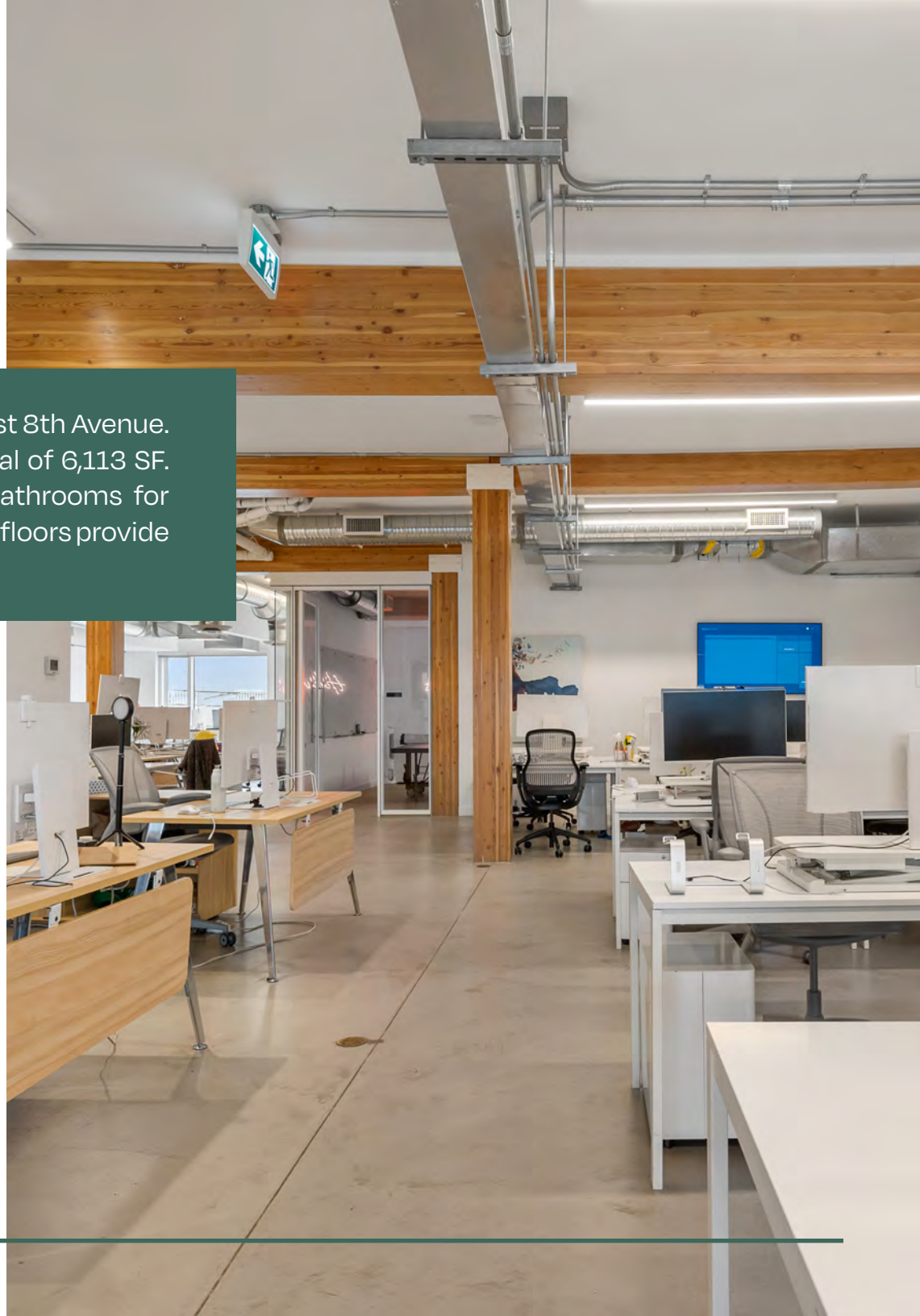
THE OPPORTUNITY

34 West 8th Avenue

Rare opportunity to sublease the top two floors of 34 West 8th Avenue. The floors can be leased separately or together for a total of 6,113 SF. Each floor is equipped with kitchenettes and private bathrooms for added convenience. Expansive windows throughout both floors provide abundant natural light and inspiring views to the North.

Area*	2nd Floor - 4,040 SF (approx.) 3rd Floor - 2,073 SF (approx.)
Term Expiry	June 29, 2028
Availability	June 1, 2024
Basic Rent	Contact agents
Additional Rent	\$11.20 PSFPA (2024 est.)
Furniture	Can be furnished upon request
Parking	3 stalls available

* Floors can be combined to a total of 6,113 SF





Patio



Meeting Room



Breakout Room

FLOOR PLAN

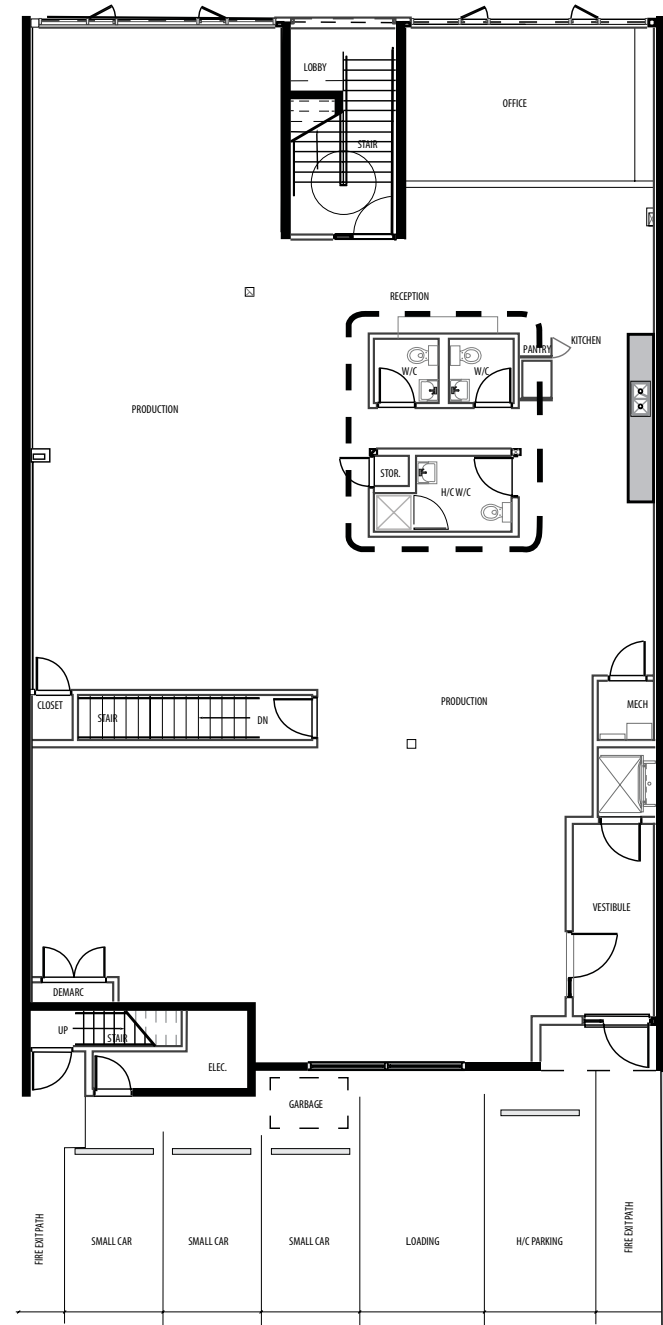
SECOND FLOOR

4,040 SF (APPROX.)

Open plan with exposed wood beams, high ceiling, and windows to the North and South. Includes 3 glass-walled private offices, boardroom, 2 meeting rooms, kitchen, spacious break room, and two private washrooms. Can be combined with the 3rd floor for a total of 6,113 SF (approx.).



[Virtual Tour](#)



FLOOR PLAN

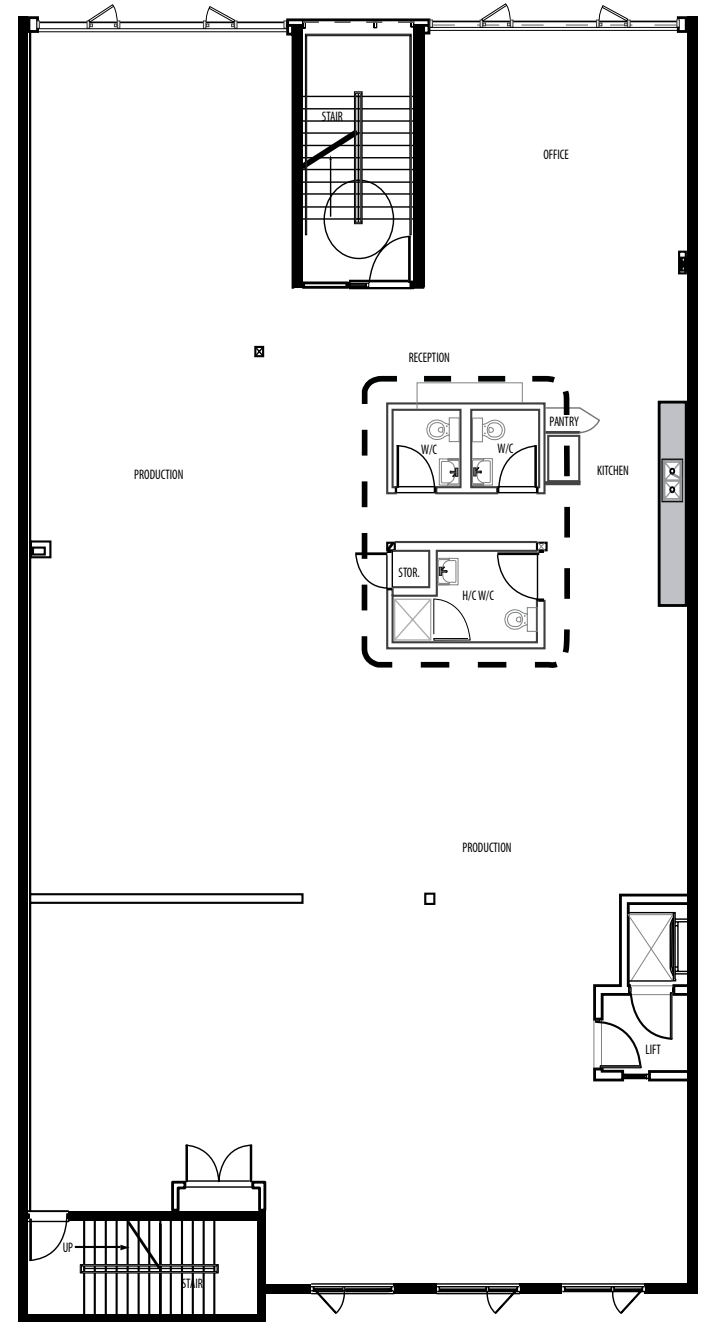
THIRD FLOOR

2,073 SF (APPROX.)

Spacious top-floor unit with two meeting rooms, kitchen, two private washrooms, and immediate access to outdoor patio spaces. Can be combined with the 2nd floor for a total of 6,113 SF (approx.).



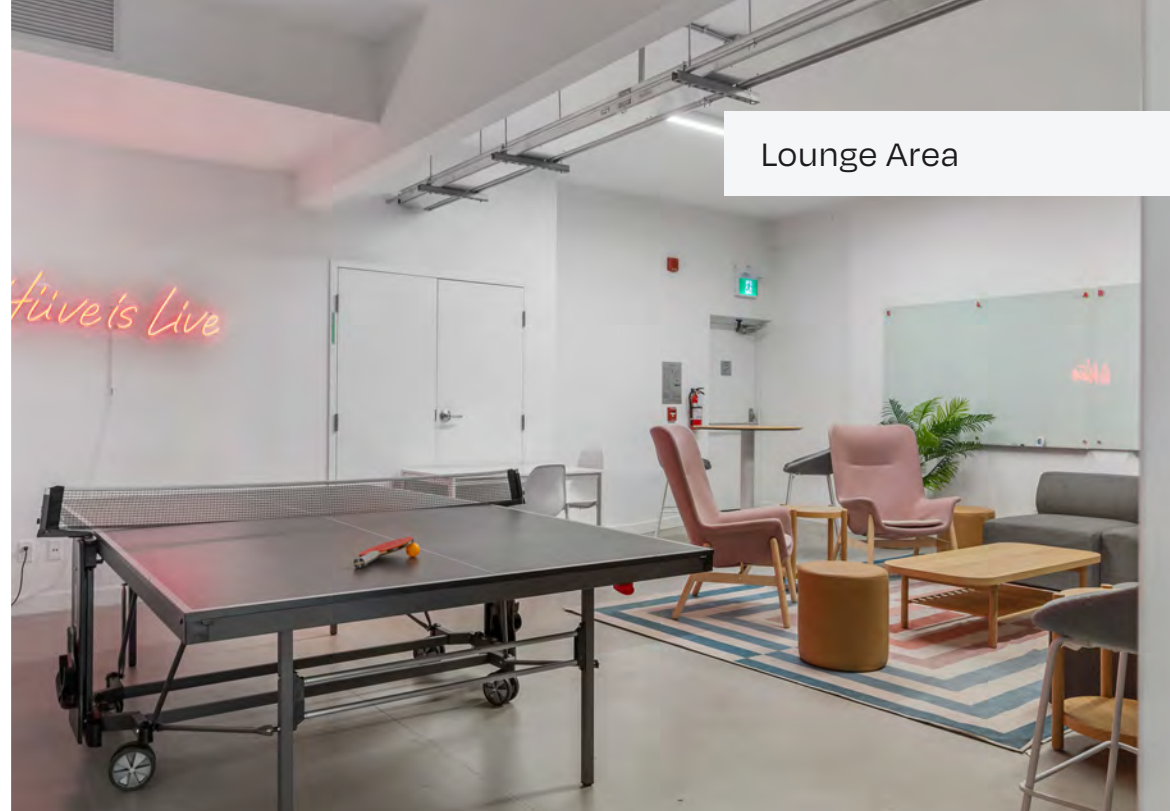
[Virtual Tour](#)



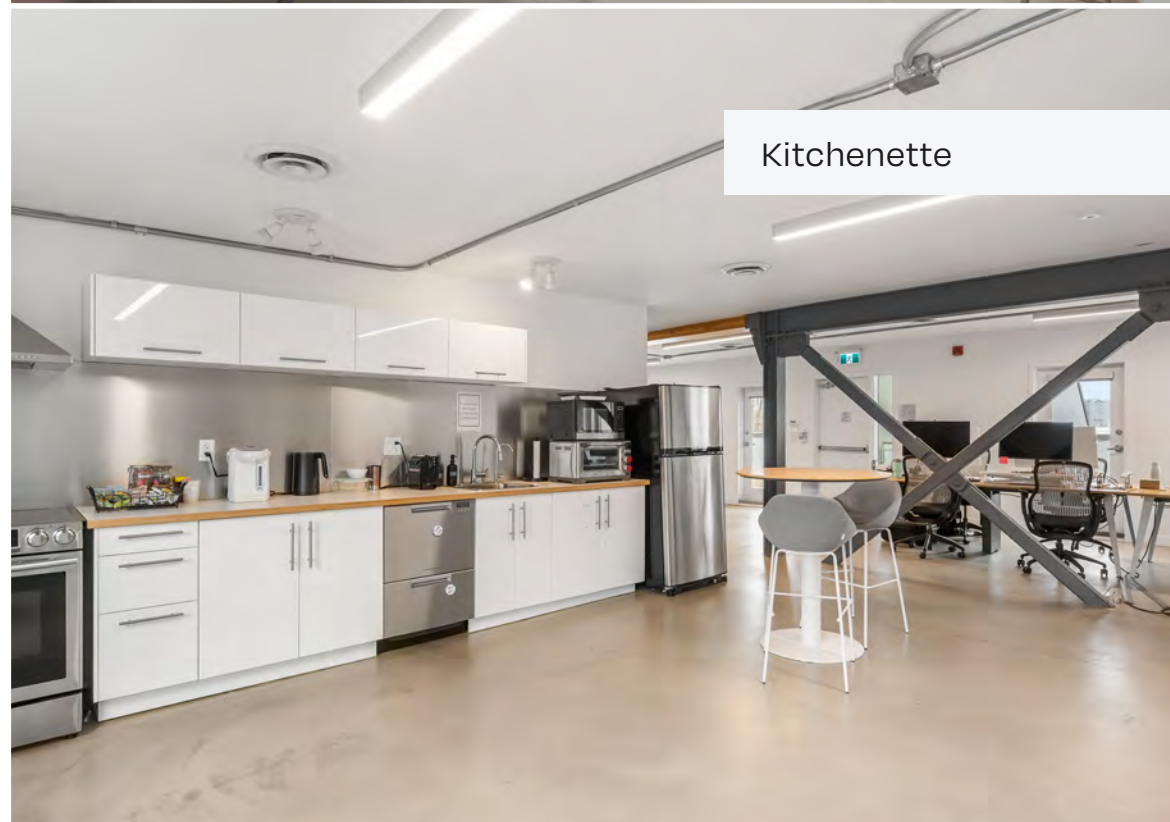
THE BUILDING

Renovated space offering a modern feel

- Bike lockers and parking spaces
- End-of-trip facilities and showers
- Building under the City of Vancouver's I-1 zoning
- Rooftop patios with views of Downtown Vancouver and the North Shore Mountains
- Numerous restaurants, cafes, and amenities nearby
- Close proximity to future Mount Pleasant Skytrain Station
- Nearby Jonathan Rogers Park provides ample green space



Lounge Area

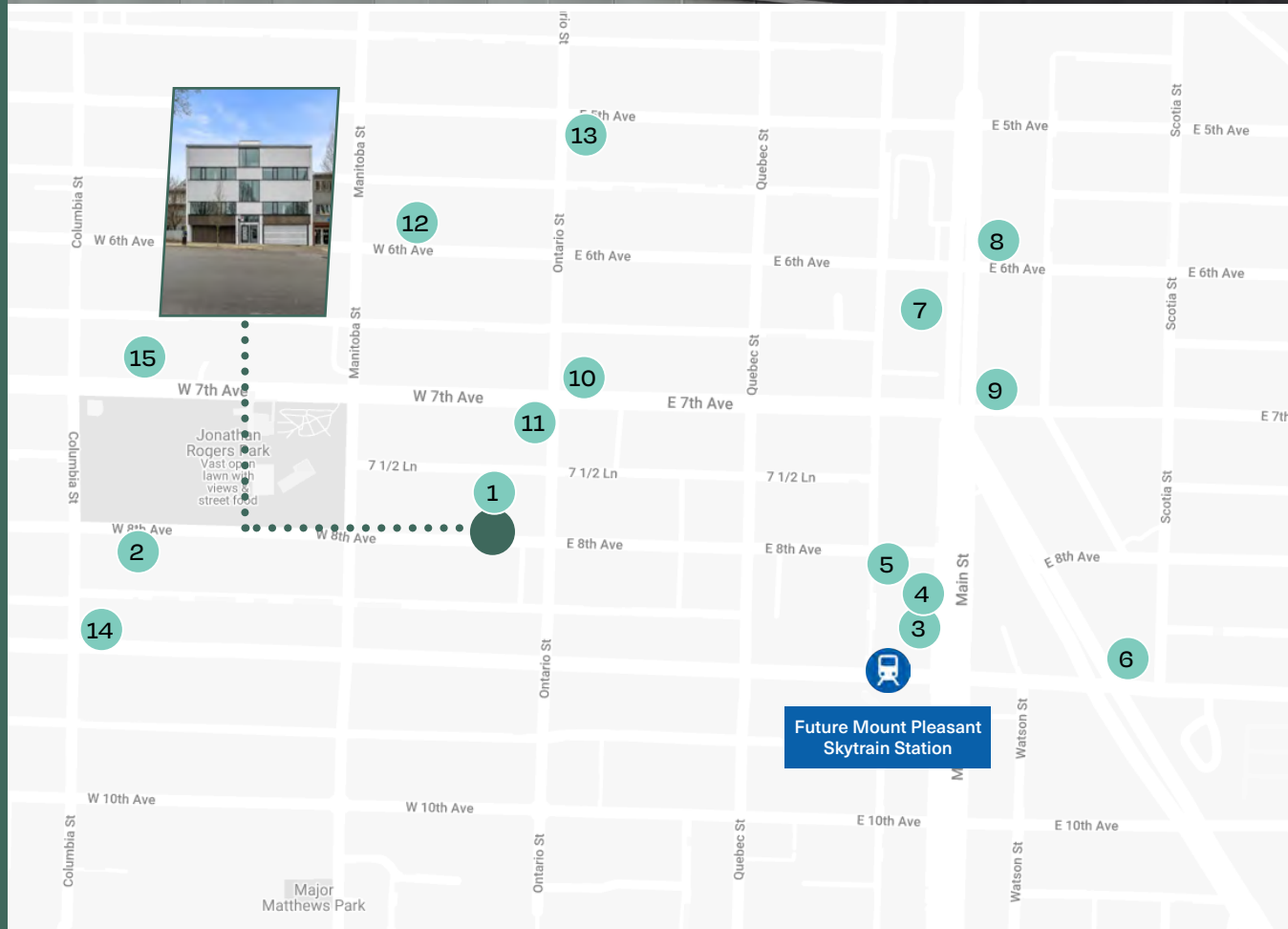


Kitchenette



LOCAL AMENITIES

1. 33 Acres Brewing Company
2. Milano Coffee Roasters
3. Fable Diner
4. Superbaba (Vancouver)
5. Melo Patisserie
6. Quesada Burritos & Tacos
7. Steamworks Mount Pleasant
8. Cartems Donuts
9. Como Taperia
10. La Fabrique St-George Winery
11. Elysian Coffee - 7th & Ontario
12. Mount Pleasant Vintage & Provisions
13. Tacofino Ocho
14. Simit Bakery
15. Emelle's Westside Kitchen





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