

1618 West 8th Avenue

// IMPROVED OFFICE SPACE FOR SUBLEASE



1618 West 8th Avenue

Area 3rd Floor: 8,202 SF

Term Expiry December 30, 2024

Availability Immediately

Basic Rent Contact listing agent

Additional Rent \$19.72 PSFPA (2024 est.)

Furniture Negotiable

Parking Abundant secure parking

THE SPACE

Opportunity to sublease 8,202 SF of improved space featuring a mix of open workspace, bright perimeter offices with North-facing views, meeting rooms, boardroom, and kitchen with lounge area. Ideal for a creative or traditional office environment and currently improved as a VFX studio.



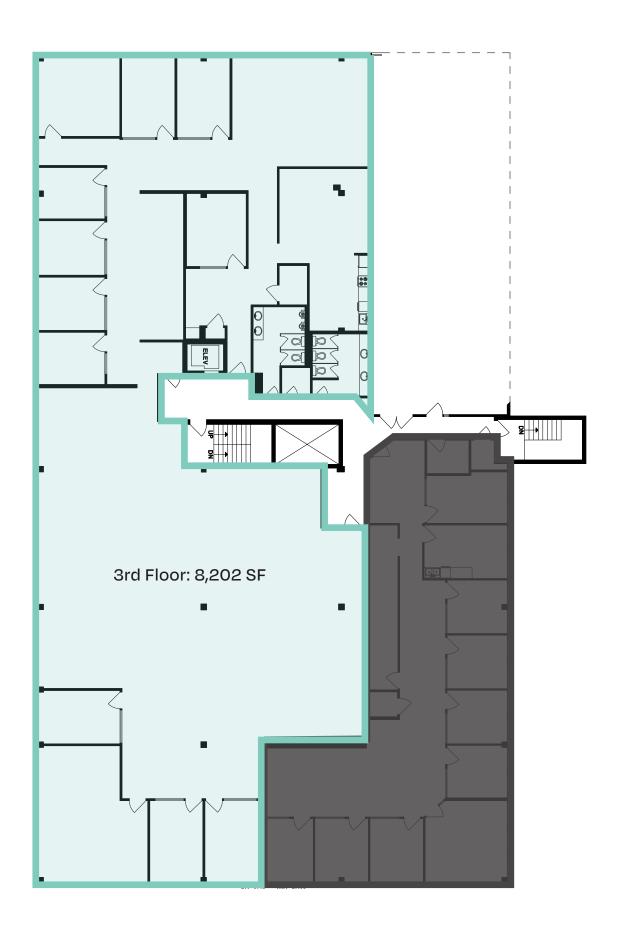


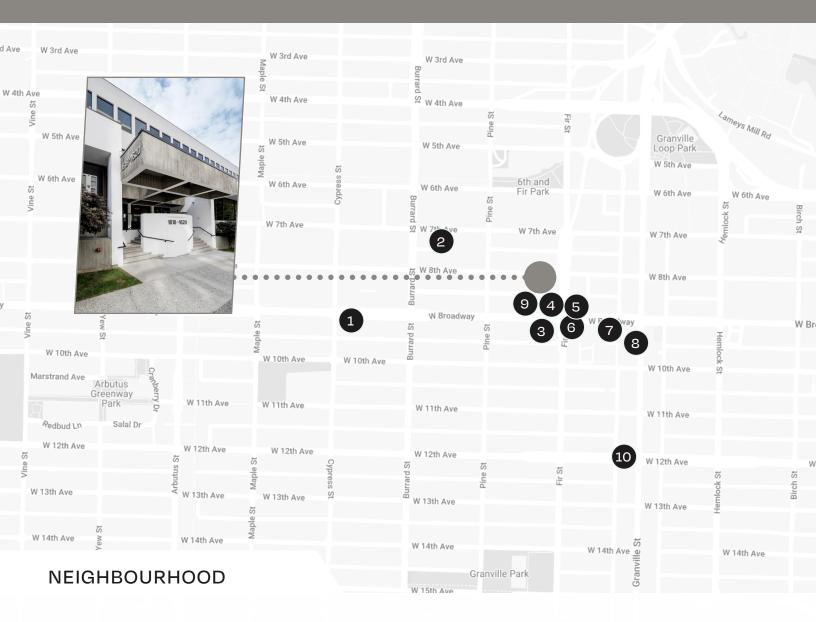












- 1. Le Coq Frit
- 2. Delhi-6 Indian Bistro
- 3. Suika Japanese Restaurant
- 4. Earls Kitchen + Bar
- 5. Tim Hortons
- 6. Trees Organic Coffee
- 7. Cactus Club Cafe
- 8. Starbucks
- 9. Leopold's Tavern
- 10. Heirloom Restaurant



TRANSIT SCORE

77



WALK SCORE

100



BIKE SCORE

88





FLOORSPACE

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