

 FLOORSPACE



1618

West 8th Avenue

// IMPROVED OFFICE SPACE FOR SUBLEASE





## THE OPPORTUNITY

# 1618 West 8th Avenue

---

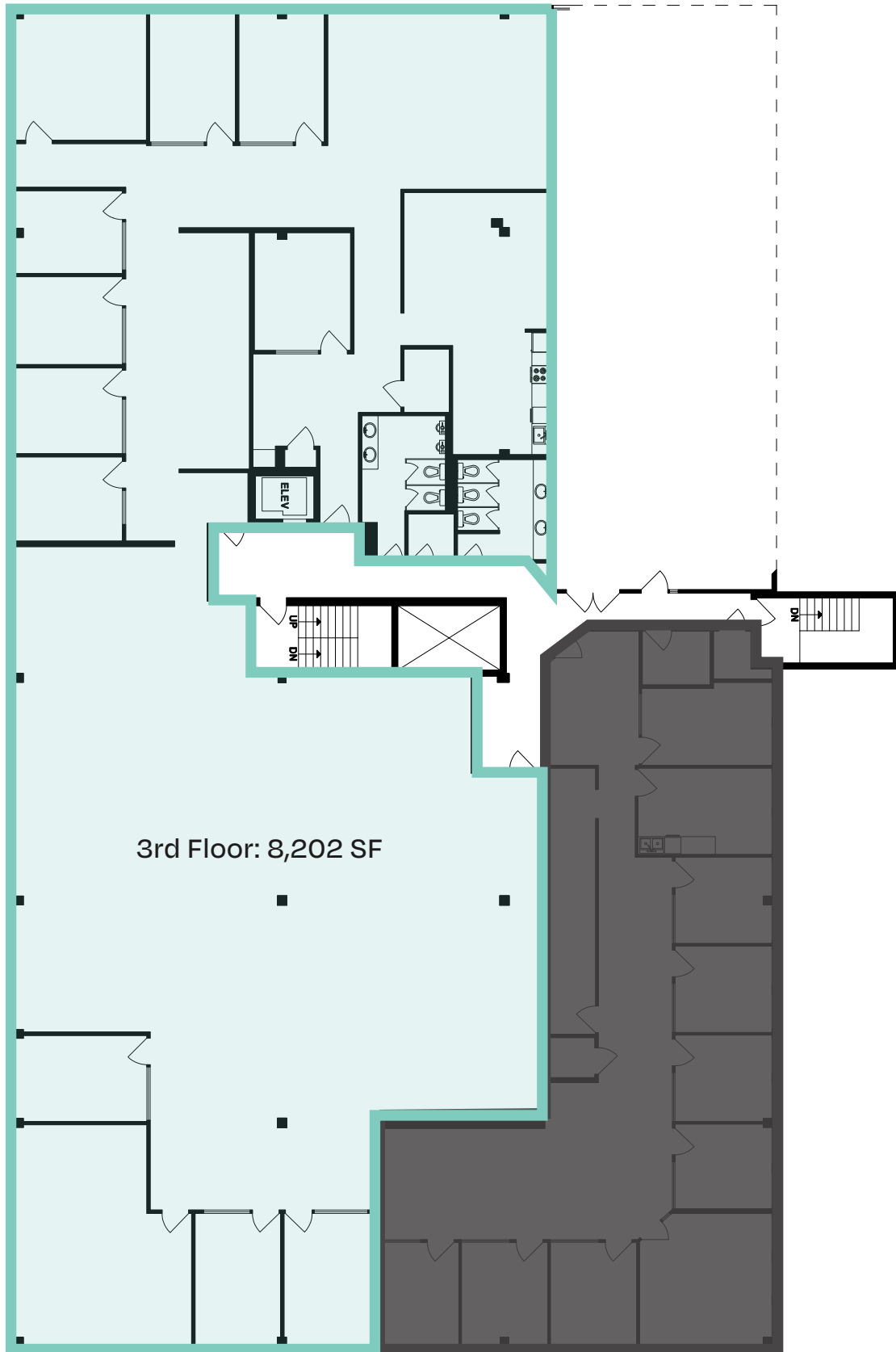
Area	3 <sup>rd</sup> Floor: 8,202 SF
Term Expiry	December 30, 2024
Availability	Immediately
Basic Rent	Contact listing agent
Additional Rent	\$19.72 PSFPA (2024 est.)
Furniture	Negotiable
Parking	Abundant secure parking

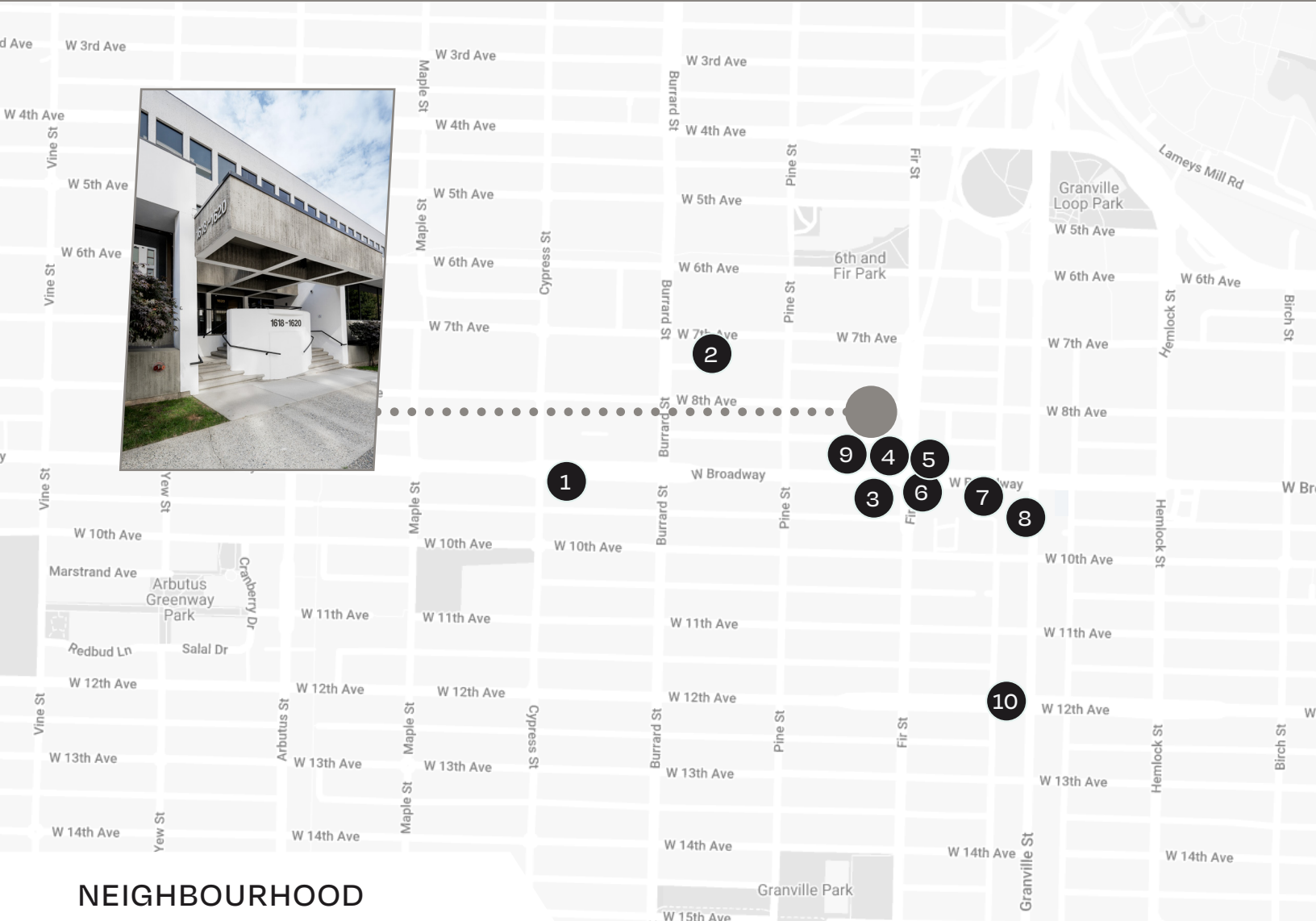


## THE SPACE

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.

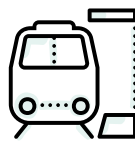






## NEIGHBOURHOOD

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**

745 Thurlow Street, Suite 700  
Vancouver, BC Canada  
V6E 0C5  
[www.floorspace.ca](http://www.floorspace.ca)



**Robin Macdonald**

SENIOR ASSOCIATE  
+1 604 617 1445  
[robin@floorspace.ca](mailto:robin@floorspace.ca)