

FOR LEASE

CBRE

1525 W 8th Avenue

VANCOUVER BC



Luke Gibson

Personal Real Estate Corporation

Senior Vice President
Advisory & Transaction Services
604 604 5142
luke.gibson@cbre.com

Michael White

Vice President
Advisory & Transaction Services
604 662 5120
michael.rm.white@cbre.com

FOR LEASE

PROPERTY OVERVIEW

Situated in the heart of Mount Pleasant, South Granville, 1525 West 8th Avenue offers a rare opportunity to secure space at the intersection of West Broadway and Granville Street, two of the city’s most active business and retail corridors.

The surrounding area is characterized by a strong mix of professional services, medical users, design firms, and boutique retailers, creating a vibrant, walkable environment for employees and clients alike.

1525 W 8TH AVENUE

AVAILABILITY

103

1,302 Sq. Ft.

106

1,588 Sq. Ft.

202

2,027 Sq. Ft.

205

2,708 Sq. Ft.

207

2,708 Sq. Ft.

Available: Immediately

Net Rent: Contact Listing Agent

Additional Rent: \$22.00 (2026 est.)

Parking: 2:1000 Sq. Ft.



1st Floor

SUITE FEATURES

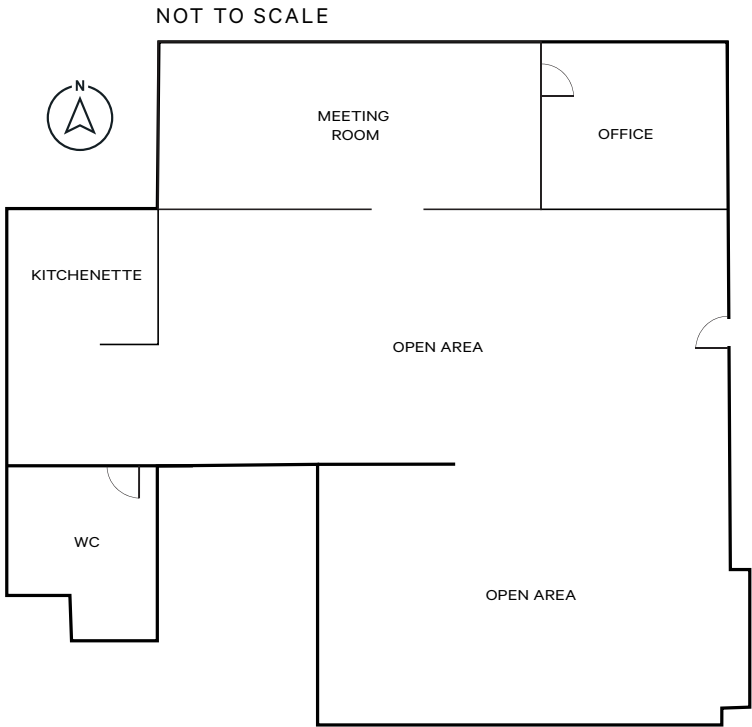
- 103

Mostly consists of open area with a meeting room, 1 office and a kitchenette
- 106

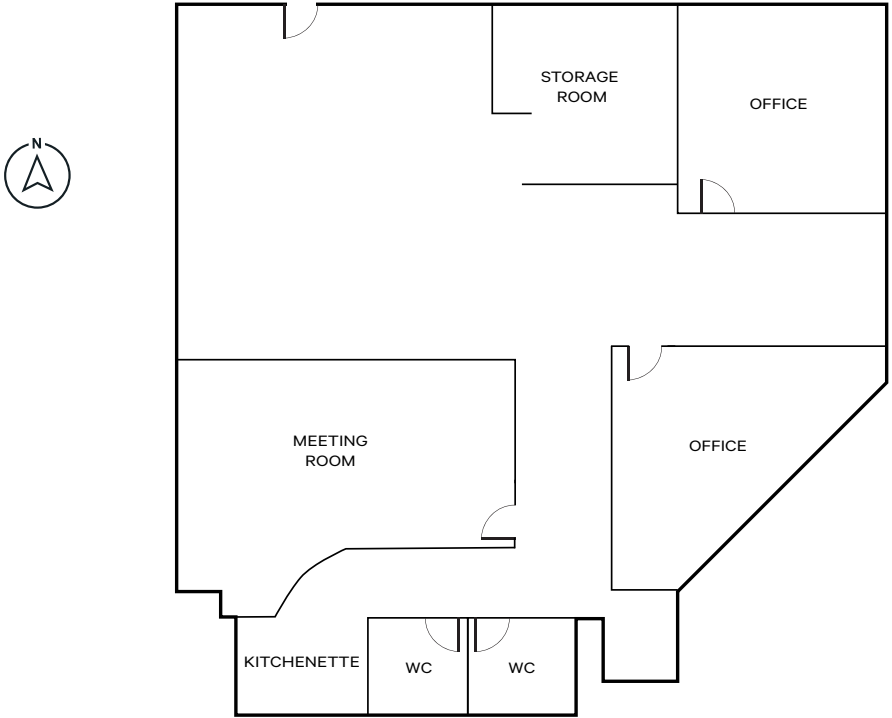
2 offices, a meeting room, storage room, an open area and a kitchenette



Suite 103



NOT TO SCALE



Suite 106

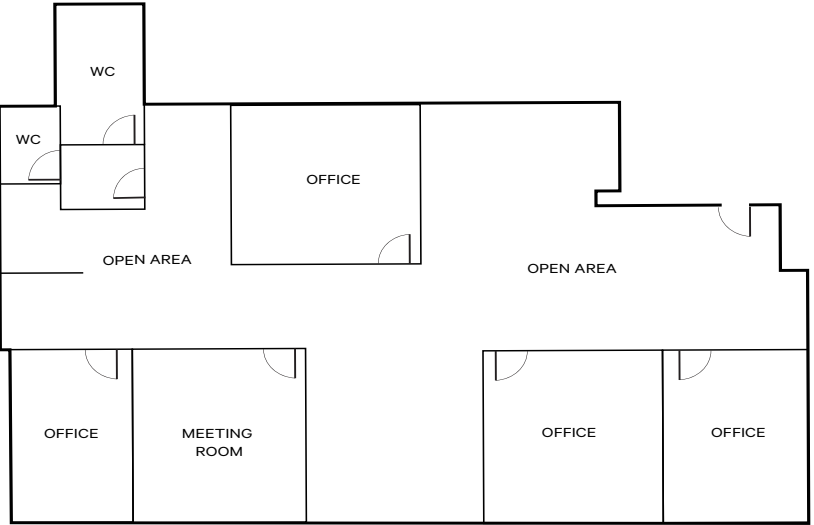


2nd Floor
SUITE FEATURES

202	4 offices, a meeting room, open area, kitchenette and in-suite washrooms
205	4 offices, 2 meeting rooms, storage room, open area and in-suite washrooms
207	8 offices, 2 meeting rooms, storage area, built out reception and in-suite washrooms



Suite
202

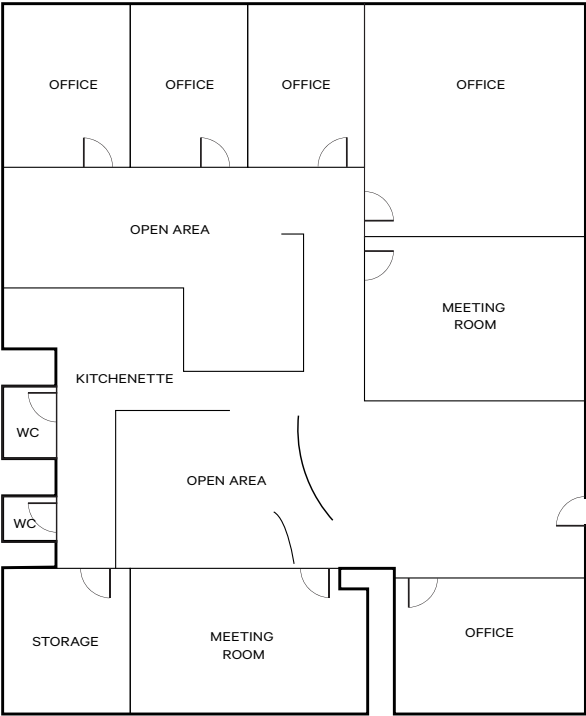


NOT TO SCALE

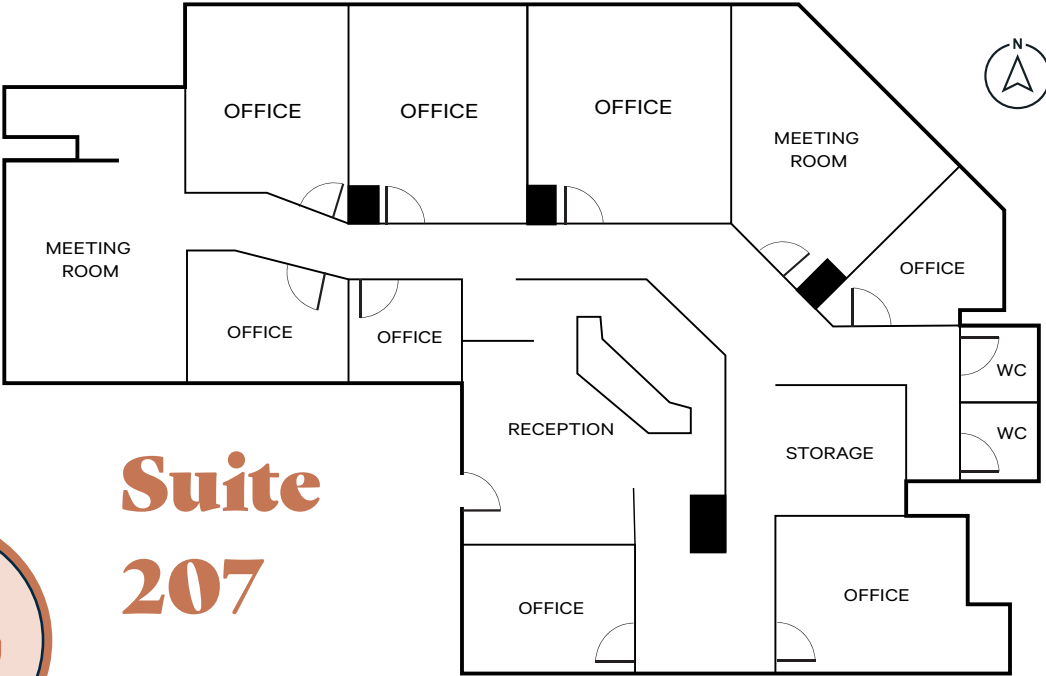
Suite 205



NOT TO SCALE



NOT TO SCALE



Suite
207

FOR LEASE

FIR STREET

HEMLOCK STREET

HWY 99

W BROADWAY

CBRE



Close Proximity to
**South Granville
Shopping District**



Transit Nearby
**99 B line
#10 Granville
#14 UBC/ Downtown**



Future SkyTrain Access
South Granville Station
approx. 5-minute walk

Source: Walkscore.com

78



**EXCELLENT
PARADISE**

90



**VERY
BIKEABLE**

94



**WALKER'S
PARADISE**

Luke Gibson

Personal Real Estate Corporation

Senior Vice President
Advisory & Transaction Services
604 662 5142
luke.gibson@cbre.com

Michael White

Vice President
Advisory & Transaction Services
604 662 5120
michael.rm.white@cbre.com

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth. Properties and details may change or be withdrawn without notice. Some content may have been generated in whole or in part using generative AI (Artificial Intelligence).