

FOR LEASE

CBRE

1525 W 8th Avenue

VANCOUVER BC



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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

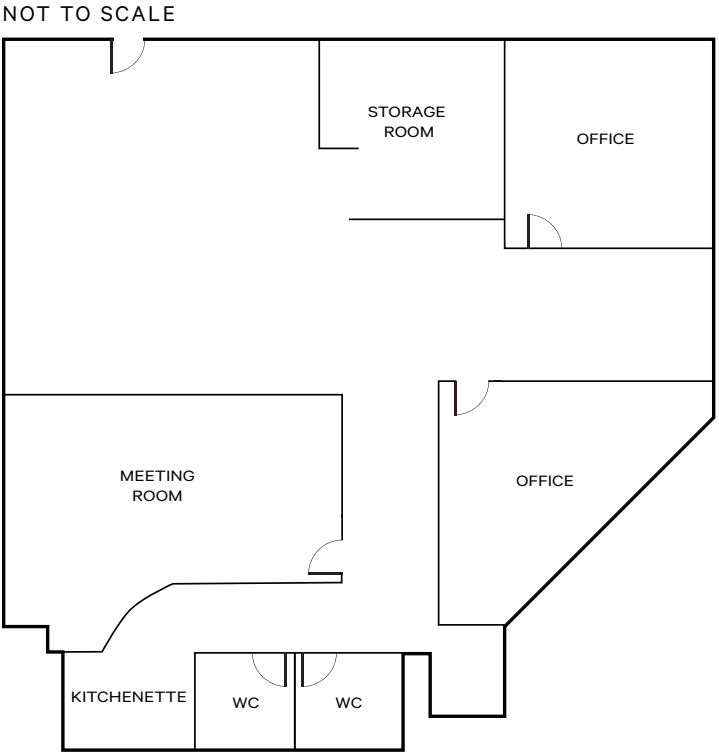
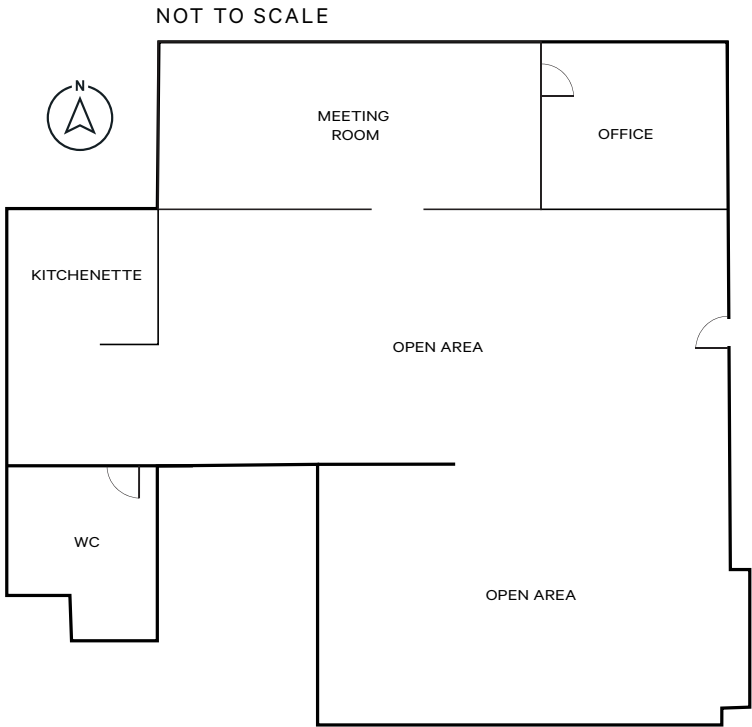
- 103

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



Suite 106

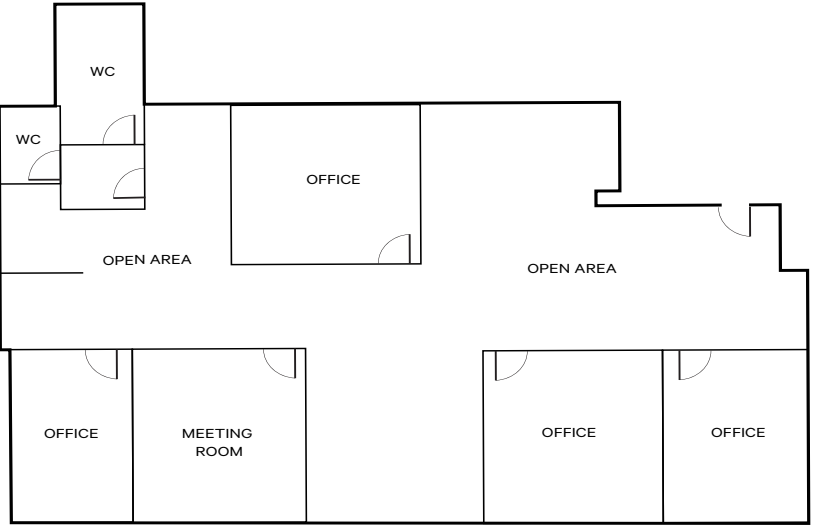


2nd Floor
SUITE FEATURES

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

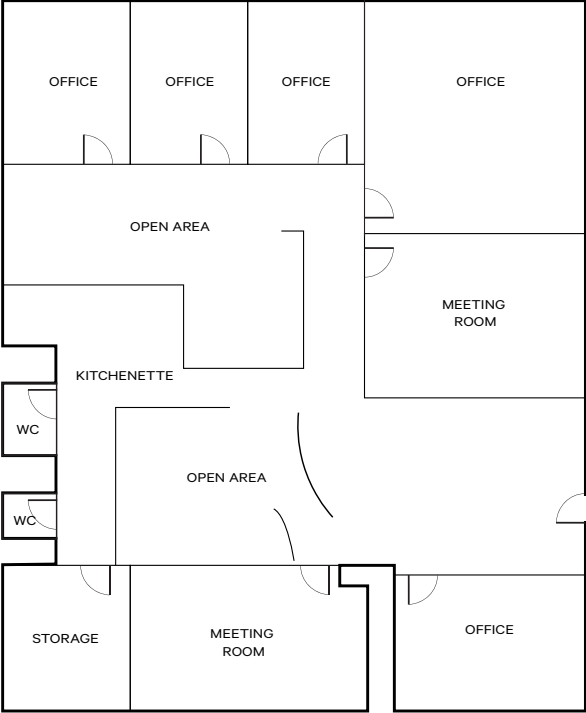


NOT TO SCALE

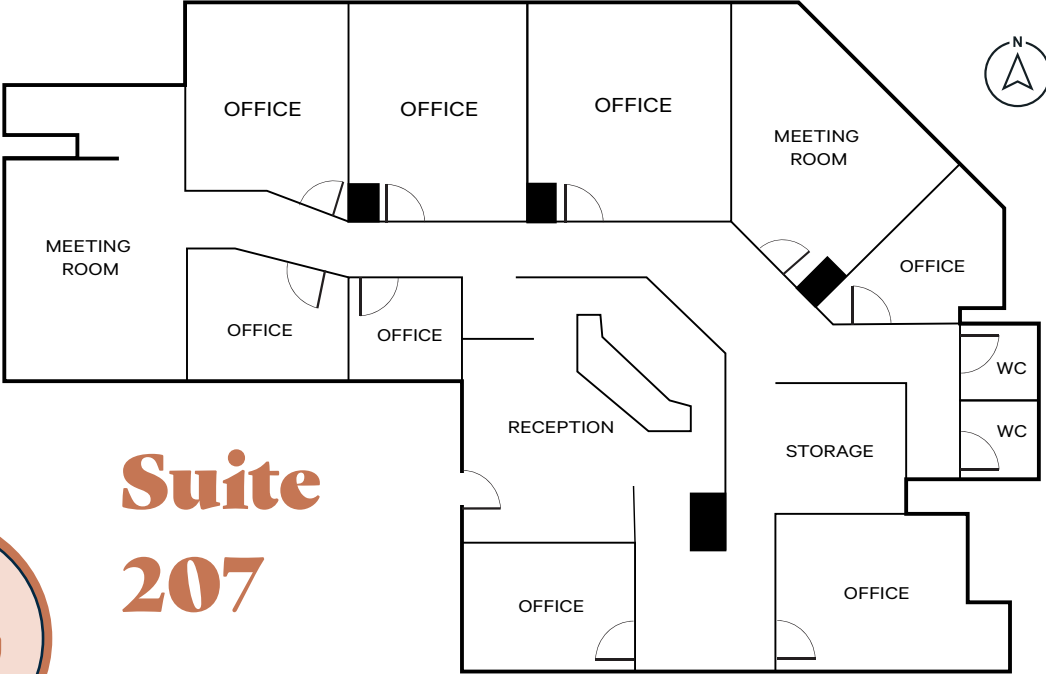
Suite 205



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**

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