

FOR LEASE | OFFICE
1618-1620 WEST 8TH AVENUE
VANCOUVER, BC

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



- ▶ **Move-In Ready Space with Flexible Lease Terms**
- ▶ **Modern 3-Storey Office Complex**
- ▶ **Up to 45,012 SF with Demising Options**
- ▶ **Broadway Corridor Location**
- ▶ **Southwest Corner of 8th Avenue & Fir Street**

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CELEBRATING OVER

YEARS IN VANCOUVER

Location

1618-1620 West 8th Avenue (southwest corner of 8th & Fir Street) is located in the heart of the West Side Business District, also known as the Armoury District, less than a block from multiple major bus routes providing seamless transportation to downtown Vancouver and the Canada Line. It is within walking distance (one block) from the future Broadway Subway Line South Granville station. The neighbourhood offers several public parks, restaurants and cafés. In addition it is home to some of the city's top interior design firms, tech firms, engineers, galleries, and automotive dealerships.

Zoning

C-3A – outright approved for general office, financial institution, health care offices, and wellness centres.

Features

- ▶ Demising options
- ▶ Building signage opportunities
- ▶ Concrete construction
- ▶ Bicycle parking
- ▶ Secure, underground parking
- ▶ Opportunities for larger users
- ▶ Improved offices, move-in ready
- ▶ Flexible terms of 1, 2, 3, 5 or 10 years

Available Areas

Floor	Suite	Size
First	101	8,833 SF
Second	200	12,848 SF
Third	300	*8,202 SF
	301 LEASED	2,858 SF
	303 LEASED	1,732 SF

*Possible demising option to 3,800 SF & 4,402 SF as shown below.

Parking

82 secured/below building parking stalls

Basic Lease Rate

\$25.00 PSF

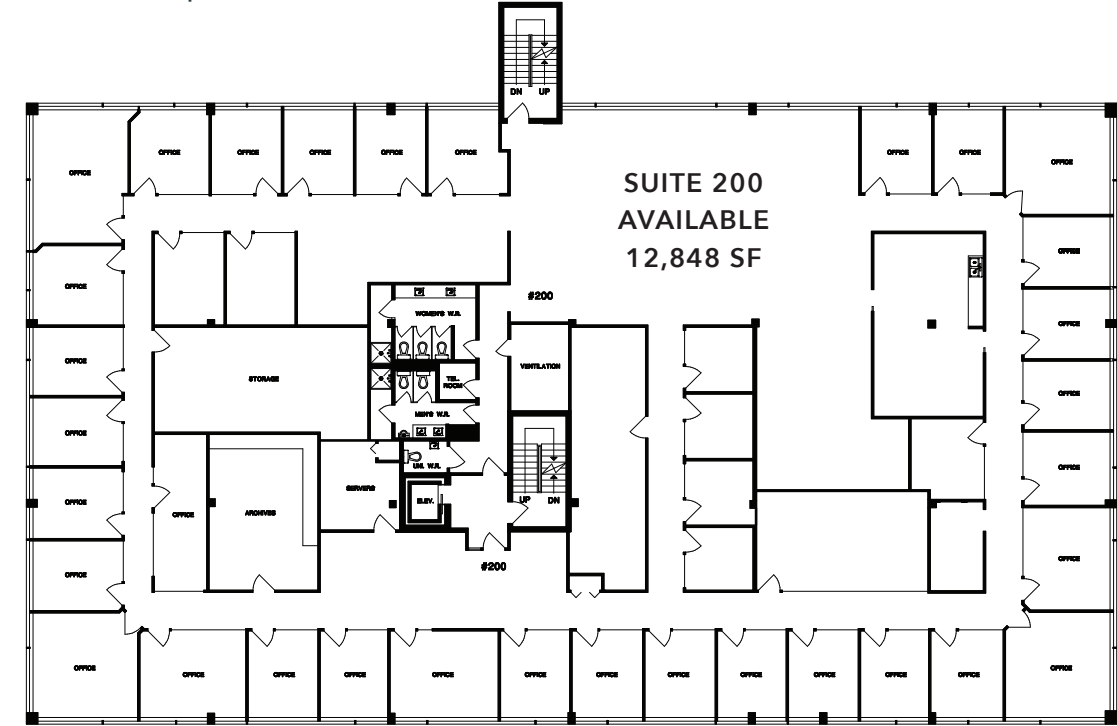
Taxes & Operating Costs

\$20.89 PSF (2026 estimate)

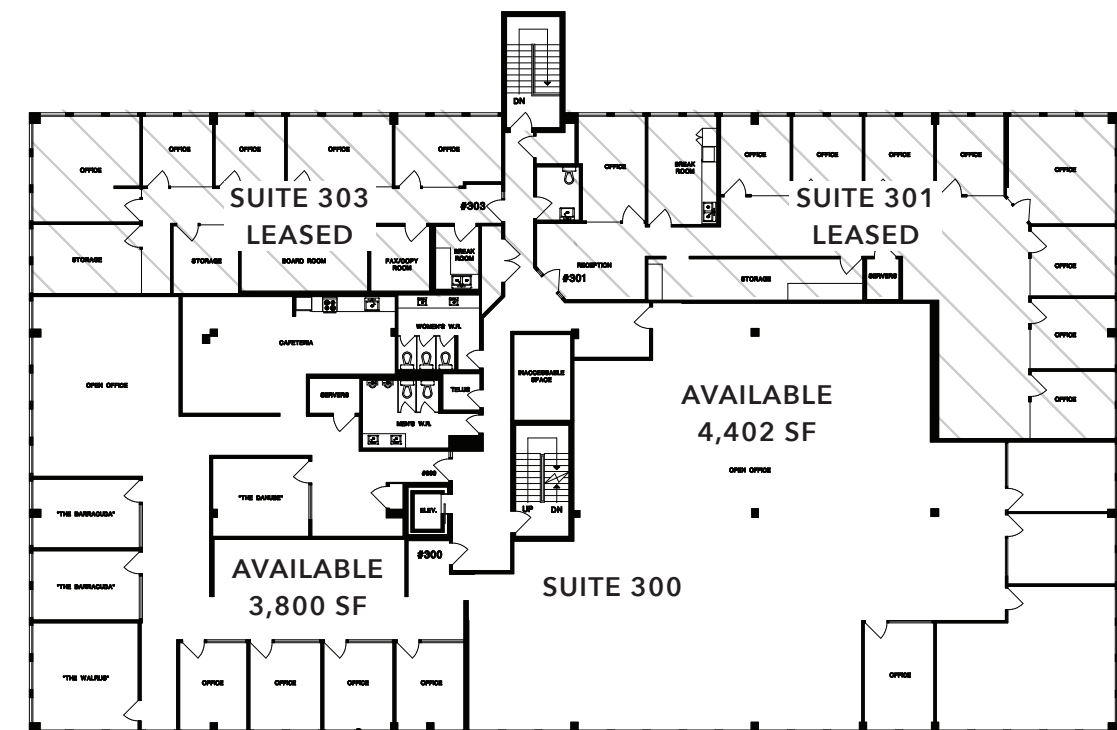
Availability

Immediate

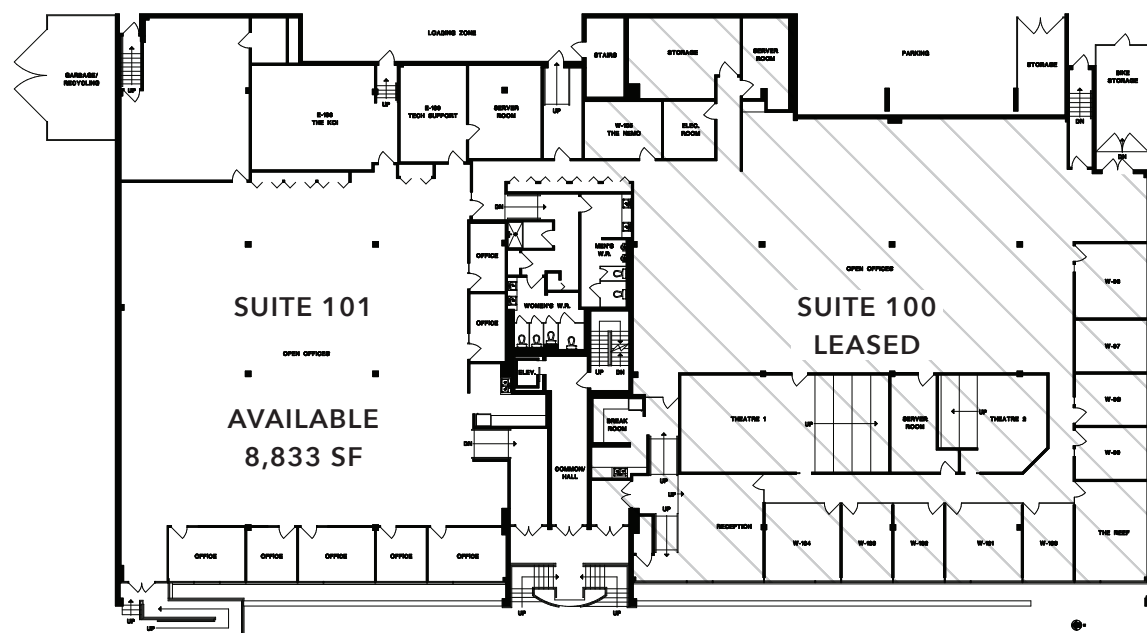
1620 WEST 8TH AVENUE | SECOND FLOOR PLAN



1620 WEST 8TH AVENUE | THIRD FLOOR PLAN



1618 WEST 8TH AVENUE | FIRST FLOOR PLAN





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