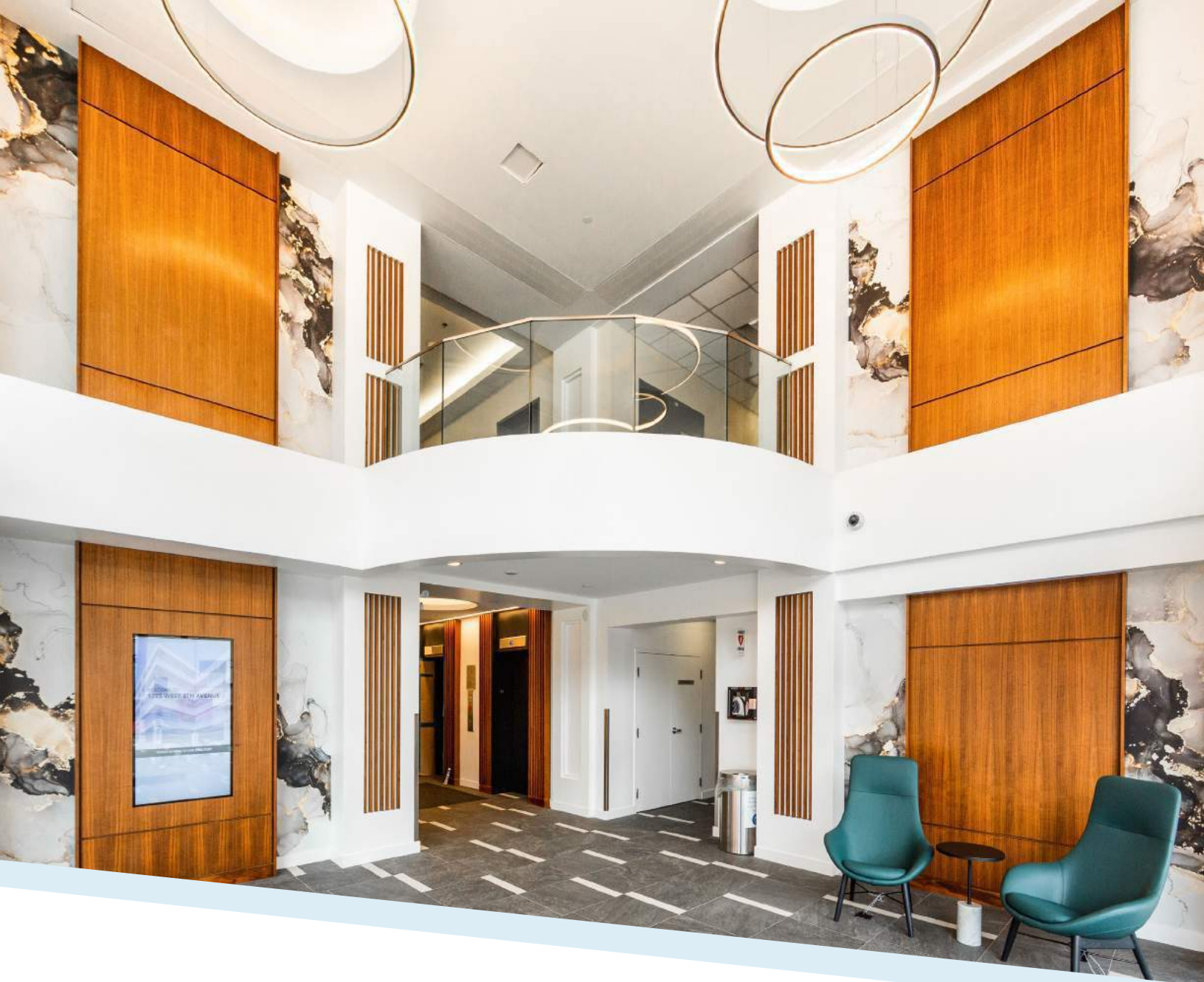




1385 W 8th Ave.
Vancouver, BC

FOR LEASE
PRIME OFFICE OPPORTUNITIES
994sf - 12,557sf



LOCATED IN THE HEART OF THE BROADWAY CORRIDOR

Situated at the corner of W 8th Ave and Hemlock Street, this Class "A" office building is steps away from the new South Granville Station with stunning views of Downtown Vancouver's skyline.

1385 West 8th Avenue is located within close proximity to the Granville Street bridge which allows for a short trip to Downtown. It is also within walking distance to the amenities of South Granville Street and West Broadway including an abundance of restaurants and retailers. Public transit is easily accessible and the new South Granville Skytrain Station will be minutes away.

Downtown
Vancouver

Granville St. Bridge

Granville Island

False Creek

Ron Basford
Park

Charleston
Dog Park

Granville
Loop Park

Crossfit
Kitsilano

Paul's
Omeleterry

Charleson Park

1385 W 8th

99 B-Line

Boston Pizza

Royal Seoul
House

West Broadway

Future South Granville
Skytrain Station

Cactus
Club

Staples

Subway

Vancouver General
Hospital Health District

Granville Street

W 12th Ave

W 12th Ave

W 13th Ave

W 13th Ave

W 14th Ave

W 14th Ave

W 15th Ave

W 15th Ave

W 15th Ave

Marpole Ave

Oak St

Fir St

Fir St

Hemlock St

Hemlock St

Birch St

Birch St

Alder St

Alder St

Spruce St

Spruce St

Oak St

Oak St

Duranteau St

Emily St

Cartwright St

Lameys Mill Rd

Lameys Mill Rd

Forge Walk

Lameys Mill Rd

Lameys Mill Rd

W 6th Ave

W 6th Ave

W 7th Ave

W 7th Ave

W 8th Ave

W 8th Ave

W 10th Ave

W 10th Ave

W 10th Ave

W 11th Ave

W 11th Ave

W 12th Ave

W 13th Ave

W 14th Ave

W 15th Ave



ABOUT THE AREA

- Numerous restaurants and amenities nearby
- 5 minute drive to Downtown Vancouver
- Close proximity to Vancouver General Hospital
- Multiple bike routes near the building
- Walking distance to new South Granville Skytrain Station
- Quick access to False Creek and the Seawall
- Many nearby transit options

BUILDING AMENITIES

This building has extensive on-site amenities; most notably a brand new gym facility, shower rooms, a newly renovated building lobby, and outdoor patio spaces.

- Close proximity to skytrain
- Bike storage and rentable tenant lockers
- Built 1981 and renovated in 2021
- Fitness facility and shower room
- Loading bay
- 159 parking stalls (reserved and non-reserved)



On-site parking



Fibre Internet
Connections



Fitness Facility



Weekend Card
Access



Walk Score

95



Bike Score

77



Transit Score

81

AVAILABLE SPACE

Suite	Area	Type	Availability
290	6,510 SF	Office	Immediately
320	3,731 SF	Office	Immediately
350	994 SF	Office	Immediately
540	12,557 SF	Office	Immediately

LEASING RATES

BASIC RENT

Contact listing agent

OPERATING COST & TAXES (2023)

\$22.20 / SF

PARKING INFO

\$140-\$210/mo + applicable taxes
124 secure stalls, 35 visitor stalls
1:550sf ratio

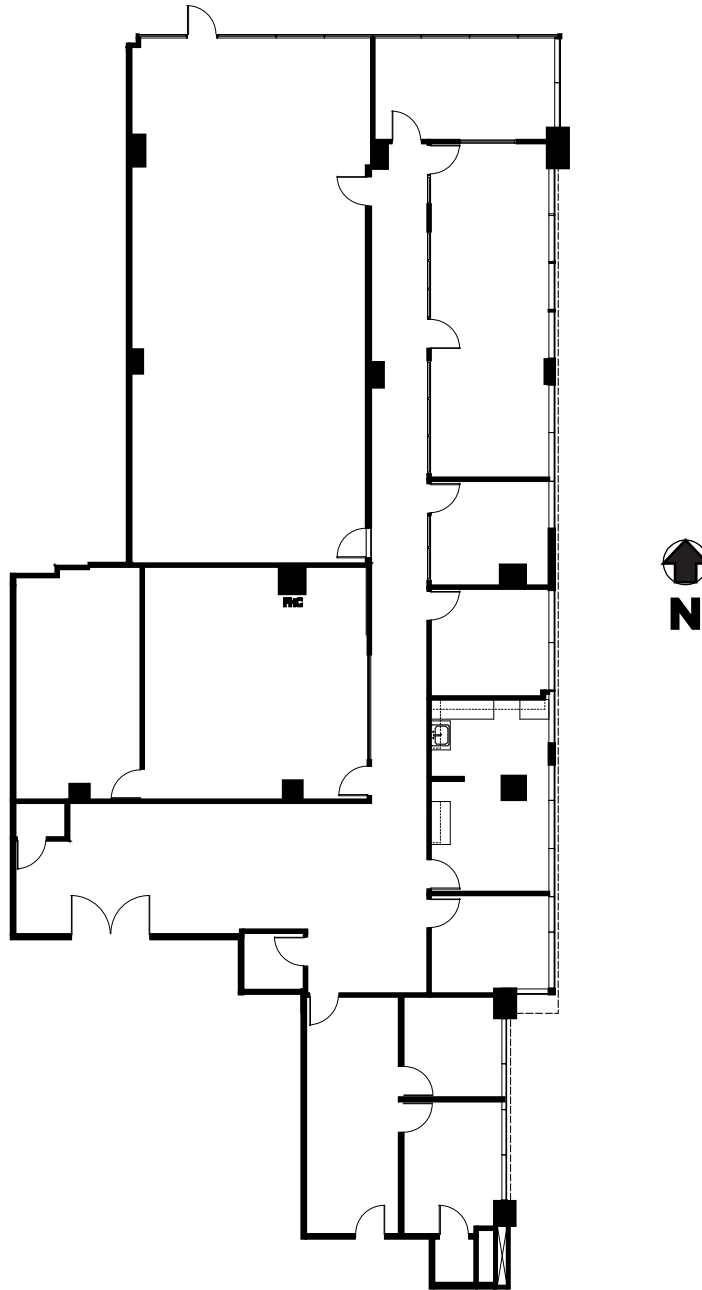


#290 - 1385 West 8th Ave., Vancouver

BASIC RENT: CONTACT LISTING AGENT

Rentable Area: 6,510sf | Available Immediately

Well built-out unit with a kitchen, and a combination of offices, open areas, and large meeting rooms.
Outdoor patio with outstanding views.



LENIA CALICO

604 220 9519

lc calico@warringtonpci.com

300 – 1030 West Georgia St., Vancouver, BC V6E 2Y3

E. & O.E.: The information contained herein was obtained from sources which we deem reliable, and while thought to be correct, is not guaranteed by Warrington PCI Management.



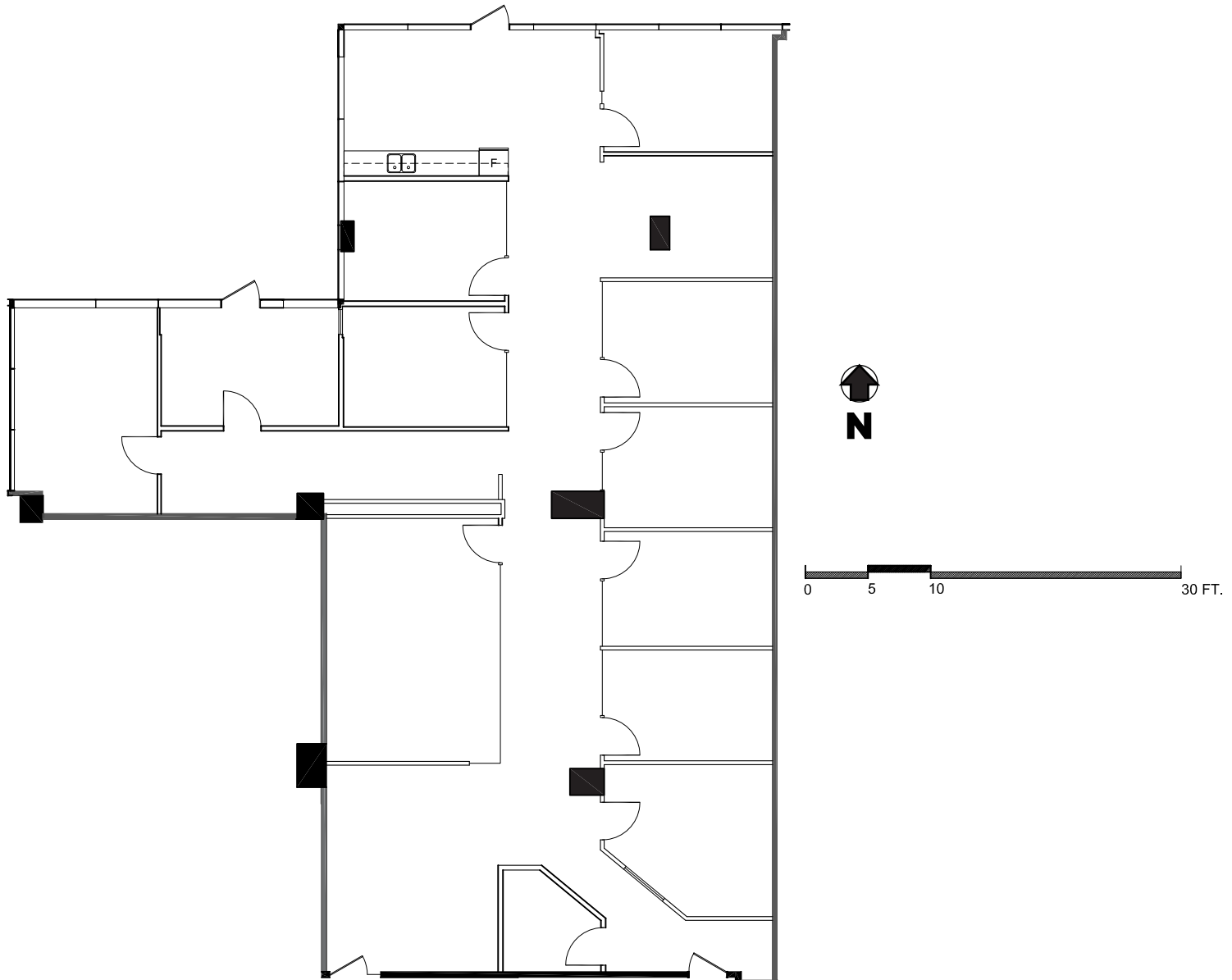
WARRINGTON PCI
MANAGEMENT

#320 - 1385 West 8th Ave., Vancouver

BASIC RENT: CONTACT LISTING AGENT

Rentable Area: 3,731sf | Available Immediately

Fully built-out space with 12 private offices, lunch area, storage area, and kitchenette, with access to patio space with outstanding views of Downtown Vancouver.



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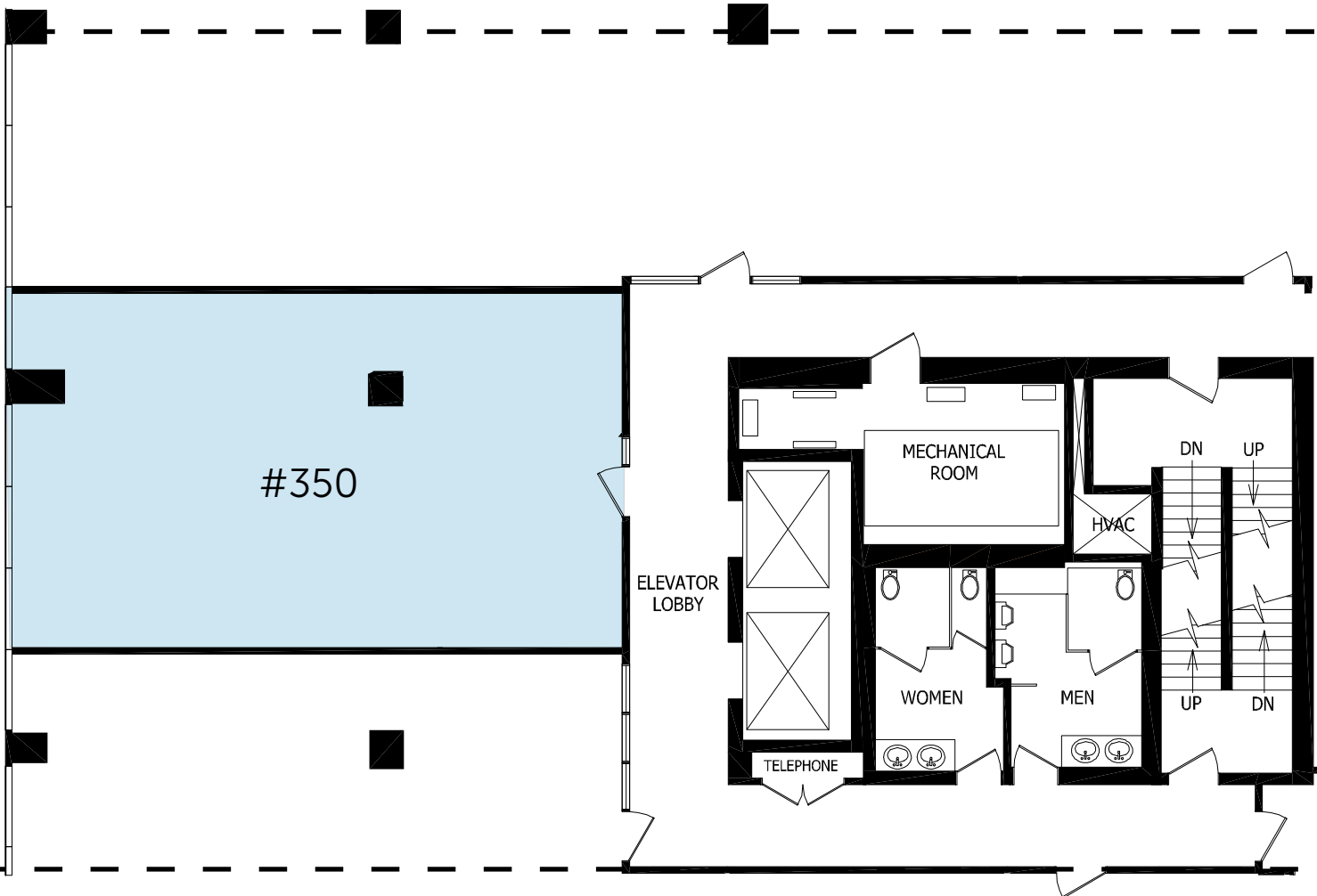
WARRINGTON PCI
MANAGEMENT

#350 - 1385 West 8th Ave., Vancouver

BASIC RENT: CONTACT LISTING AGENT

Rentable Area: 994sf | Available Immediately

Open area office with direct elevator exposure.



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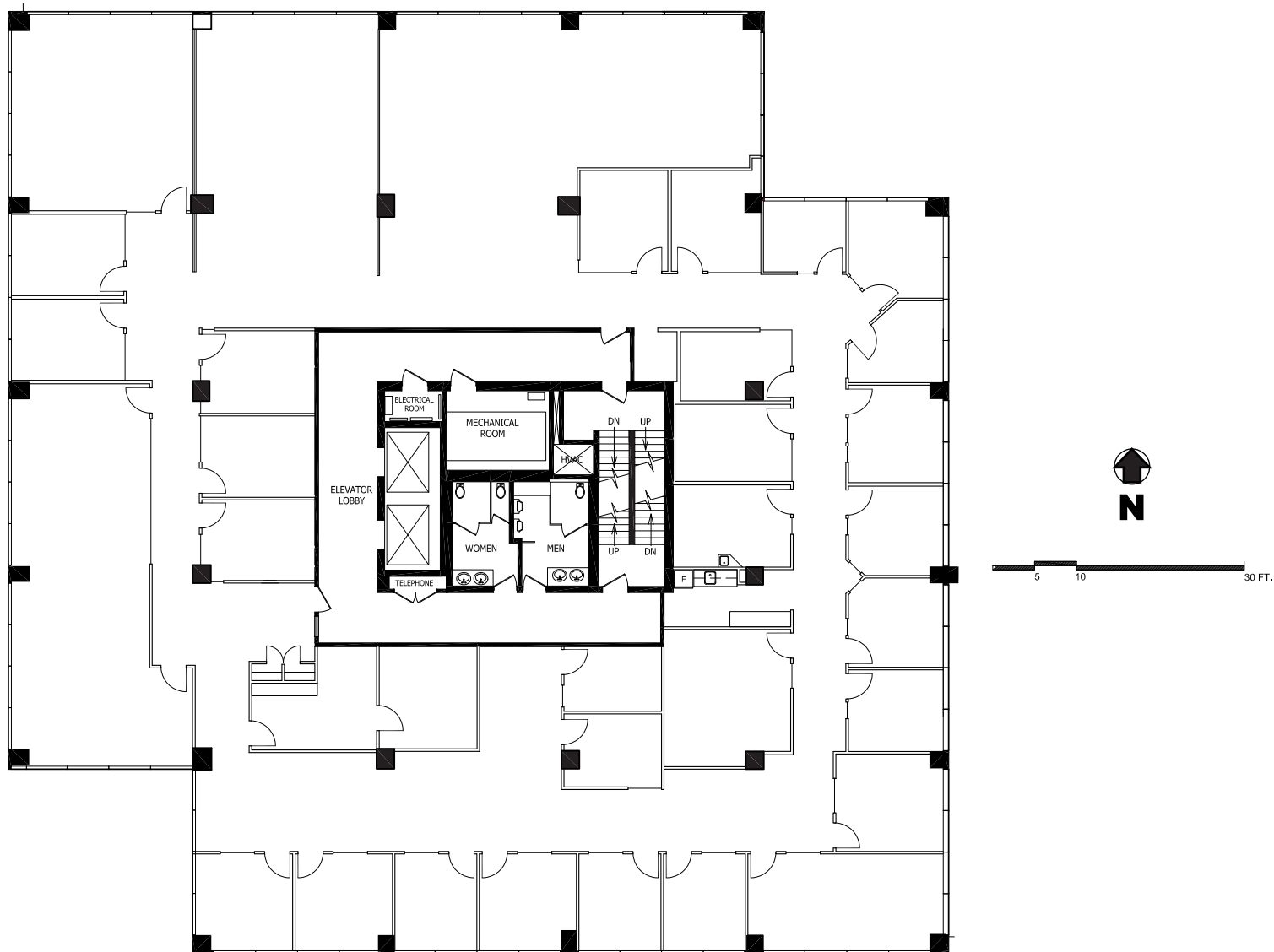
wpm
WARRINGTON PCI
MANAGEMENT

#540 - 1385 West 8th Ave., Vancouver

BASIC RENT: CONTACT LISTING AGENT

Rentable Area: 12,557sf | Available Immediately

Full floor opportunity with plenty of offices, multiple meeting rooms, and open work areas. Plenty of natural light with great views of Downtown Vancouver and the surrounding area.



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WARRINGTON PCI
MANAGEMENT



WARRINGTON PCI
MANAGEMENT

LEASING ENQUIRIES

Lenia Calico

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