



Unit 201 - 1765 West 8<sup>th</sup> Avenue | Vancouver, BC

**FOR LEASE**

**College Place**

Opportunity to lease approximately 2,939 SF office space centrally located on 8<sup>th</sup> Avenue between Burrard and Pine Streets.



# Unit 201 - 1765 W 8<sup>th</sup> Avenue

Vancouver, BC

## Highlights

- ▶ Six offices plus a boardroom
- ▶ Underground parking
- ▶ Reception and server room
- ▶ Corner suite faces south east
- ▶ Enterphone access



Numerous nearby restaurants



High Foot and Car Traffic



Transit and Pedestrian Friendly



Four blocks from Arbutus Greenway

## Property Details

### Size

2,939 SF

### Base Rent

\$31.00/SF

### Operating Costs and Property Taxes (2025)

\$21.18/SF

(include in-suite janitorial service)

### Parking

Six reserved stalls are available at \$120.00/stall/month plus applicable taxes

### Availability

Immediately

**NAI**Commercial

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Vancouver, BC V6E 3C9

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## Brian Mackenzie

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Level 2



