



# 33 East 8<sup>th</sup> Avenue

VANCOUVER BC

Newly Improved Space in Mount Pleasant

# Creative Office with Mountain Views

Newly improved with renovations completed in 2021. High end finishes and abundant natural light make for an inspiring workspace.



Office Space | For Sublease

Boutique office with mountain views in the heart of Mount Pleasant. Mainly open layout, with one large office/ boardroom framed by an archway with velvet drapes. Welcoming reception and a cozy kitchenette.

## Property Details



**PREMISES**  
2nd Floor - Suite 207



**AREA AVAILABLE**  
Approx. 1,075 sq.ft. of net rentable area



**ASKING NET RENT**  
Contact Listing Agent



**ADDITIONAL RENT**  
\$22.82 per sq.ft. + 5% Management Fee  
(2025 estimate)



**AVAILABILITY**  
On 30 day's notice



**EXPIRY**  
August 30, 2026

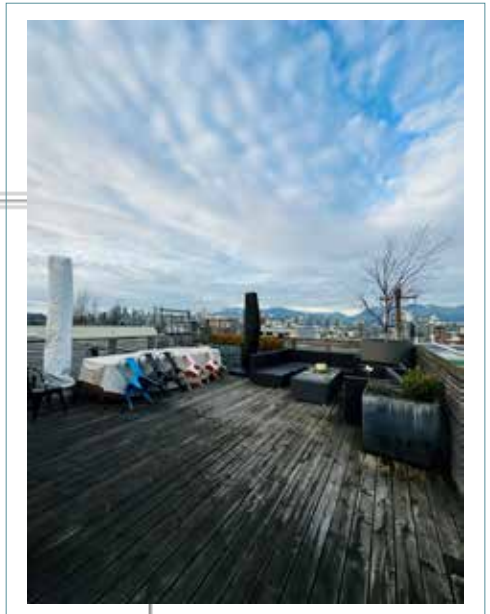
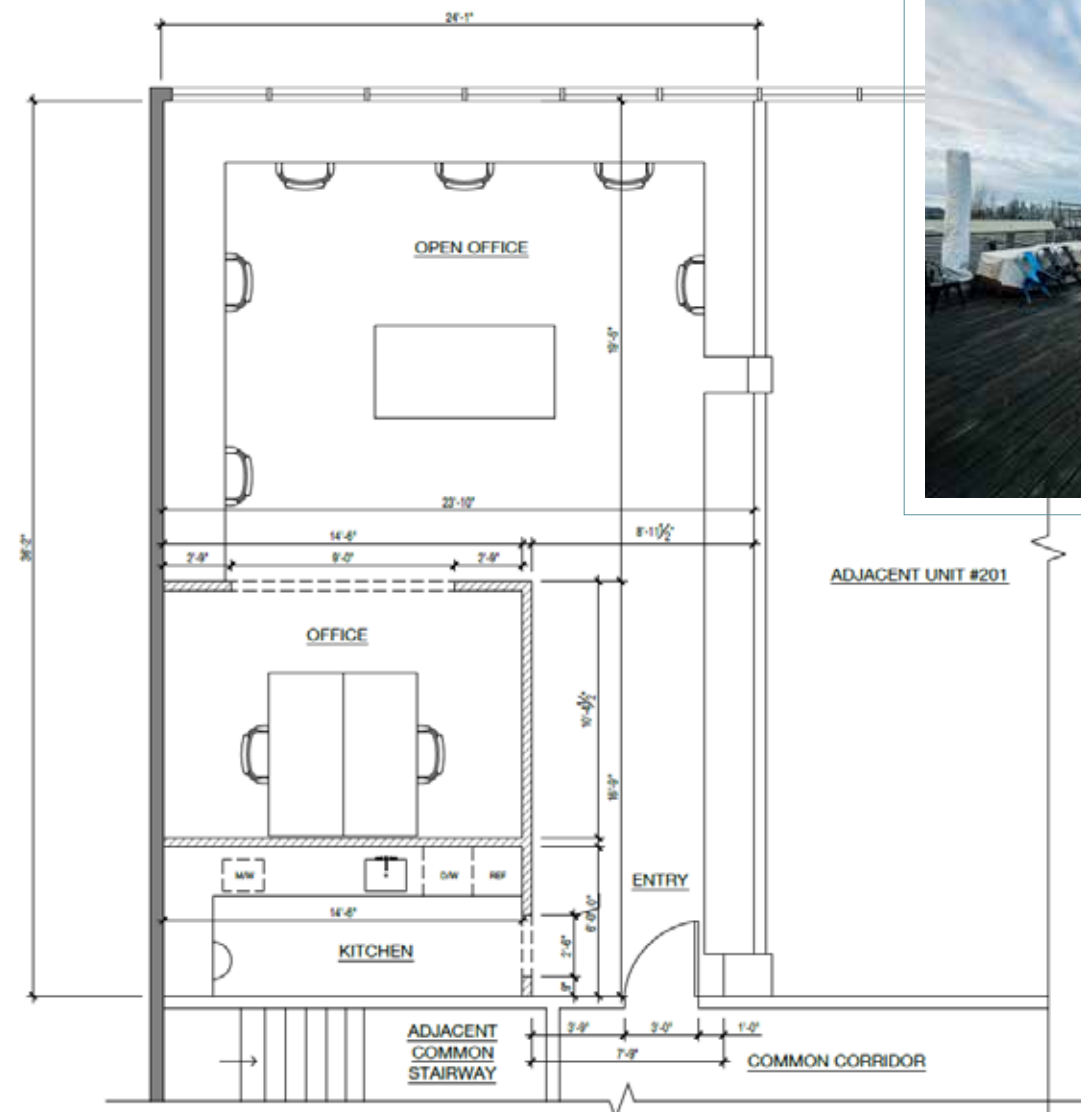
*\*Follow-on head lease term available*

# Get Inspired in Mount Pleasant

SUITE 207

1,075  
SF

- + Predominantly open plan, with space for 10-12 work stations
- + Newly renovated with artistic finishes
- + Enclosed office for private work or could function as a boardroom
- + Cozy kitchen nook
- + Furniture negotiable



To to scale

# The location

33 E 8th Avenue is situation in the heart of Mt. Pleasant, between Quebec and Ontario Streets. This neighbourhood features unparalleled bike and walkability. An abundance of coffee shops, breweries, restaurants and parks nearby. **Access to a shared rooftop deck with amazing views!**

**1 min walk**  
to Elysium Coffee


**2 min walk**  
to 33 Acres Brewing  
and Melo Patisserie

**5 min walk**  
to Jonathan Rogers  
park and Vintage and  
Provisions

**6 min walk**  
to Tacofino, Formation  
Dance Studio and Field  
and Social

Source: Walkscore.com

100

 **WALKER'S  
PARADISE**

Daily errands do not  
require a car.

89

 **EXCELLENT  
TRANSIT**

Transit is convenient  
for most trips.

86

 **VERY  
BIKEABLE**

Biking is convenient  
for most trips.



MAJOR VEHICLE ROUTES BIKE PATHS SKYTRAIN LINES RESTAURANTS BREWERIES

# Office Space | For Sublease

33 East 8th Avenue  
Vancouver, BC



## Contact

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