

1060 West 8th Avenue

Vancouver, BC



Opportunity

From 1,600 to 15,106 SF of Office Space
Plus 1,660 SF of Storage Space for
Lease



Contact Us

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Location

1060 West 8th Avenue is located one block north of Broadway. More specifically, it is located on the south side of West 8th Avenue between Spruce and Oak Street. 1060 West 8th Avenue sits at the heart of Vancouver's Broadway Corridor where it is easily accessible by transit, bicycle and private vehicle. Nearby amenities include restaurants, banking services and retail shops. 1060 West 8th Avenue is centrally located between Heather and Granville Street stations on the Broadway Extension Line.



99 Walker's Paradise



74 Very Bikeable



82 Excellent Transit

Source: Walkscore.com

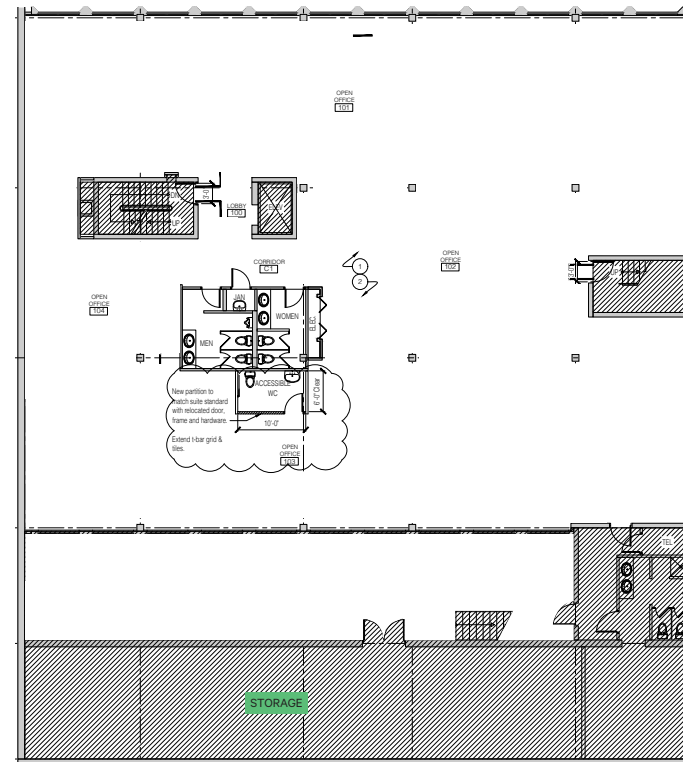
Property Details

	Storage	1st Floor	2nd Floor - North Side	2nd Floor - South Side
RENTABLE AREA	1,660 SF	7,691 SF	Unit 210 - 4,042 SF Improved space including open plan, 4 private offices, 1 meeting room, coffee station and lunchroom	3,373 SF Ready for leasehold improvements, including HVAC distribution and new lighting
			*Full floor opportunity available, total 7,415 SF	
AVAILABLE	Immediate	Immediate	Immediate	Immediate
ASKING RENTAL RENT	Contact Listing Agents			
OP. COSTS & TAXES	\$16.00 PSF (2024 Est.)			
PARKING	Up to 25 stalls available; Secured parking stalls at \$175 per stall; Surface parking stalls off the lane at \$120 per stall			



VIEW FROM ROOFTOP

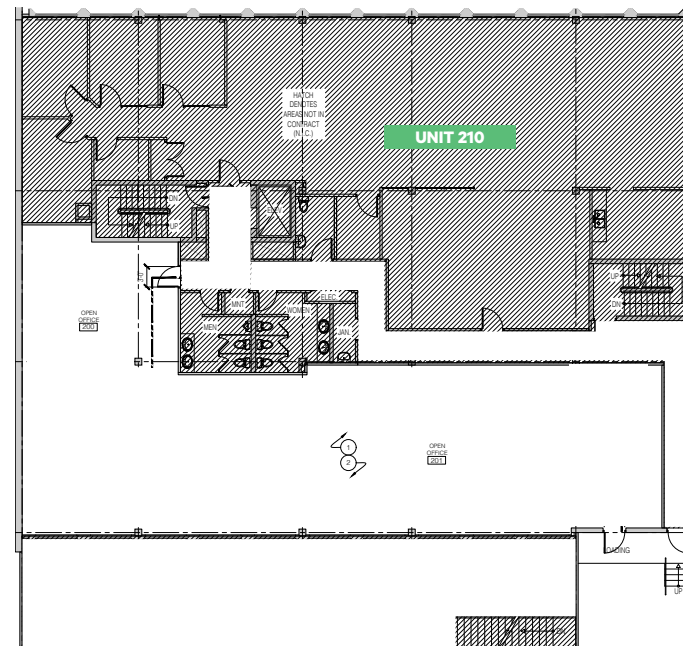
Floor Plan



FIRST FLOOR

Space Features

- Three-storays of concrete constructed office space
- 1st and south side of the 2nd floor have been renovated to a warm shell condition: painted walls and exposed ceiling
- Mountain and city views from the 2nd floor
- One loading dock
- Fully air-conditioned
- Elevator and handicap access
- New flooring recently completed at building entry, main lobby and elevator cab



SECOND FLOOR



LANE

*NOT TO SCALE

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