

**AVISON
YOUNG**

For Lease

**33 West 8th Avenue
Vancouver, BC**



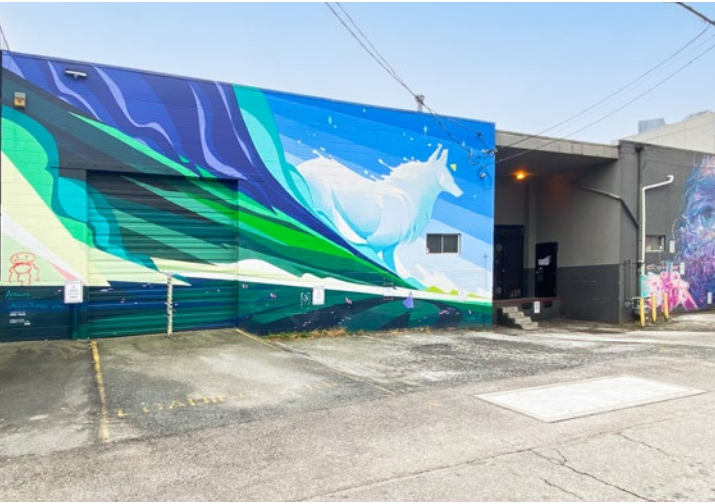
7,000-14,000 sf of industrial/office space
available in the heart of Mount Pleasant

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Property details

AREA

7,000-14,000 sf*

*Can be leased separately or together

AVAILABILITY

Immediate

ADDITIONAL RENT

\$13 per sf (2023 estimate)

LEASE RATE

Contact listing agents

LOADING

2 dock, 1 grade

PARKING

8 reserved stalls

ZONING

I-1

CEILING HEIGHT

17' clear

Location

Located on the north side of West 8th Avenue between Manitoba and Ontario Streets, the Property is situated in the Heart of Mount Pleasant and surrounded by numerous amenities. Mount Pleasant is known for its numerous breweries, restaurants, cafes and Jonathan Rogers Park which tenants will be able to access within just a few steps. The Property is also located a 5-minute walk from future Mount Pleasant Skytrain Station, less than 10 minutes from the Broadway/City Hall Canada Line Skytrain Station and just a 5-minute drive to Downtown Vancouver over the Cambie Street Bridge.

Features



North shore view from second floor



Industrial warehouse with quality office build out



Dock and grade



Improved office space



8 reserved stalls



Extensive glazing on West 8th Avenue



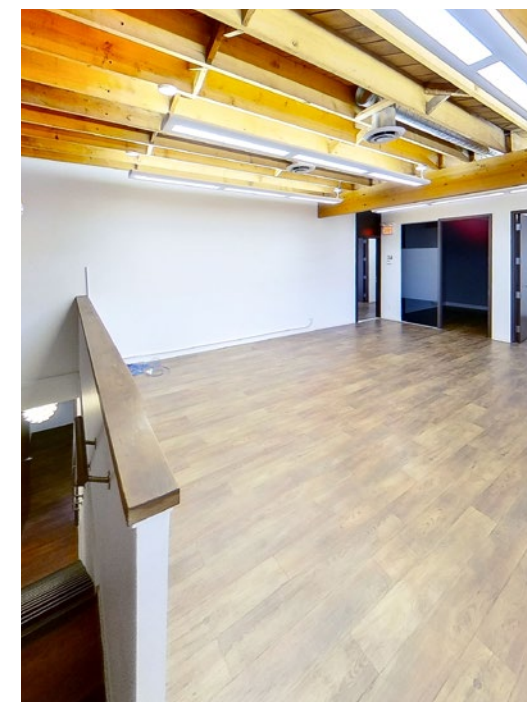
Gas fired heaters in the warehouse / AC throughout

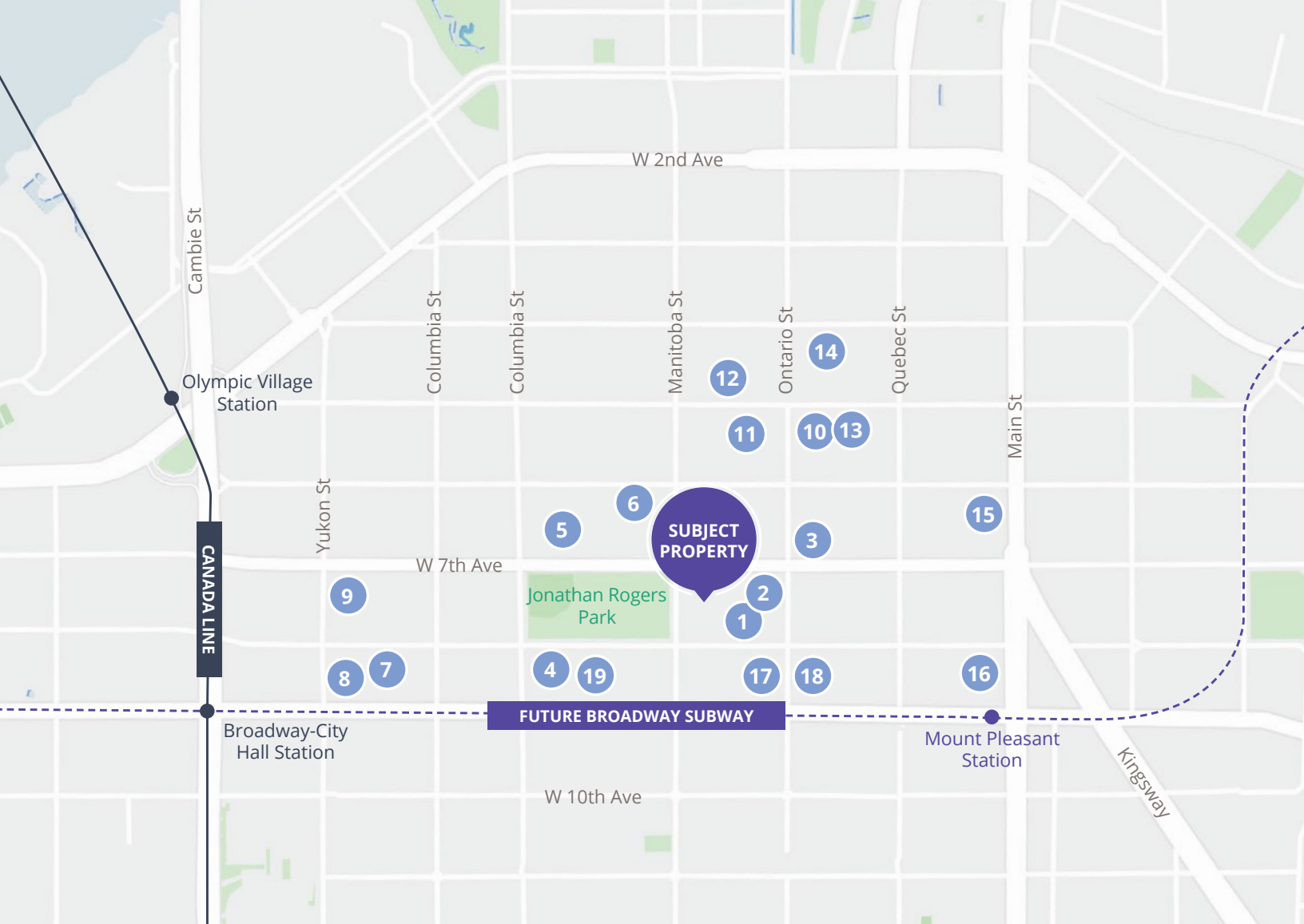


Exposed beams in the warehouse and offices



[VIEW VIRTUAL TOUR](#)





Amenities

- | | | |
|---------------------------------|------------------------------|-------------------------------|
| 1. 33 acres brewing | 8. La Taqueria | 15. Steamworks Mount Pleasant |
| 2. Elysian Coffee | 9. Solly's Bagelry | 16. Superbaba |
| 3. La Fabrique St-George Winery | 10. Tacofino Ocho | 17. Best Burrito |
| 4. Milano Coffee Roasters | 11. The Juice Truck | 18. Black Coffee House |
| 5. Emelle's Westside Kitchen | 12. TerraBreads | 19. Boca'O |
| 6. Mangia Cucina | 13. Field & Social | |
| 7. Pokerrito | 14. Electric Bicycle Brewing | |

Contact for more information

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