

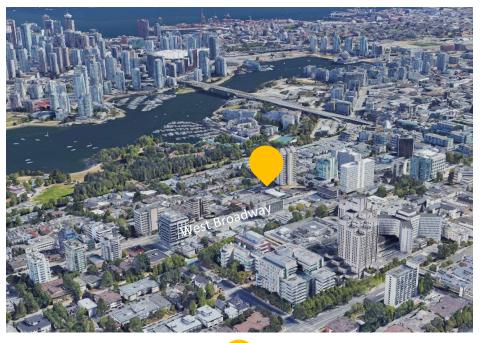
Fairview Office Space For Lease 828 West 8th Avenue, Vancouver BC

- Situated in the heart of the central West Broadway Corridor, Vancouver's second largest employment district (after Downtown), one short block north of Broadway and mid-block between Laurel and Willow Streets
- The location is well-serviced by public transit with amenities including banking, food and beverage, and shopping all within a short walk
- Modern, renovated office building with secure parking
- Quality improvements in place in most available suites; improvement packages negotiable for qualified tenants



LEASING OPPORTUNITIES

Suite	Area (SF)	Availability
110	1,562	Immediate
305	876	June 1, 2024



Net Lease Rate:



\$20 to \$26 Net per sq. ft. per annum & up, depending on term & improvement allowance

Taxes & Op. Costs:

\$17.47 per sq. ft. (estimate for year ending June 30, 2024; includes standard utilities & in-suite janitorial service)

Parking:

Secured underground tenant reserved parking available at 1 stall per 600 sq. ft. leased; current rate: \$110 per month per stall plus tax.

