

CBRE

FOR LEASE

5 EAST 8TH AVENUE

VANCOUVER, BC

32,282 SF*

Two Storey Free Standing Office Building In Mount Pleasant
Vancouver's Fastest Growing Tech Community



5 EAST 8TH AVENUE PROPERTY DETAILS

AREA

| | |
|---------------|------------|
| Main Floor: | 16,141 SF* |
| Second Floor: | 16,141 SF* |
| Total: | 32,282 SF |

ASKING RATE

Please Contact Agent

TAXES & OP COSTS

\$16.00 PSF (2025 est.)

*Excluding janitorial & hydro

AVAILABILITY

Please Contact Agent

PARKING

72 secured underground parking stalls with over-height

Door and 8 extra height stalls

*Approximate measurement



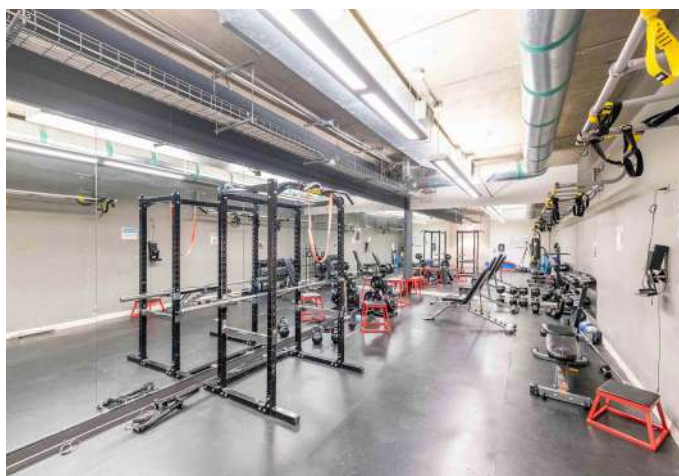


* Sample Layout

MAIN FLOOR

- 16,141 SF (Approx.)
- 116 seats - Current furniture configuration
- 6 meeting rooms
- Large open kitchen area with lounge and presentation stage
- Gym with flex area, large shower facilities, and relaxing games

Note: Space will be unfurnished



MAIN FLOOR | 16,141 SF (APPROX.)



* Sample Layout

SECOND FLOOR

- 16,141 SF (Approx.)
- 236 seats - Current furniture configuration
- 8 meeting rooms
- Kitchen / coffee bar
- Large boardroom
- Elevator access

Note: Space will be unfurnished



SECOND FLOOR | 16,141 SF (APPROX.)

THE NEIGHBOURHOOD

Mount Pleasant is Vancouver's most highly sought after neighborhood. 5 E 8th Avenue is situated in the centre of the action of this rapidly expanding high tech hub. The area is a hive of activity with development in the False Creek Flats exploding alongside the expansion of mixed use developments in Olympic Village and along Main Street. Take part in Main Street's transformation as the "go to" social hot-spot offering trendy eateries to grab a bite, or local microbreweries to celebrate the day's success.


NEABRBY FOOD & AMENITIES

- Starbucks
- Purebread
- The Juice Truck
- Kaftka's Coffee and Tea
- Aperture Coffee Bar
- BREWHALL
- Flying Pig
- Main Street Brewing Co.
- Tacofino Ocho
- Caffè Barney
- Smith's Bagelry
- Sushiyama
- La Taqueria
- Tractor Foods

-  Canada Line
-  Expo Line
-  99 B-Line Bus Route
-  Millennium Line
Broadway Extension
-  Bike Routes

 **100**
Very Walkable

 **90**
Excellent Transit

 **87**
Biker's Paradise

Walking Distance to Rapid Transit Stations

Mount Pleasant (Future) 4 min
Great Northern Way (future) 15 min
Olympic Village 15 min

Skytrain Time from Main Street – Science World Station

Granville 3 min
Vancouver City Centre 6 min
Waterfront 6 min
Metrotown 12 min
New Westminster 23 min
Lougheed Centre 28 min

Canada Line Time From Olympic Village Station

Oakridge – 41st 6 min
YVR Airport 15 min



CONTACT AGENTS

BLAIR QUINN

Vice Chairman
Personal Real Estate Corporation
The High Technology Facilities Group
604 662 5161
blair.quinn@cbre.com

TARA FINNEGAN

Senior Vice President
Personal Real Estate Corporation
Office Properties
604 662 5159
tara.finnegan@cbre.com

