

FOR LEASE

201 - 1416 West 8th Avenue  
Vancouver, BC



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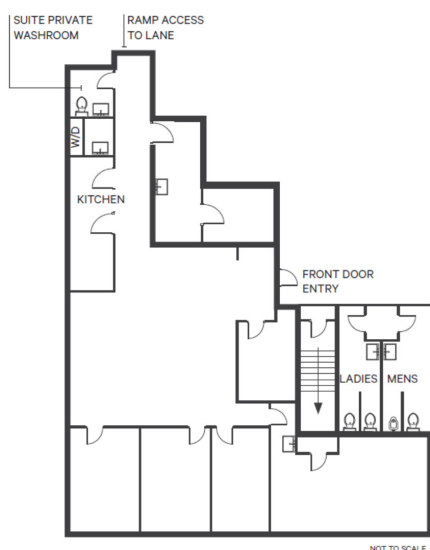
## LOCATION

Located on the second floor, the unit is situated on the south side of West 8th Avenue and west of Hemlock Street. Conveniently located in the prestigious Vancouver westside neighbourhood and a five minute drive away from the Downtown core.

## BUILDING FEATURES

With great signage opportunity on West 8th Avenue, the corner unit offers a generously sized reception area and 5 individual office rooms. Unique 2nd floor space with 1 dock loading located at the back of the building for convenient unloading. Nicely renovated with hardwood floors and comes with 2 parking stalls.

## FLOOR PLAN



## SALIENT FACTS

Civic Address:	201 - 1416 West 8th Avenue Vancouver BC
Unit Area (approx.):	2,179 SF
Basic Rent:	\$15.00 PSF
Additional Rent:	\$19.00 PSF
Gross Monthly Rent (excl. GST):	\$6,173.83
Zoning:	C-3A
Parking:	2 stalls included
Year Built:	1978
Washrooms:	1

## WALK SCORE



**WALK SCORE**  
**Very Walkable**  
Most errands can be accomplished on foot



**TRANSIT SCORE**  
**Excellent Transit**  
Transit is convenient for most trips



**BIKE SCORE**  
**Very Bikeable**  
Biking is convenient for most trips

Source: [walkscore.com](https://www.walkscore.com)



REAL ESTATE GROUP

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