

## For Lease

Office/Warehouse Space



33 West 8th Avenue, Vancouver, BC

7,000 sq ft unit available

**Highlights:**

- Cambie & Main office/warehouse facility
- Dock loading

**Location:**

The subject property is well located on the north side of West 8th Avenue, just east of Cambie Street in the Cambie and Main industrial area of Vancouver. This convenient location provides easy access to the downtown core, the Broadway Corridor and offers many employee amenities nearby such as restaurants, banks, shopping and a park.

For further information please contact:

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# For Lease

## 33 West 8th Avenue, Vancouver, BC



### Available Areas:

45 West 8th	Size	Loading	Available
Warehouse	5,000 sq ft	1 dock door	—
Office	2,000 sq ft		
<b>Total area</b>	<b>7,000 sq ft</b>		

33 West 8th	Size	Loading	Available
Warehouse	5,000 sq ft	1 dock door	Immediate
Office	2,000 sq ft		
<b>Total area</b>	<b>7,000 sq ft</b>		

### Zoning:

I-1 (Light Industrial) – allows for a wide variety of uses, including office, showroom, manufacturing, storage, wholesaling, post-production, distribution and some service based businesses.

### Features:

- Private offices, reception, boardroom
- Potential kitchen area
- 4 private washrooms
- Ample natural light
- Gas forced air heating
- Concrete block construction
- 14' ceiling height
- Signage opportunity
- 5 parking stalls available

### Lease Rate:

\$9.50 per sq ft triple net

### Estimated Operating Costs (2011):

\$4.23 per sq ft

### Leasing Term:

3–5 years or longer