



## 33–45 West 8th Avenue, Vancouver, BC

- 7,000–14,000 Sq Ft

**Ryan Saunders**

Ryan.Saunders@dtzvancouver.com

**Direct Tel:** (604) 630 3384

**Cellular:** (604) 760 8799

**Mitch Ellis**

Mitch.Ellis@dtzvancouver.com

**Direct Tel:** (604) 630 3383

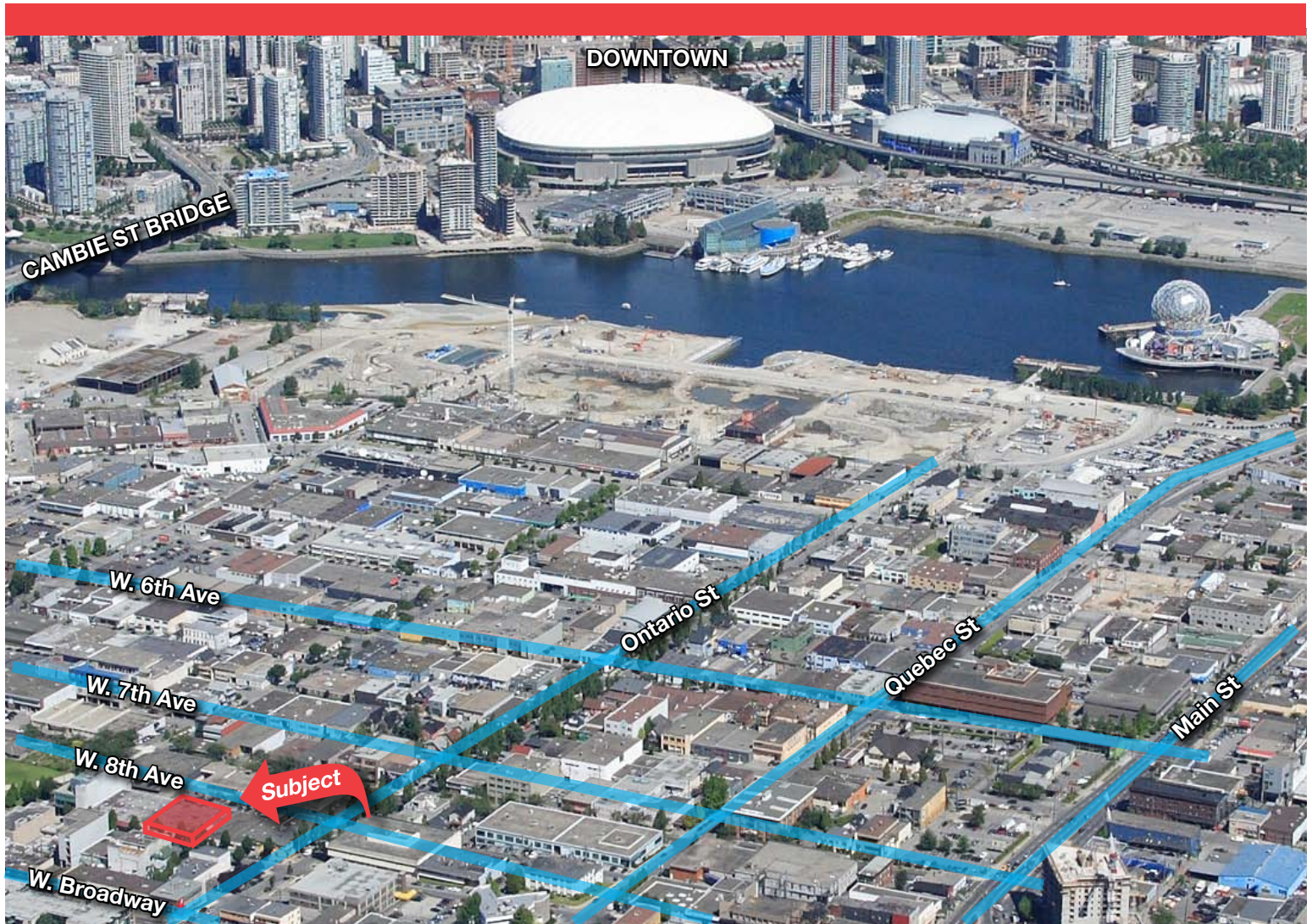
**Cellular:** (604) 729 7699

**DTZ Barnicke Vancouver Limited**

800 – 475 West Georgia Street

Vancouver, BC

Canada V6B 4M9

**Location:**

Situated on the north side of West 8th Avenue just east of Cambie Street, this area is home to many service oriented businesses, wholesaling and light manufacturing operations. This location offers excellent access to Downtown Vancouver and all major transport arterial routes to Greater Vancouver.

<b>Total Area:</b>	7,000-14,000 sq ft
<b>Rental Rate:</b>	\$9.50 per sq ft
<b>Additional Rate:</b>	\$4.23 per sq ft (2010 approx)
<b>Occupancy Date:</b>	Immediate
<b>Leasing Term:</b>	3-5 years or longer

**Features:**

- Private offices, reception, boardroom and showroom areas
- Main & Cambie Location
- 2 dock level loading doors
- 14 foot clear ceilings
- 10 parking stalls
- I-1 zoning (Light Industrial)
- Kitchen areas
- Concrete block construction
- Gas forced air heating
- 4 washrooms
- Production areas
- Open work stations