

FOR LEASE | OFFICE  
**1666 WEST 8TH AVENUE**  
VANCOUVER, BC

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- ▶ **1,494 SF Second Floor Space**
- ▶ **Broadway Corridor Location**

### **The Opportunity**

The property is situated mid-block on the south side of West 8th Avenue with direct access to Downtown Vancouver, the Broadway Corridor, transit, bike paths, major arterials and the future Broadway SkyTrain Station.

The location opportunity is a second floor space with windows to the north and south and is ideally suited for office or wellness uses. The building faces West 8th Avenue with two dedicated parking accessed from the alley in addition to abundant street parking. Improvements include a private office, open area, private washrooms, and storage.

#### **Neil S McAllister**

*Personal Real Estate Corporation*

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### The Location

The subject property is located in the Broadway Corridor/Kitsilano neighbourhood with convenient access to transit, bike paths, and major vehicle routes. The property is surrounded by several amenities including restaurants, shopping, and outdoor recreation.

### Zoning

Zoned C-3A which makes it attractive to office, artist studio, education, beauty and wellness uses.

### Parking

Reserved parking stalls at \$165.00 per stall plus taxes and abundant street parking.

### Lease Rate

Contact listing agent

### Available Space

1,494 SF

### Taxes & Operating Costs

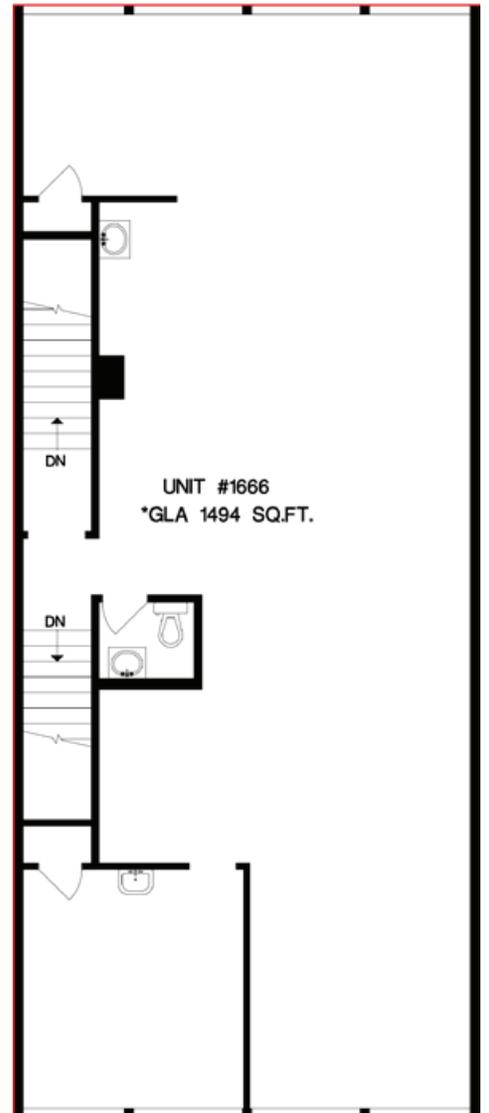
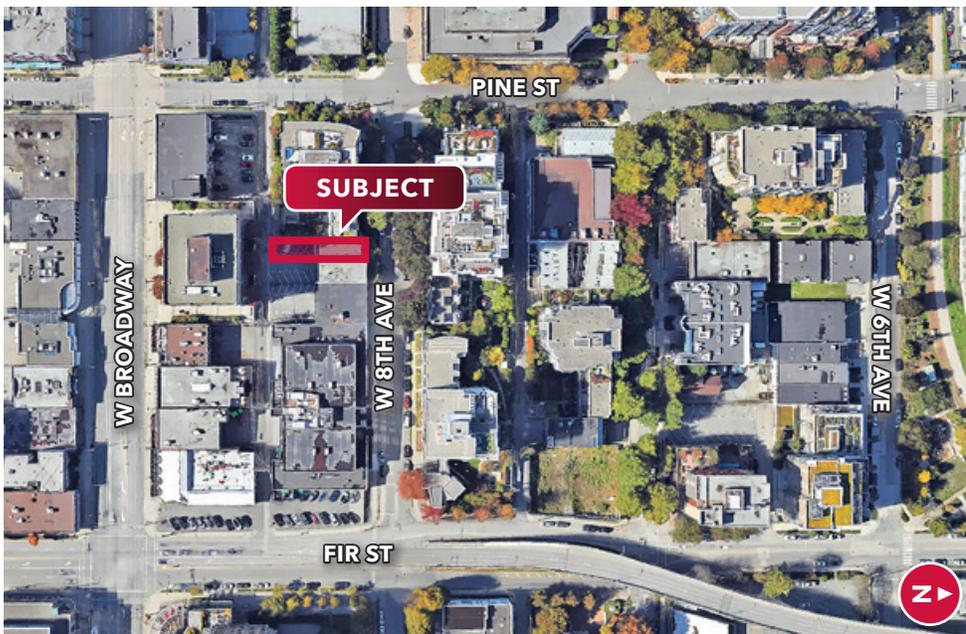
\$20.34 PSF (2026 estimate)

### Availability

Immediate

### Total Gross Monthly Rent

\$5,725.00 plus GST



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