

FOR LEASE **THE BELTLINE** OFF BROADWAY

Brand New 3rd Floor Office Space in Mt. Pleasant

224 West 8th Avenue, Vancouver, BC



Available January 2020

CONTACT ME

ALAIN RIVERE
Personal Real Estate Corporation
+1 604-662-5110 | alain.rivere@cbre.com

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THE OPPORTUNITY

Located in the heart of Mt. Pleasant, steps from the Canada Line, the Broadway Corridor, and 5 minutes from downtown, **The Beltline off Broadway** at 224 West 8th Avenue is a contemporary office and flex space showcasing a strong industrial design with a sleek glass, concrete and steel exterior. The 3rd floor opportunity is south facing with a unique large private deck for entertaining and fresh air. An efficient space, provided in a shell or warm shell condition, allows for a wide range of office designs to meet any company's needs. Unisex washrooms, underground parking, private patio, large windows, and showers, are just a few amenities offered at the Beltline.

HIGHLIGHTS

- Brand new modern construction
- South facing unit with ample natural light and **large private patio**
- High ceilings and efficient layout
- Provided in cold or warm shell, ready for improvements
- Low-e high-energy efficiency glazing to maximize natural light
- High efficiency heat pumps for consistent heating and cooling with digital thermostats
- Two sided core elevators and stairs to maximize access
- Secure underground parking, shared bike stalls
- End of trip facility with shower & lockers

PROPERTY DETAILS

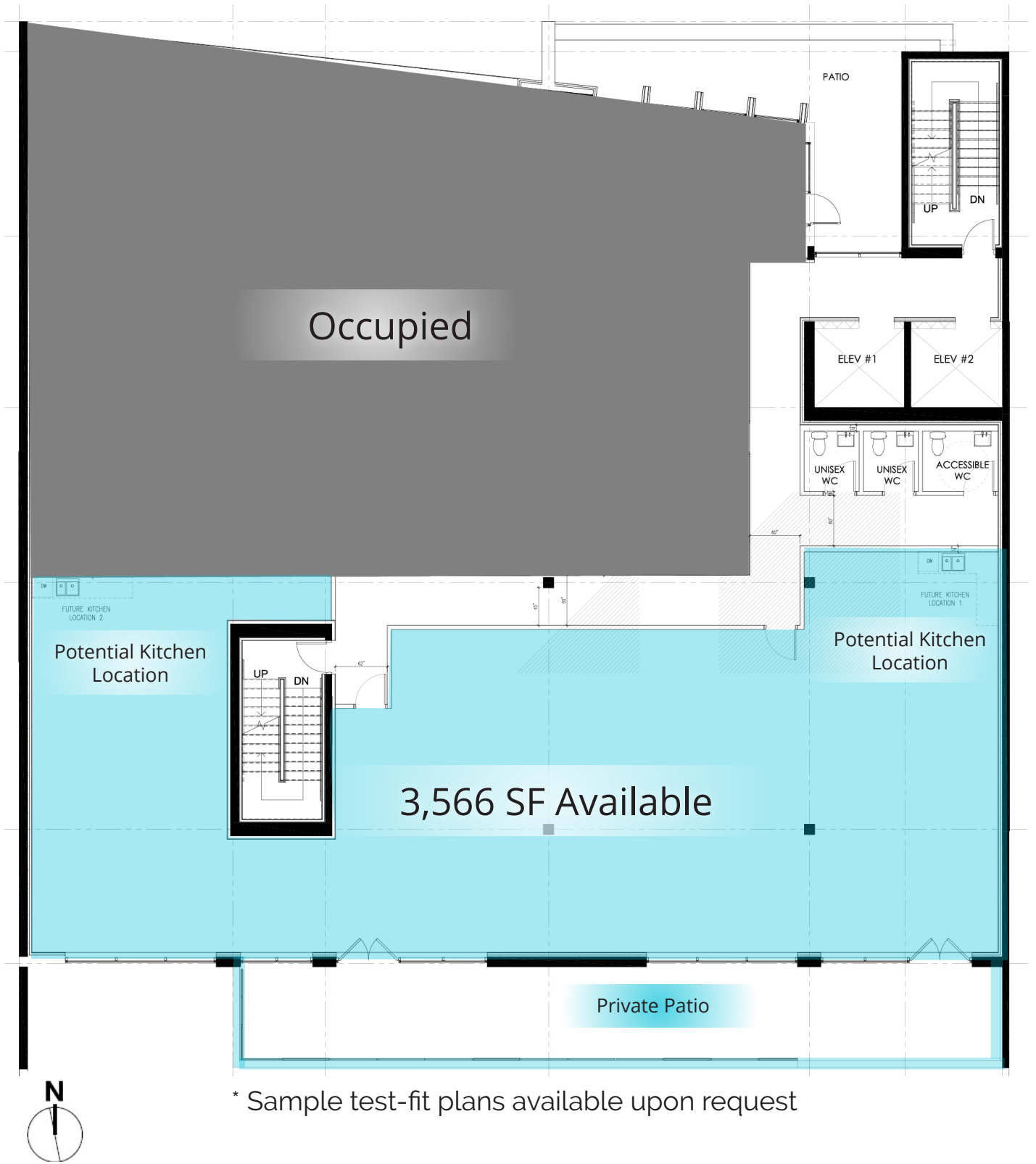
Area	Approx. 3,566 SF
Available	January 2020
Condition	Brand new building. Space in warm or cold shell condition
Rates	Contact Listing Agent
Tenant Improvement Allowance	Negotiable
Operating Costs (2019 Estimate)	\$15.00 per SF



Developed by:



FLOOR PLAN



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THE LOCATION

A location that not only represents your business but shows your employees that you recognize the importance of a great work environment both inside and out of the office. The Beltline is one block off West Broadway between Main and Cambie and 2 blocks from the Canada Line. Mt. Pleasant is a walkable, bustling community with a vibrant amenity base making it the perfect location for any business to call home.



96

Walker's Paradise

Daily errands do not require a car



88

Very Bikeable

Some hills, excellent bike lanes



92

Rider's Paradise

World-class public transit

Nearby Restaurants & Brewery

- | | | | |
|-----------------------------|----------------------|----------------------------|---------------------|
| 1. Big Rock Brewing | 6. Tractor Foods | 11. Peaceful Restaurant | 16. Solly's |
| 2. Brewhall | 7. Wild Tale | 12. La Taqueria | 17. The Juice Truck |
| 3. Faculty Brewing Co. | 8. Craft Beer Market | 13. Sushi California | 18. Terra Breads |
| 4. Electric Bicycle | 9. Tap & Barrel | 14. Aperture Coffee Bar | 19. Tacofino Ocho |
| 5. 33 Acres Brewing Company | 10. Nuba | 15. Milano Coffee Roasters | 20. Purebread |

Key Location Features:

- Situated on major transit lines and bike lanes
- 2 blocks from Canada Line Station
- Surrounded by some of Vancouver's best restaurants, breweries, cafes, and bakeries
- 1 block from Jonathan Rogers Park
- 5 minute drive to Downtown Vancouver
- Walking distance to Olympic Village, Cambie Street and Main Street
- 1 block from West Broadway
- 20 minute drive to Vancouver International Airport

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