

FINAL UNIT

FOR SALE

THE BELTLINE OFF BROADWAY

234 WEST 8TH AVENUE
VANCOUVER, BC

FOR SALE - FINAL UNIT

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VANCOUVER, BC

The Beltline off Broadway is a contemporary 4-level office and flex space showcasing a strong industrial design with a sleek glass, concrete and steel exterior.

The carefully planned layout maximizes space without compromising design and aesthetics. 23' ceilings, 3 covered dock loading doors, and secured underground parking are just a few of the desirable amenities that make the Beltline an ideal working environment for your team.

Just one block from West Broadway and a 5 minute walk to the Broadway/City Hall SkyTrain Station, the Beltline is a unique and sought-after ownership opportunity.

UNIT FEATURES INCLUDE:

- 1 covered Class 'B' loading dock on the mezzanine level
- Low-e high-energy efficiency glazing to maximize natural light
- High efficiency heat pumps for heating and cooling with digital thermostats on each floor
- 23' ceilings on main floor
- Two sided core elevators and stairs maximizing efficiency
- 4 parking stalls in secure underground lot with additional parking available for sale
- Car charging stations available
- 16 shared bike stalls
- End of trip facility with shower & lockers
- 3 phase 800 amp 120/208 volt power supply

ZONING: I-1 LIGHT INDUSTRIAL / MANUFACTURING

AVAILABLE:

UNIT	GROUND FLOOR (SF)	MEZZANINE LEVEL (SF)	TOTAL AREA (SF)	PRICE
234 W 8 TH AVE	1,777	1,843	3,620	\$2,999,000
248 W 8 TH AVE	5,700	905	6,605	SOLD



GROUND & MEZZANINE
FLOOR PLAN

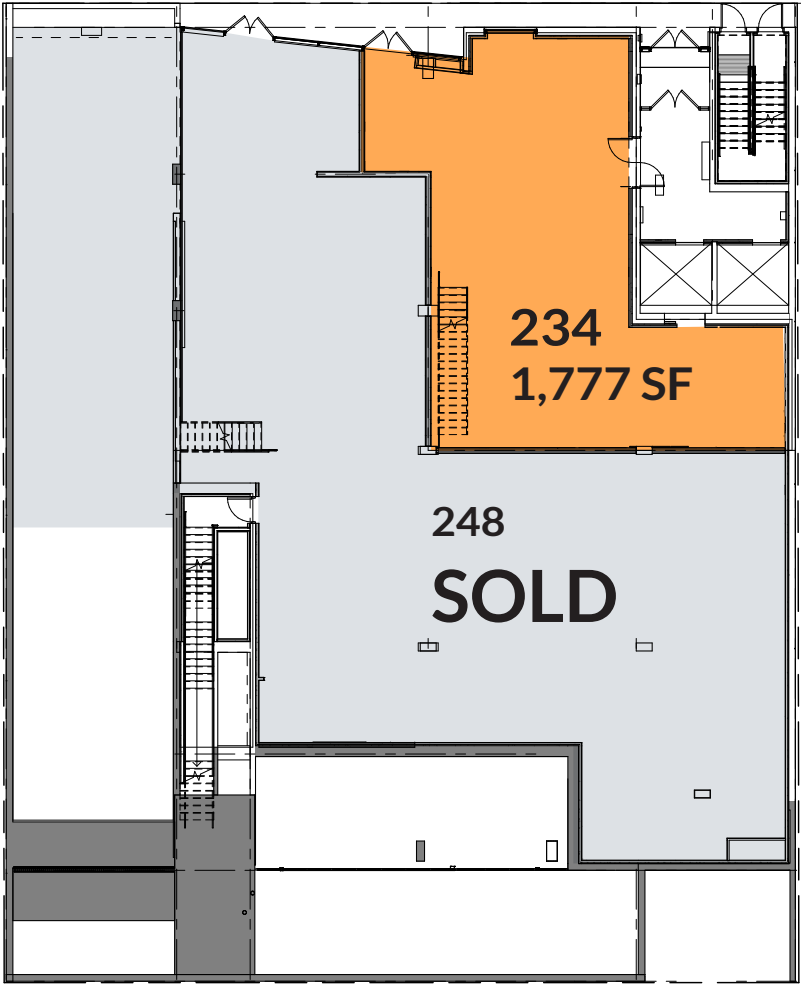
THE BELTLINE
OFF BROADWAY

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WEST 8TH AVENUE

GROUND
FLOOR

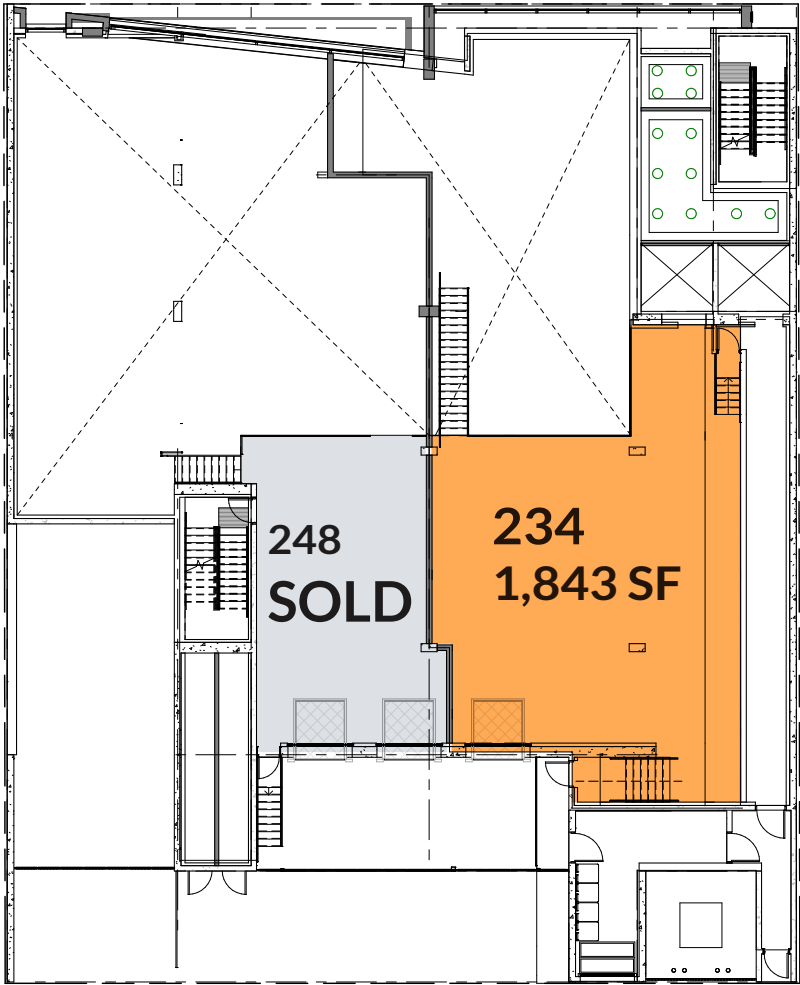


All areas are approximate.



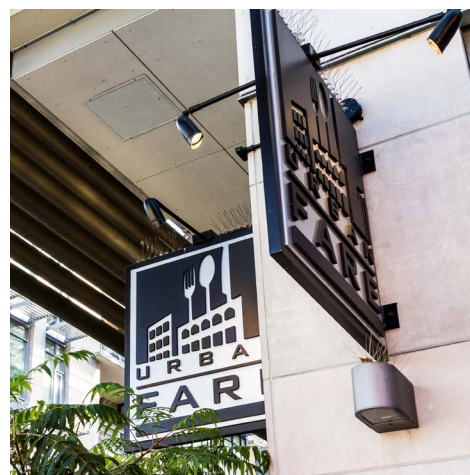
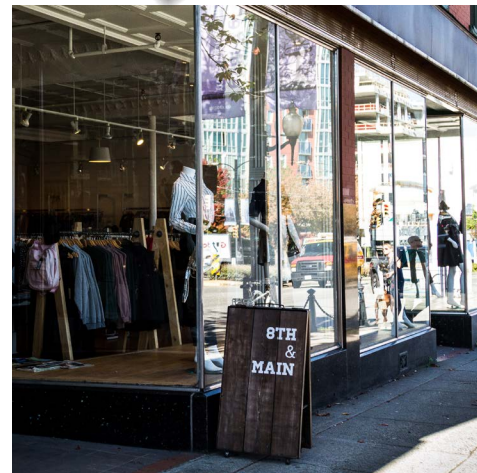
WEST 8TH AVENUE

MEZZANINE
LEVEL



All areas are approximate.





IN THE MIDDLE OF IT ALL

You want to be in the middle of it all. A place that not only represents your business but shows your employees that you recognize the importance of a great work environment. The Beltline is one block off West Broadway between Main and Cambie. This walkable, bustling community has a vibrant amenity base making it the perfect location for a successful business.

HIGHLIGHTS INCLUDE:

- Situated on major transit lines and bike lanes
- Surrounded by convenient amenities and local businesses
- 1 block from Jonathan Rogers Park
- 5 min. 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

WALKER'S PARADISE



96

Daily errands do not require a car.

RIDER'S PARADISE



92

World-class public transportation.

VERY BIKABLE



88

Some hills, excellent bike lanes.

*Source: Walkscore.com



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