

# THE BELTLINE

OFF BROADWAY

## FOR SALE / LEASE

**3,620 SF**  
PRIME GROUND  
FLOOR LOCATION

**234 W 8TH AVENUE**

VANCOUVER  
BRITISH COLUMBIA

**234**

WEST 8TH AVENUE

FINAL UNIT REMAINING  
3,620 SF | 23' CEILINGS  
604 662 3000  
CBRE

**R**  
**RENDITION**  
DEVELOPMENTS

**CBRE**



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Ground Floor: 1,777 SF  
Mezzanine: 1,843 SF  
Total Area: 3,620 SF

All areas are approximate.

## FEATURES

- > 23' ceilings on main floor
- > 1 covered Class 'B' loading dock on the mezzanine level with glass door
- > Low-e high-energy efficiency glazing to maximize natural light
- > High efficiency heat pumps for heating and cooling with digital thermostats on each 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

- > Immediately

## PRICE

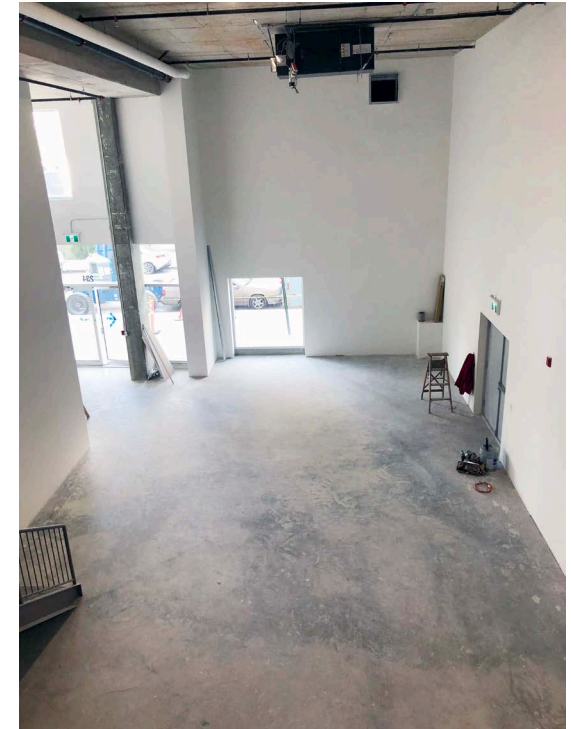
- > \$2,999,000

## LEASE RATE

- > Contact Listing Agent



### VIEWS FROM GROUND FLOOR LOOKING SOUTH



### VIEWS FROM MEZZANINE LOOKING NORTH TOWARDS 8TH AVENUE

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**THE ONLY NEW STRATA UNIT TO BE COMPLETED IN MT. PLEASANT IN 2020.**

## BUILDING DETAILS

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.

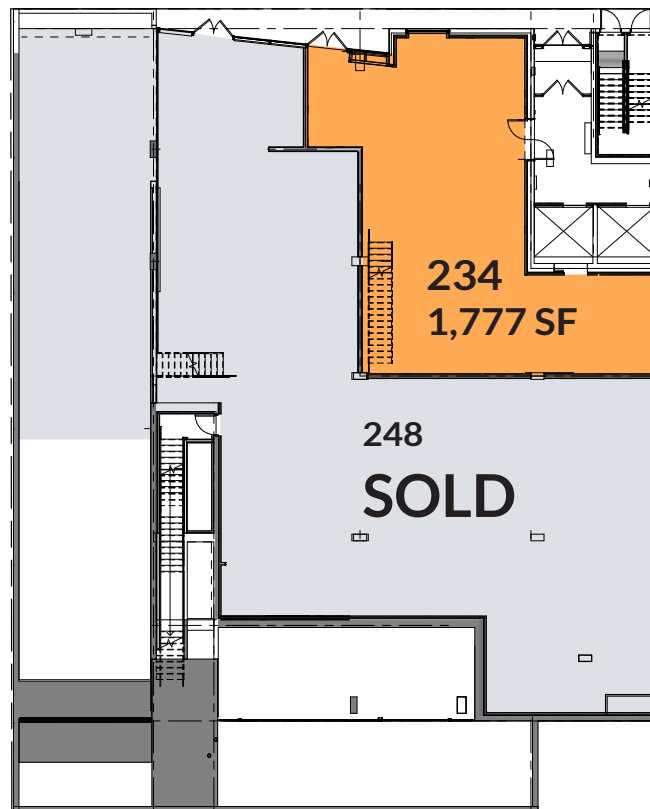
The carefully planned layout maximizes space without compromising design and aesthetics.

## LOCATION

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.

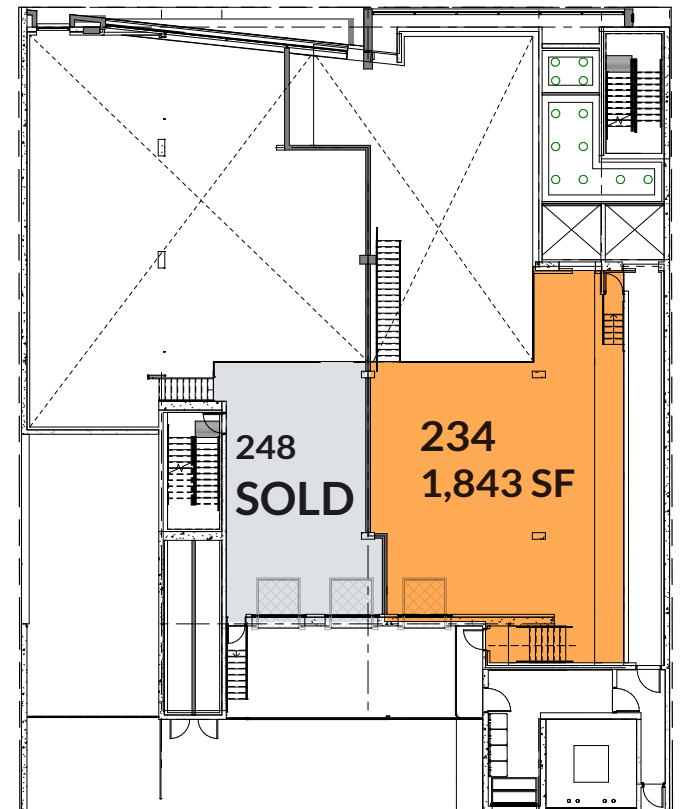
### GROUND FLOOR

WEST 8TH AVENUE



### MEZZANINE LEVEL

WEST 8TH AVENUE



All areas are approximate. Plans are not to scale.



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## 234 WEST 8TH AVENUE



## HIGHLIGHTS

- > 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.

**R**  
**RENDITION**  
DEVELOPMENTS

**CBRE**

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\*Source: Walkscore.com