



Collingwood Professional Building

3540 West 41st Ave, Vancouver, BC

Convenient Dunbar Village location directly across from Save-On-Foods, one half block from Dunbar Transit Loop
Well maintained building & recently renovated common areas provide a professional office environment
Long-established current tenants include a broad mix of retail, service, general office and healthcare professionals.

TPMG CAPITAL

Real Estate Acquisition
Management
Leasing

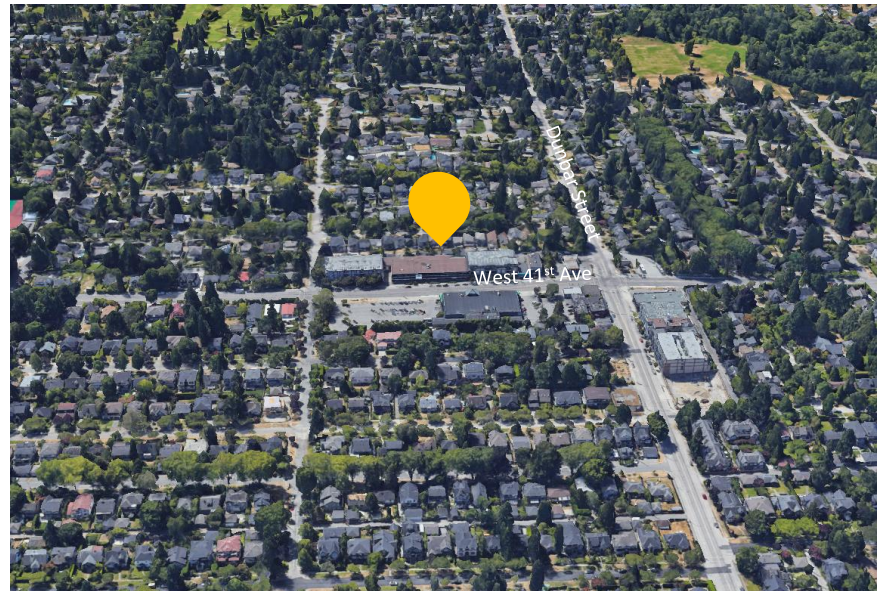
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LEASING OPPORTUNITIES

OFFICE OPPORTUNITIES

Suite	Area (SF)	Availability
203	1,339	February 1, 2027



Office Net Lease Rate:

\$26.00 to \$28.00 Net per sq. ft. per annum & up, depending on term & improvement allowance

Taxes & Op. Costs:

\$21.41 per sq. ft. (estimate for year ending June 30, 2027; includes standard in suite utilities and standard janitorial)

Parking:

Tenant reserved parking available at 1 stall per 500 sq. ft. leased; current rate: \$70.00. per month per stall plus tax.



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