



Kerrisdale Village

Office Space
for Lease

2309 West 41st Ave
Vancouver, BC

Located at West 41st & Vine in the upscale Kerrisdale Village business district

Many suites feature vaulted ceilings and private outdoor balconies

Nearby amenities include all major Canadian banks, as well as a wide variety of retail and service establishments.

For more Information contact:

Ivy Yung

T: 604.742.3675

E: ivy.yung@tpmcapital.com

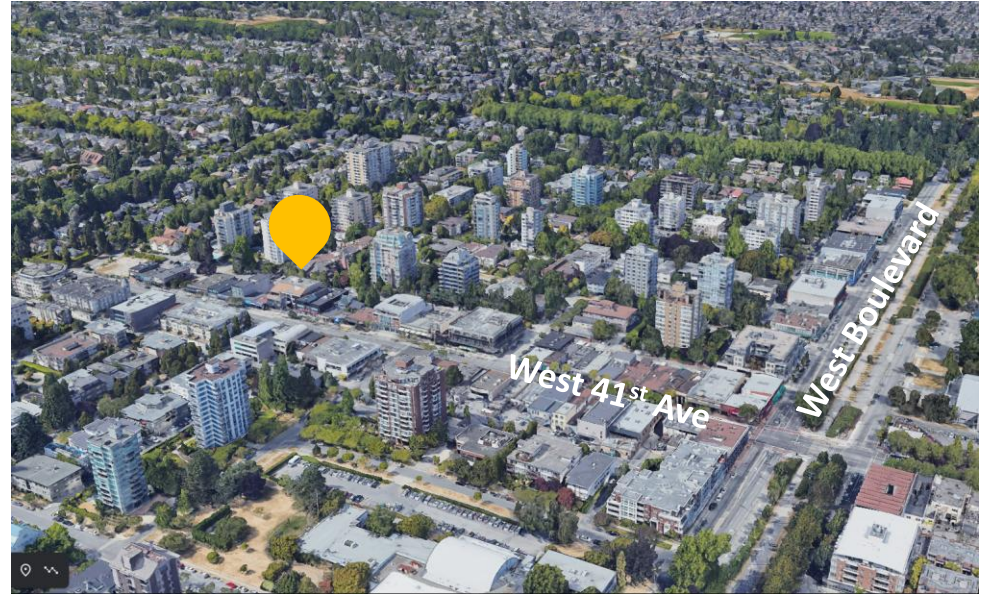
TPMG CAPITAL

Real Estate Acquisition
Management
Leasing

LEASING OPPORTUNITIES

Office Space

Suite	Area (SF)	Availability
400	1,377	July 1, 2026



Net Lease Rate:

\$28.00 Net per sq. ft. per annum & up, depending on term & inducements

Taxes & Op. Costs:

\$22.97 per sq. ft. (estimate for year ending December 31, 2026; includes standard utilities)

Parking:

Tenant reserved parking available at 1 stall per 750 sq. ft. leased;
current rate: \$75.00. per month per stall plus tax.



2309 West 41st Ave