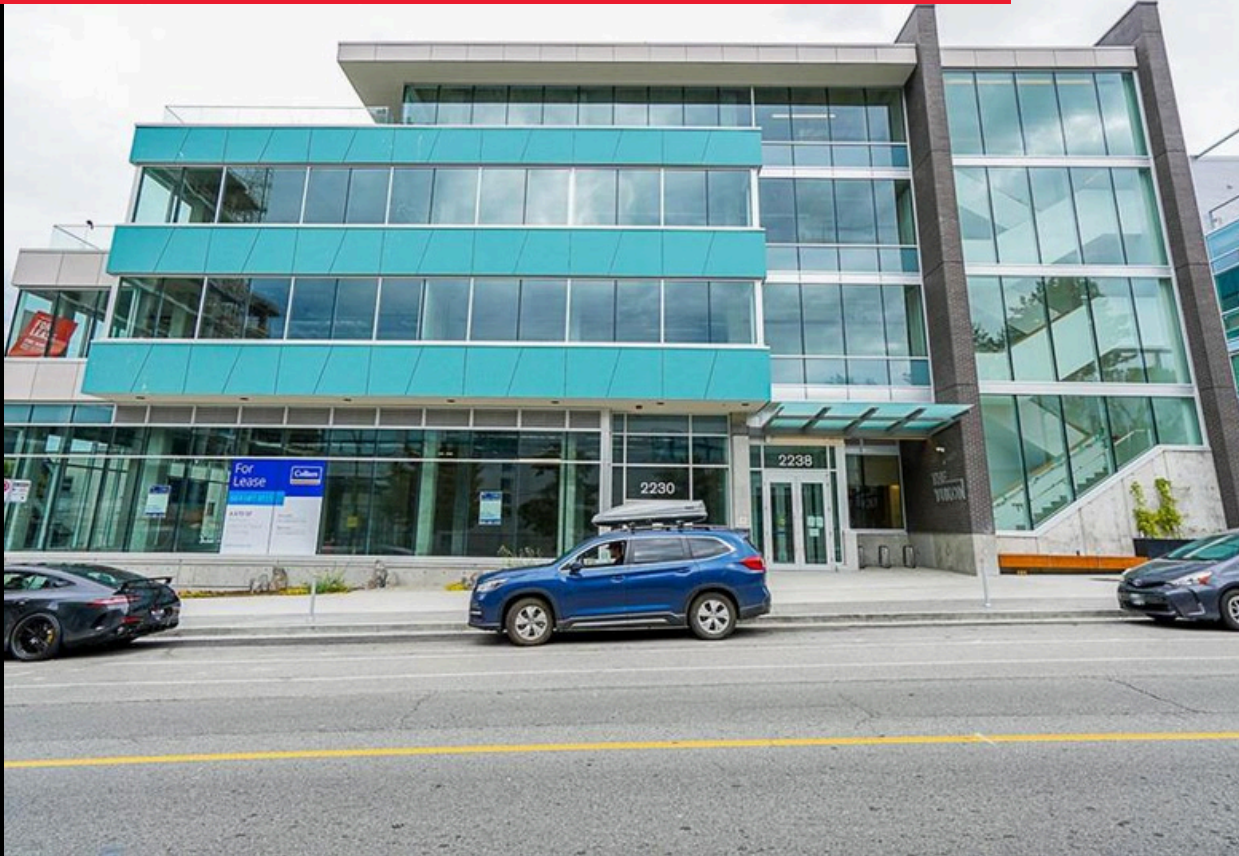


# 2,964 SF OFFICE

COMPETITIVE TI ALLOWANCE AVAILABLE FOR APPROVED TENANTS



## 340-2238 YUKON STREET VANCOUVER, BC

**Devin Roberts, Sales & Leasing Representative**

604.354.7160

devinroberts@rlpcommercial.

**Royal LePage® Brent Roberts Realty**

6B-9965 152 Street, Surrey BC

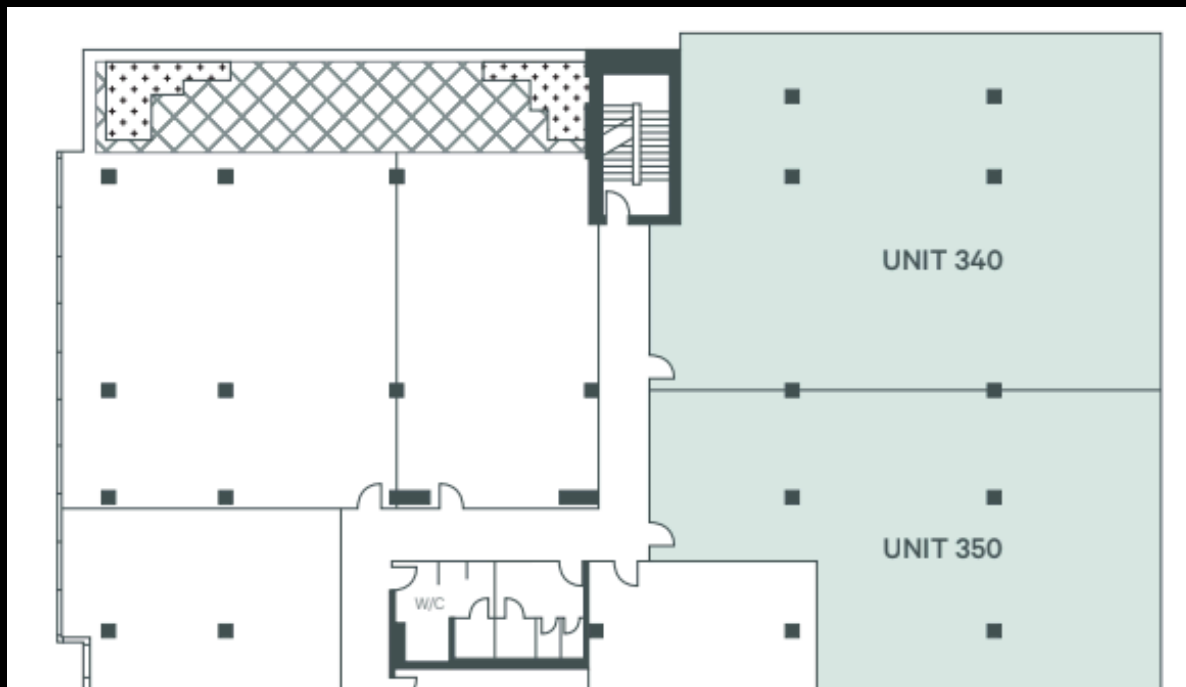
Independantly Owned and Operated

FOR LEASE

**\$30.00+19.00/sf (2026 est.)**

## Property Features

- Centrally located unit in The Yukon in Mt Pleasant.
- Bright, corner NE facing unit with beautiful views
- Flexible I-1 zoning allowing for a wide variety of uses including office, church, assembly, light industrial, and creative uses (all uses to be confirmed with the City of Vancouver).
- 3 designated parking stalls
- The building includes bike storage and end-of-trip facilities.

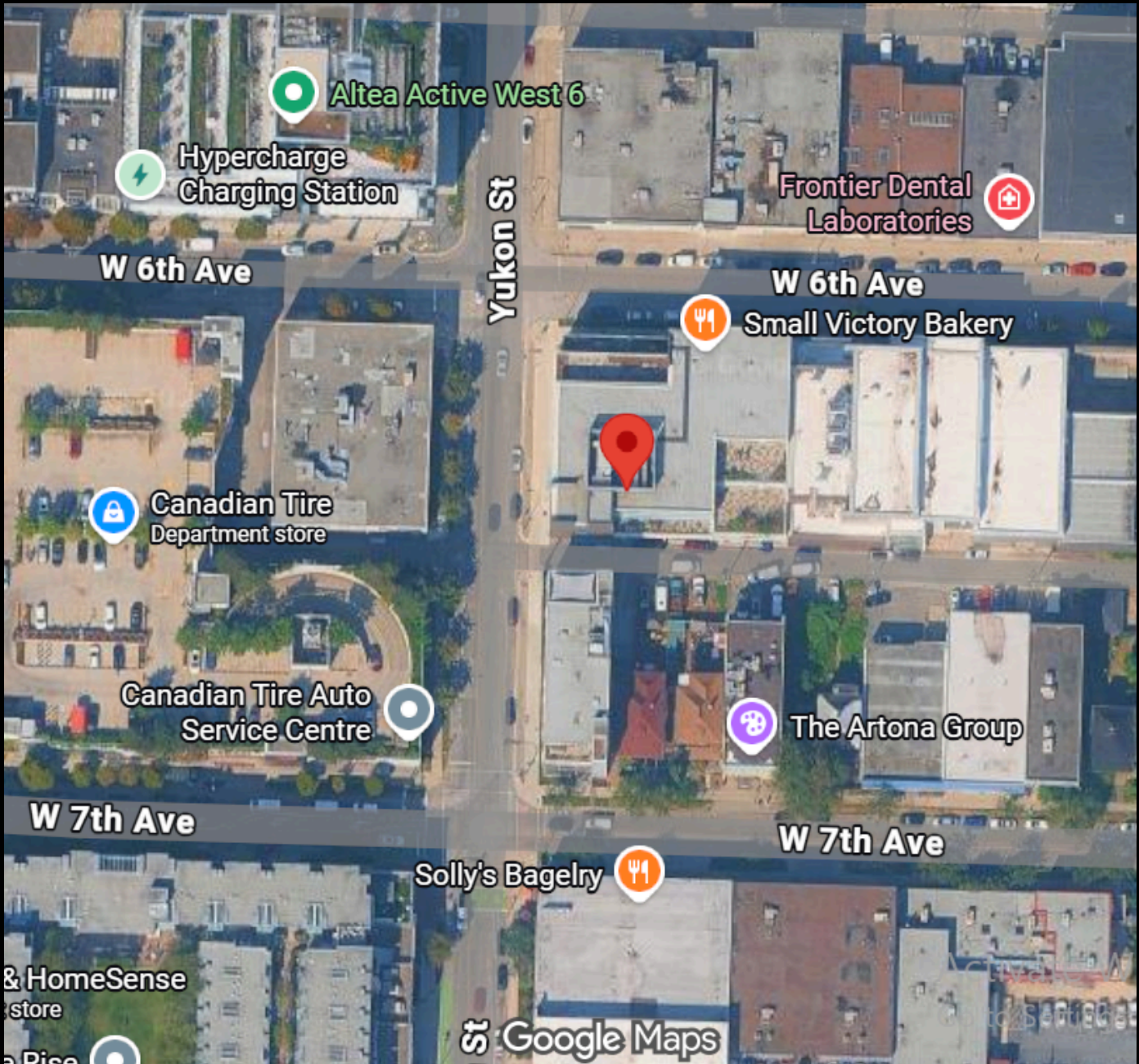


PROPERTY OVERVIEW

# PROPERTY PHOTOS



# LOCATION MAP



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