



## Kerrisdale Office Lease 5511 West Boulevard, Vancouver BC

- Prime Town Kerrisdale Business District location, at the South-west corner of West boulevard and West 39<sup>th</sup> Avenue
- Modern, renovated reinforced concrete building with secure parking and efficient 9,600 sq. ft. centre-core floor plate
- Quality improvements in place in most available suites; improvement packages negotiable for qualified tenants

**TPMG CAPITAL**

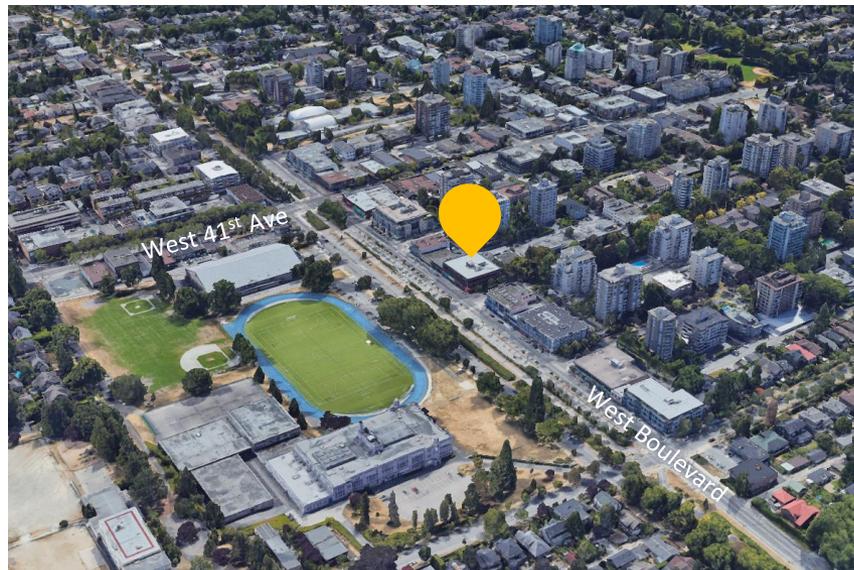
Real Estate Acquisition  
Management  
Leasing

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## LEASING OPPORTUNITIES

Suite	Area (SF)	Availability
218	1,552	January 1, 2026



 **5511 West Boulevard**

### Net Lease Rate:

\$29 Net per sq. ft. per annum & up, depending on term & improvement allowance

### Taxes & Op. Costs:

\$21.59 per sq. ft. (estimate for year ending June 30, 2026; includes standard utilities & in-suite janitorial service)

### Parking:

Secured underground tenant reserved parking available at 1 stall per 500 sq. ft. leased; current rate: \$70 per month per stall plus tax. Ample street parking is available nearby for visitors