



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:

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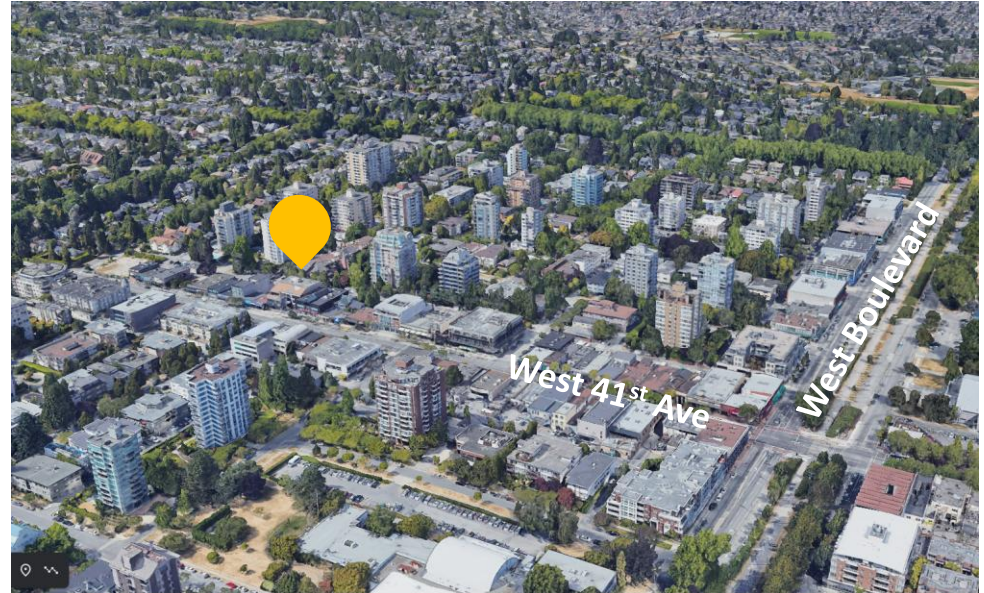
TPMG CAPITAL

Real Estate Acquisition
Management
Leasing

LEASING OPPORTUNITIES

Office Space

Suite	Area (SF)	Availability
208	505	September 1, 2026
302	675	November 1, 2026



Net Lease Rate:

\$27.00 to \$29.00 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.



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