



## Flex Industrial & Office Space 2323 Quebec Street, Vancouver, BC

Prime Mount Pleasant location at the southwest corner of Quebec Street and West 7th Avenue

Character space with extensive glazing, operable windows, and open ceilings with exposed cedar plank and beam construction

Near downtown via the Cambie Bridge, with plenty of restaurant, retail, banking, and other amenities within a short walk

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Real Estate Acquisition  
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Leasing



## LEASING OPPORTUNITIES

| Suite | Area (SF) | Availability |
|-------|-----------|--------------|
| 201   | 5,028     | Immediate    |
| 202   | 745       | Immediate    |
| 222   | 790       | Immediate    |
| 225   | 1,324     | Immediate    |
| 228   | 2,879     | Immediate    |

### Net Lease Rate:

Starting at \$29.00 Net per sq. ft. per annum & up, depending on term & improvement allowance

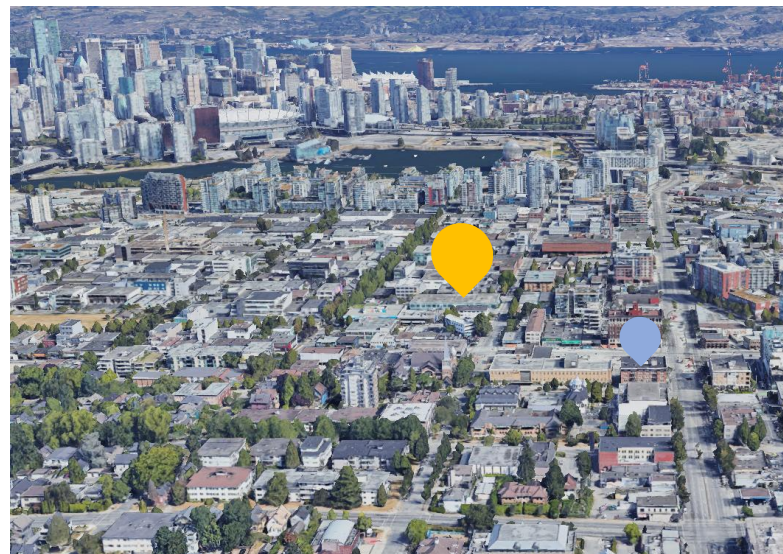
### Taxes & Op. Costs:

\$15.77 per sq. ft. (estimate for year ending June 30, 2026; includes standard utilities)

### Parking:

Tenant reserved parking available at 1 stall per 1,700 sq. ft. leased; current rate: \$170 per month per stall plus tax. Additional off-site available.

### Proximity to Mount Pleasant Subway Station



**2323 Quebec Street**



**Mount Pleasant Subway Station**

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