



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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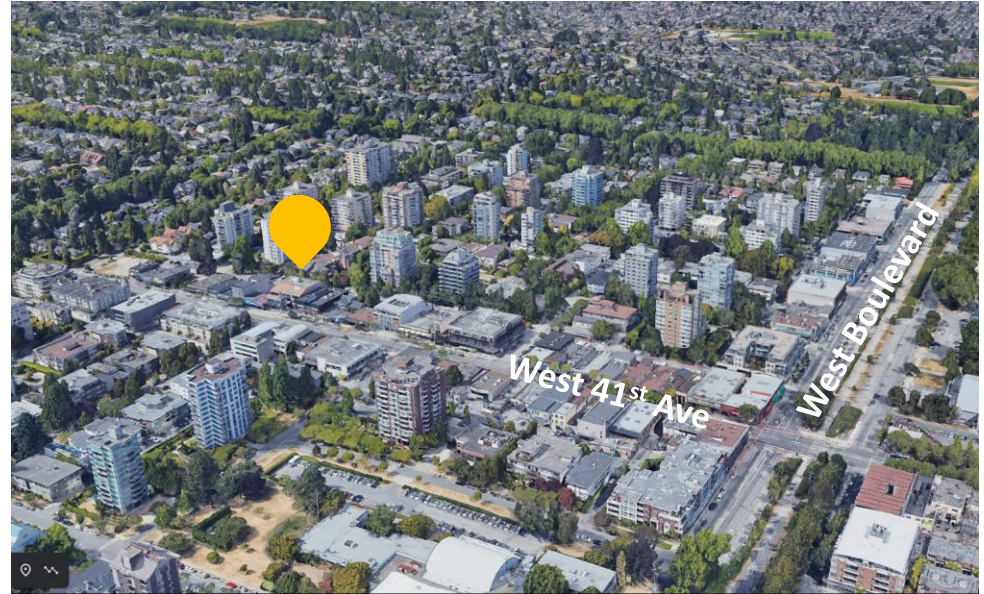
TPMG CAPITAL

Real Estate Acquisition
Management
Leasing

LEASING OPPORTUNITIES

Office Space

Suite	Area (SF)	Availability
208	505	September 1, 2026
302	675	November 1, 2026
306	2,181	60 days' notice



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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