

FOR LEASE | RETAIL & OFFICE

# 2164 WEST 41ST

Vancouver, BC



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**wpm** WARRINGTON PCI  
MANAGEMENT

2164 West 41st  
Vancouver, BC

RETAIL & OFFICE | FOR LEASE

## Prime Retail Opportunity in the Heart of Kerrisdale Village

Located in the vibrant and affluent Kerrisdale Village, this premium retail space offers exceptional exposure to both pedestrian and vehicular traffic. Surrounded by a curated mix of upscale fashion boutiques, cozy cafés, gourmet restaurants, and specialty service providers, it provides an ideal setting for businesses seeking a high-profile presence in one of Vancouver's most sought-after retail districts.

### BASIC RENT

Contact Listing Agent

### OPERATING COST & TAXES (2026 Est.)

Additional Rent: \$22.77 psf

### PARKING

6 parking stalls in total



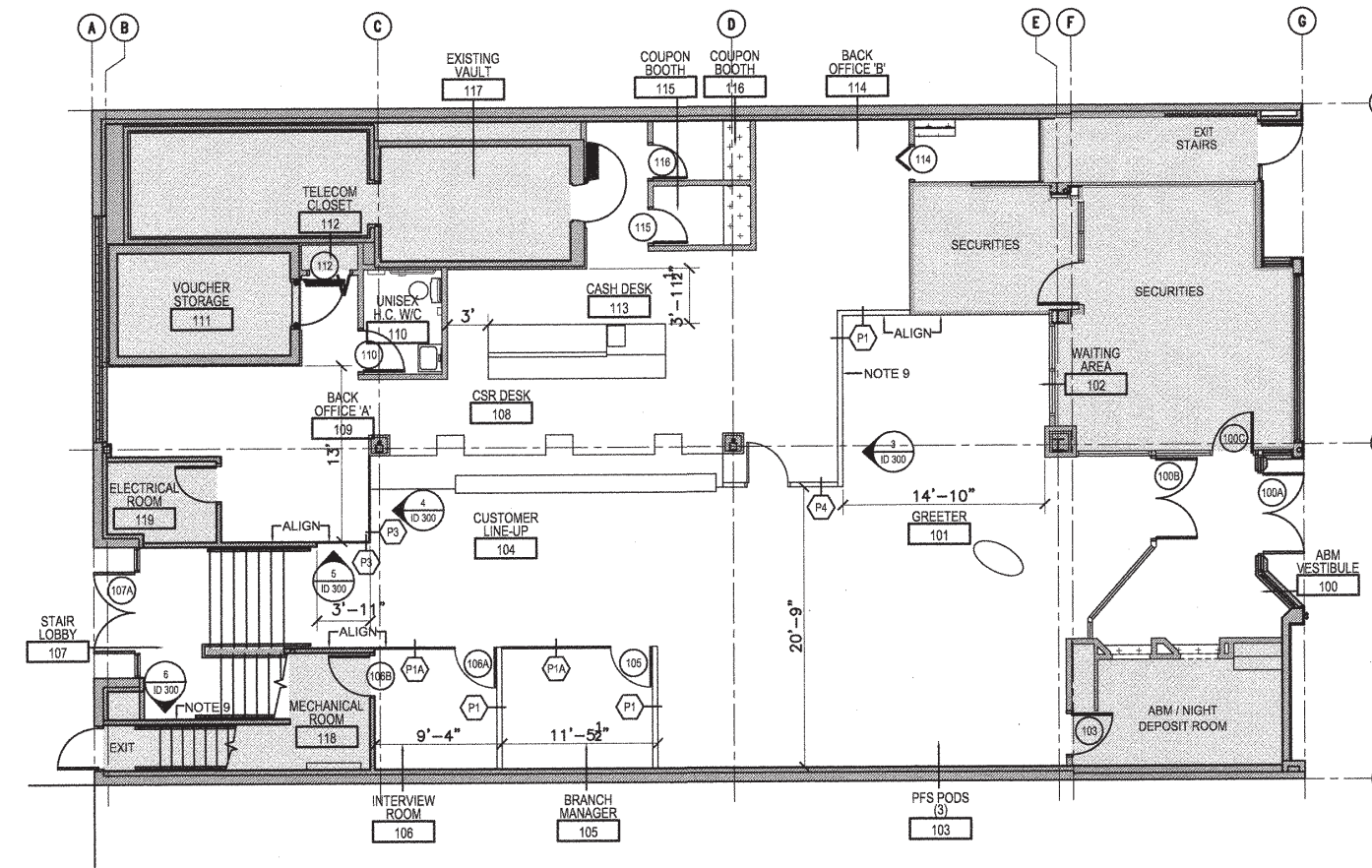
# Unit 2164

7,993 SF of Retail & Office Space

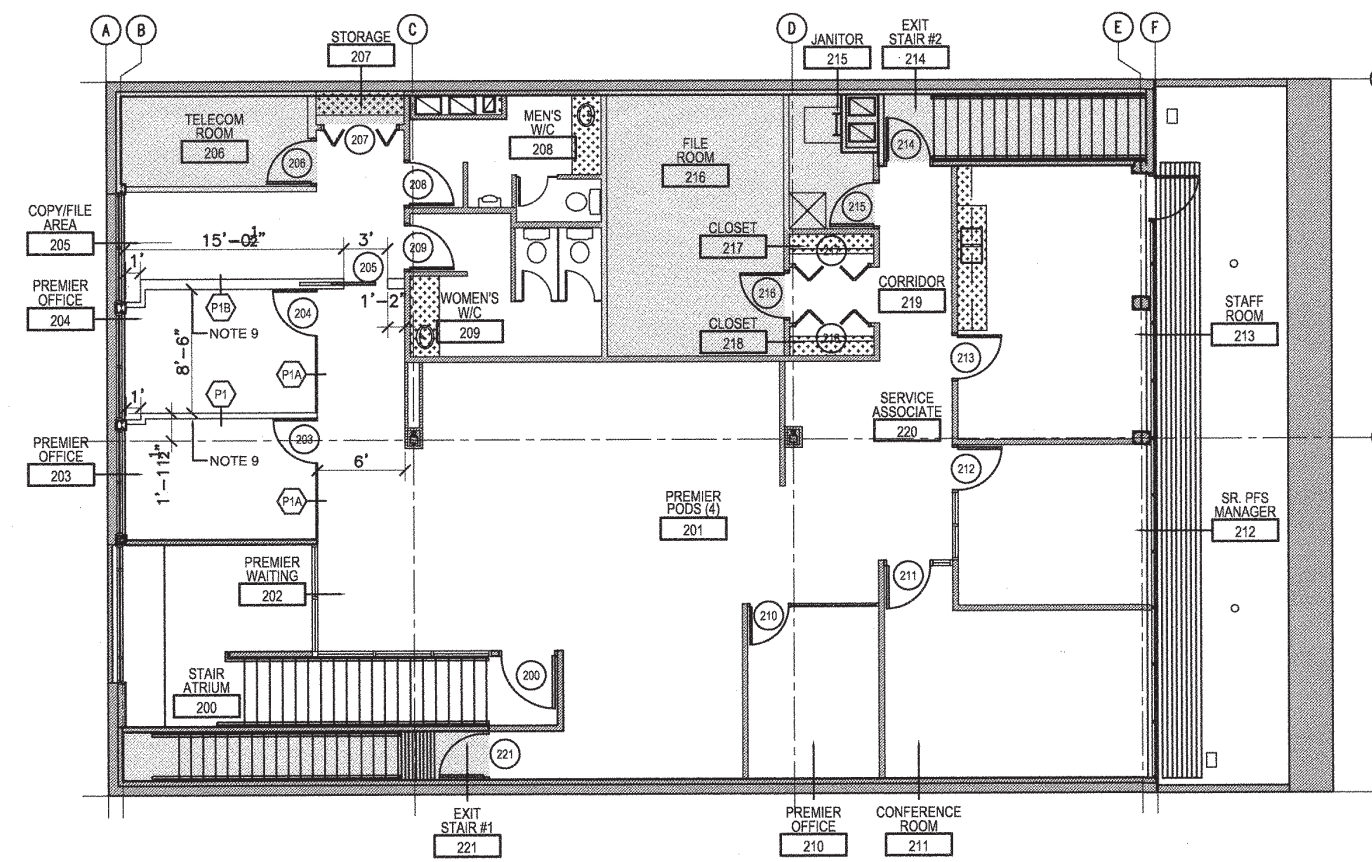
AVAILABLE IMMEDIATELY

This fully built-out, two-level unit is designed to support a variety of professional or service-oriented uses. The main level features a welcoming reception area with greeter station and customer queuing space, along with multiple private and manager offices, conference room, back-office area, interview rooms, storage, and service areas. The entrance provides a dedicated vestibule for further enhanced security.

The second floor offers additional offices, a conference room, staff kitchen, and support areas - offering efficient circulation and a professional environment throughout the premises.



Floorplan - Ground Floor  
4,420 SF



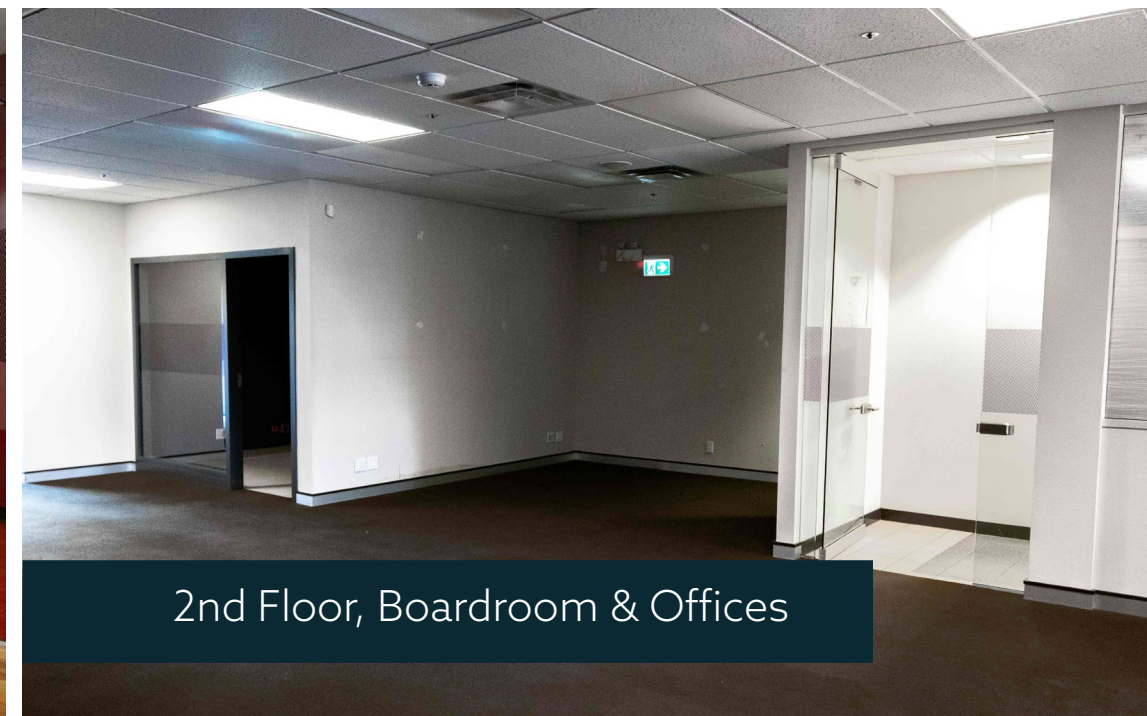
Floorplan - 2nd Floor  
3,573 SF



Lobby Waiting Area



Open Concept + 2 Offices



2nd Floor, Boardroom & Offices



2nd Floor, Kitchenette

# Location

This property boasts excellent visibility and strong foot traffic. Surrounded by popular shops, services, and dining destinations, it's perfect for businesses seeking a vibrant, walkable neighborhood.

Convenient access to public transit - including the R4 Rapid Bus to UBC - ensures ease of travel for both customers and employees.



**\$137,388**

Average Household Income

**11,785**

Daytime Population



2164 WEST 41ST AVENUE

## NEARBY AMENITIES

### SHOPPING & SERVICES

- 1 London Drugs
- 2 Kin's Farm Market
- 3 Canada Post
- 4 Vancouver Public Library
- 5 Kerrisdale Community Centre
- 6 Kerrisdale Pharmacy

### RESTAURANTS & CAFES

- 1 Faubourg
- 2 Donair Dude
- 3 COBS Bread
- 4 Starbucks
- 5 ZUBU Ramen
- 6 McDonald's

## CONTACT

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