



FOR LEASE

Multiple Medical and Professional Office Units Available at **Oakmont Medical Building**

809 West 41st Avenue, Vancouver, BC

Blake Davies

Vice President
+1 604 694 7239
blake.davies@colliers.com

John Waslen

Senior Associate
+1 604 662 2634
john.waslen@colliers.com

Colliers

Property Overview

Multiple medical unit opportunities available for lease on a flexible or short term basis at Oakmont Medical Building. The building is a two-storey building located on the corner of West 41st Avenue and Willow Street in the Oakridge neighbourhood.

Location Overview

Located in the heart of Vancouver's Oakridge neighbourhood, the building offers easy accessibility to multiple surround amenities. 809 West 41st Avenue is located within walking distance to both the new Oakridge Park shopping centre and the Oakridge-41st Avenue Canada Line SkyTrain Station.

Salient Details

Address	809 West 41st Avenue, Vancouver
Available	Immediately
Gross Rent	Contact listing agents
Parking	Underground parking



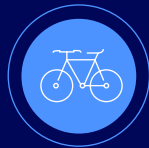
90

Walk Score



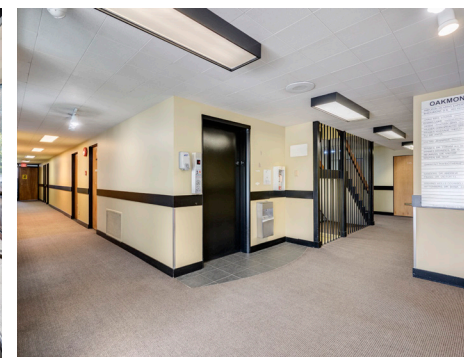
75

Transit Score



88

Bike Score



Available Space

Unit 170	705 SF
Unit 180	783 SF
Unit 210	995 SF
Unit 215	1,026 SF
Unit 220	405 SF
Unit 230	905 SF
Unit 240	751 SF
Unit 270	854 SF

Floor Plan

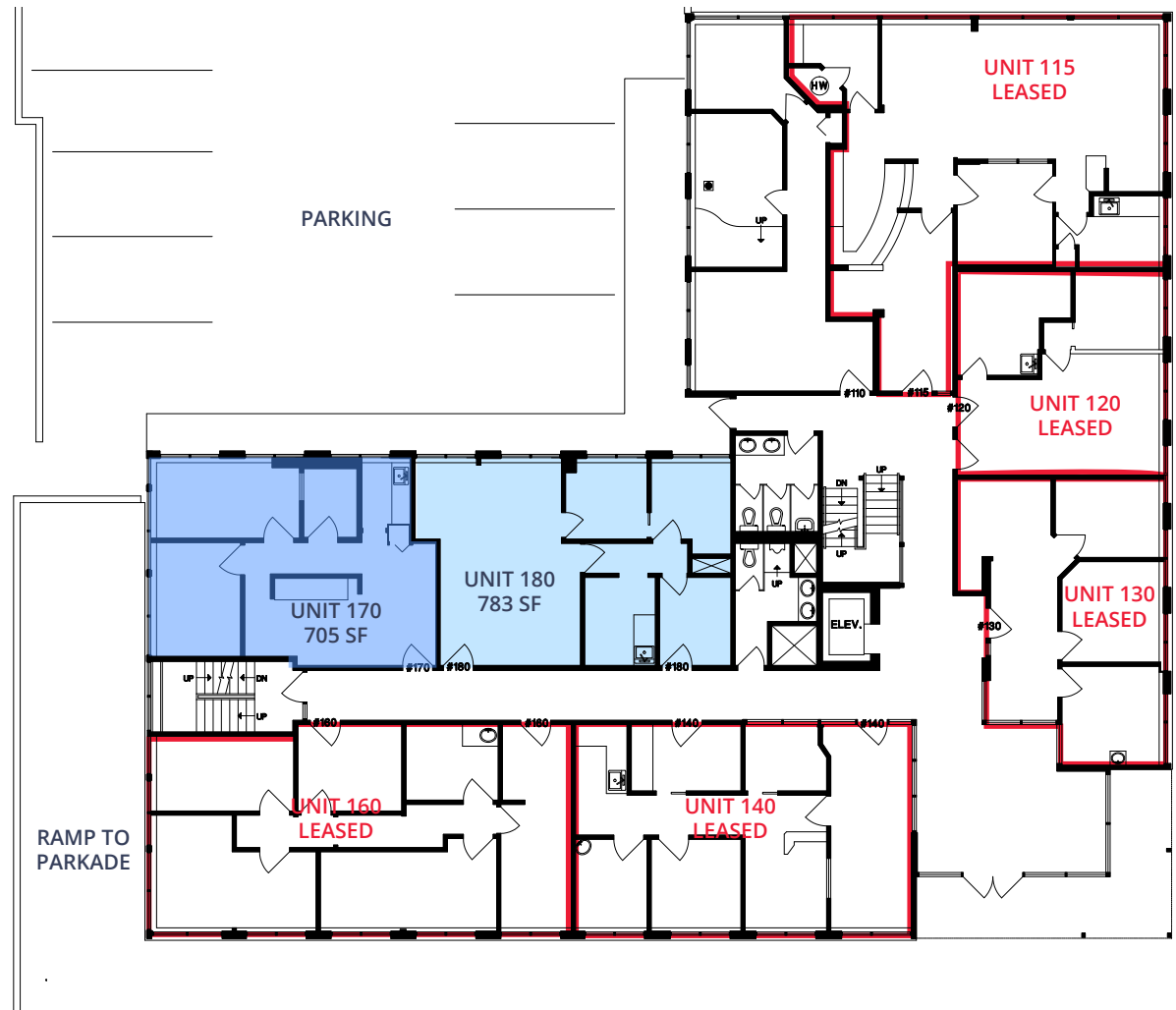
Main Level

Unit 170 | 705 SF

- Reception/waiting area
- 2 meeting rooms
- 1 office
- Kitchenette

Unit 180 | 783 SF

- Reception/waiting area
- Large open area
- 4 offices (1 with sink)



Floor Plan

Second Level

Unit 210 | 995 SF

- Waiting area
- Lab space
- 3 treatment rooms with sinks

Unit 215 | 1,026 SF

- Reception/waiting area
- 4 treatment rooms (3 with sinks)

Unit 220 | 405 SF

- Waiting area
- One large room
- Kitchen

Unit 230 | 905 SF

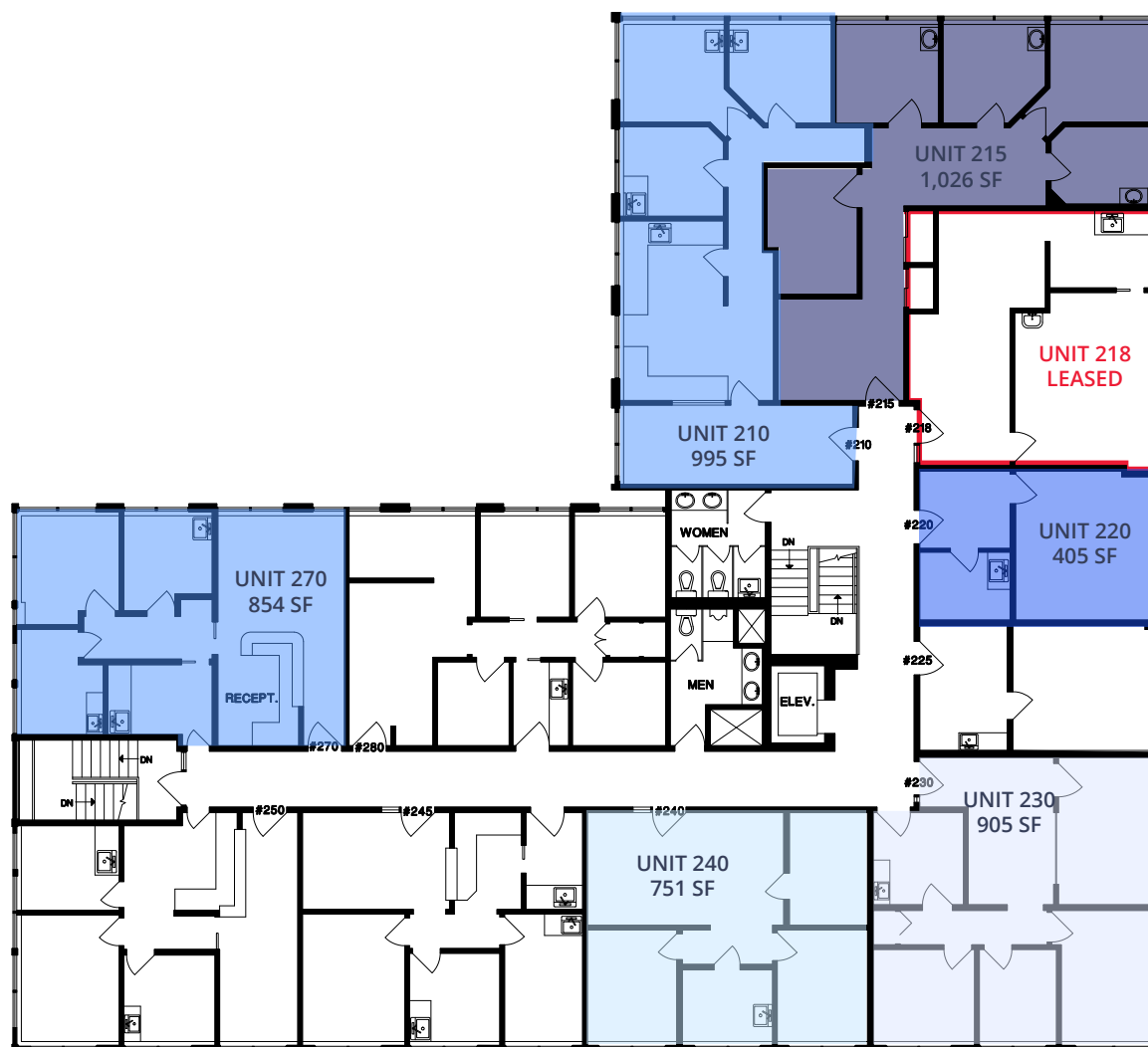
- Corner unit
- Waiting area
- Kitchen
- 4 offices

Unit 240 | 751 SF

- Reception/waiting area
- 4 offices (1 with sink)

Unit 270 | 854 SF

- Reception area
- 3 treatment rooms with sinks
- 1 office





Colliers

Colliers

11th Floor, 1067 West Cordova Street
Vancouver, BC V6C 1C7
+1 604 681 4111

Blake Davies

Vice President
+1 604 694 7239
blake.davies@colliers.com

John Waslen

Senior Associate
+1 604 662 2634
john.waslen@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Vancouver, BC.

collierscanada.com