



Kitsilano Medical Office Space For Lease 2184 West Broadway, Vancouver BC

The Regent Medical Building is a well-established owner-managed facility serving the Kitsilano and Arbutus neighbourhoods, featuring:

- X-ray, pharmacy, and analytical lab on-site (as current tenants)
- Opening windows, plus air-conditioning
- Excellent location at the Southeast corner of West Broadway and Yew Street, well-served by transit and central to the Kitsilano & Arbutus neighbourhoods

TPMG CAPITAL

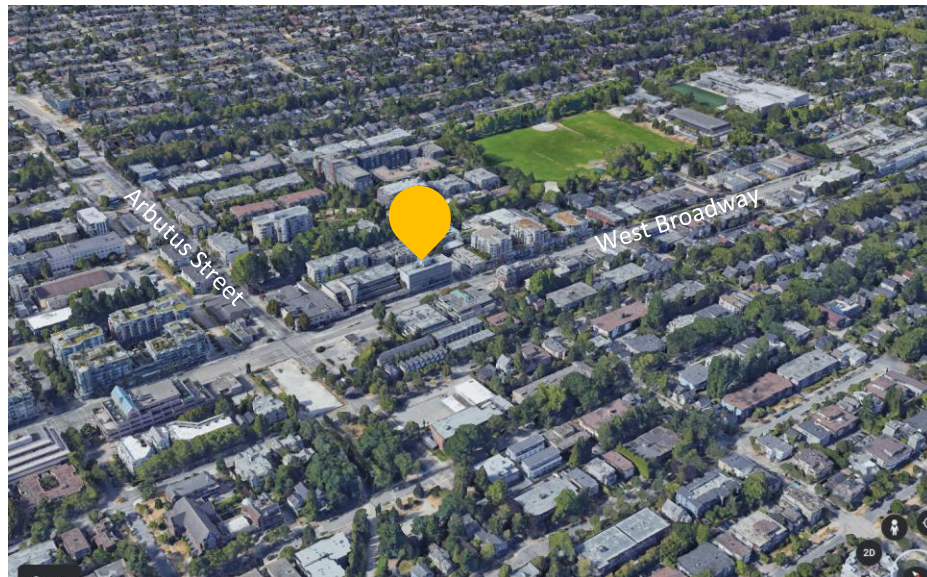
Real Estate Acquisition
Management
Leasing

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2184 West Broadway, Vancouver, BC

LEASING OPPORTUNITIES

| Suite | Area (SF) | Availability |
|-------|-----------|----------------|
| 330 | 497 | May 1, 2026 |
| 520 | 1,017 | August 1, 2026 |
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 **2184 West Broadway**

Net Lease Rate:

\$27.00 Net per sq. ft. per annum & up, depending on term & improvement allowance

Taxes & Op. Costs:

\$27.92 per sq. ft. (estimate for year ending August 31, 2026; includes standard utilities & in-suite janitorial service)

Parking:

Secured underground tenant reserved parking available at 1 stall per 1,000 sq. ft. leased; current rate: \$130 per month per stall plus tax. Metered on-site surface parking is available at the rear of the building for visitors.