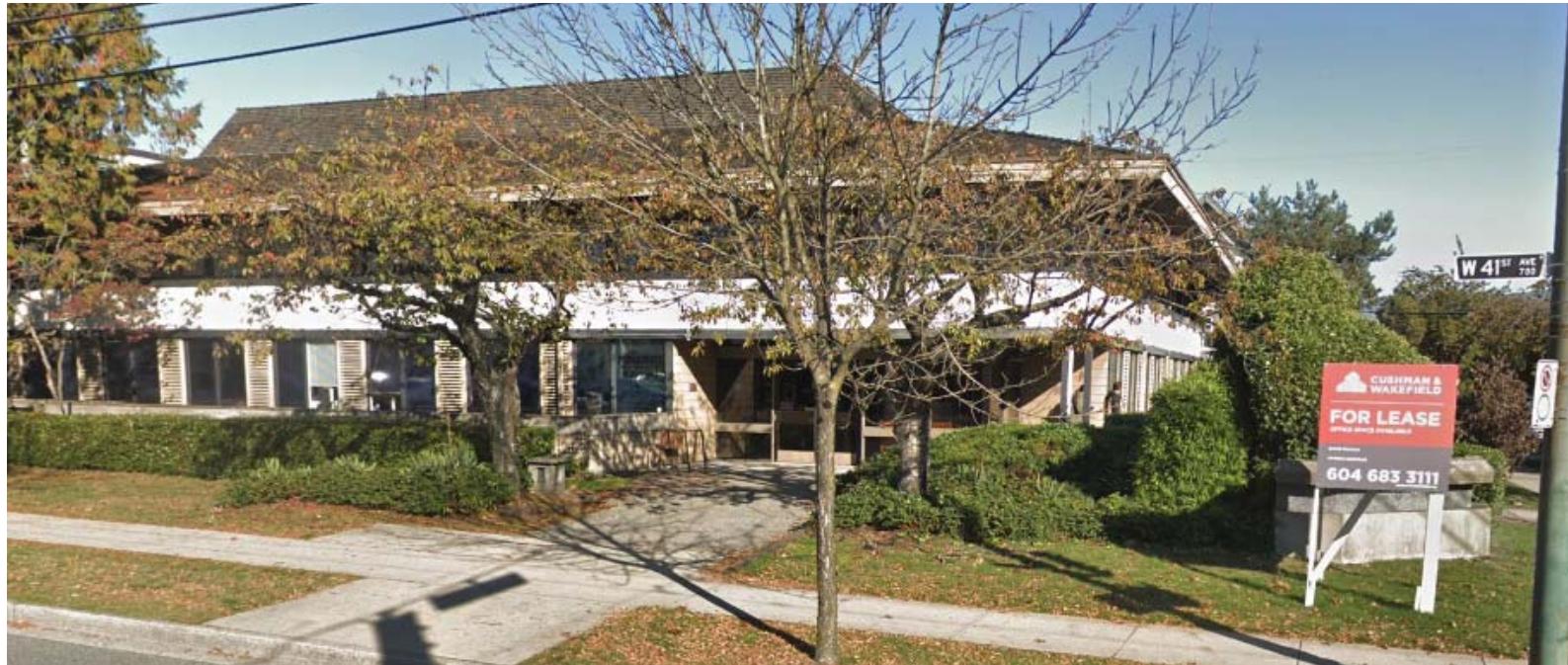




OFFICE SPACE FOR LEASE

809 WEST 41ST AVENUE

VANCOUVER, BC



809 WEST 41
OAKMONT MEDICAL CENTRE



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LOCATION

Office units available at Oakmont Medical Centre located at 809 West 41st Avenue, on the corner of West 41st Avenue and Willow Street (one block from Oak Street). These spaces are excellent for small offices and offer excellent access to rapid transit with a 5 minute walk from Oakridge-41st SkyTrain station.

BASIC LEASE RATES

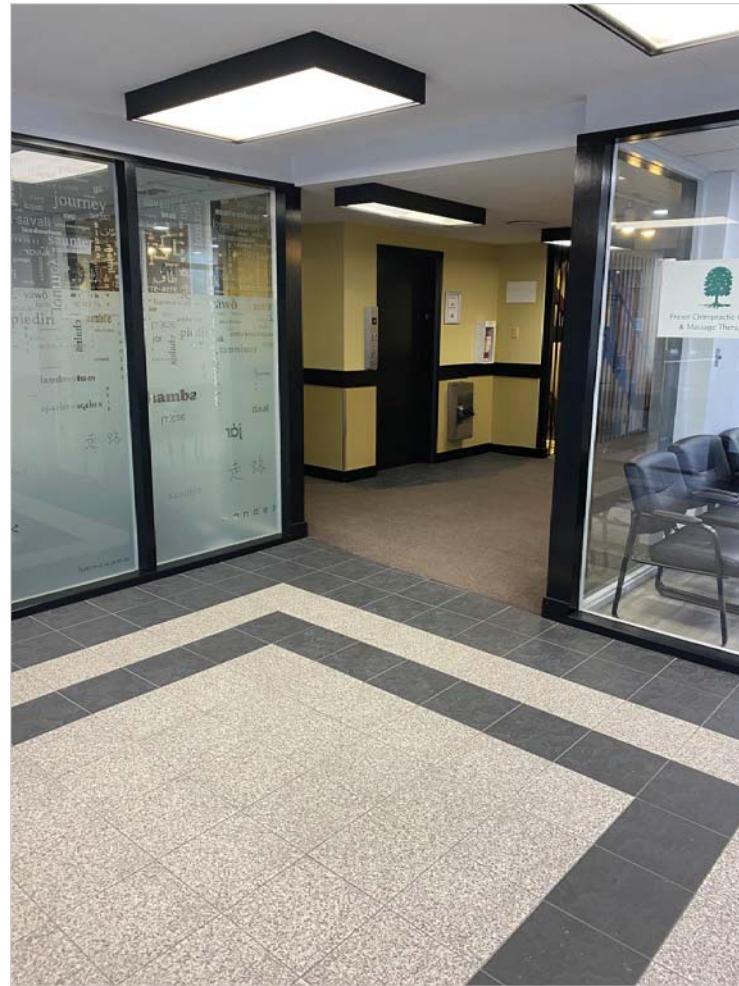
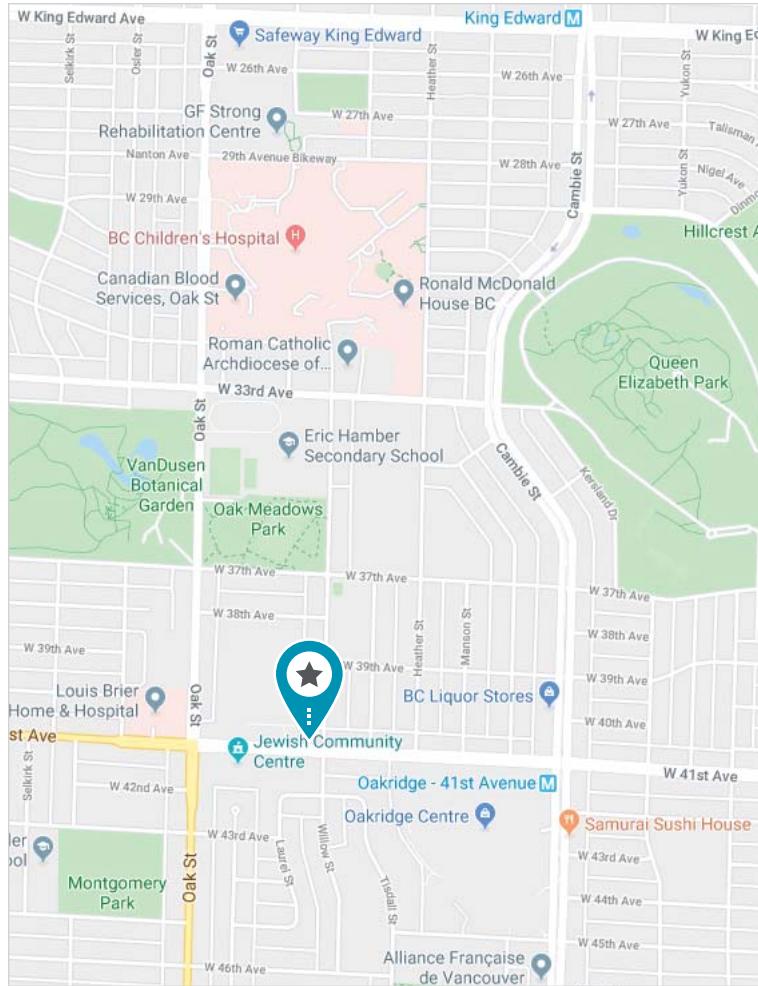
Please contact listing agents.

TAXES & OPERATING COSTS

\$20.66 psf, per annum (2020 estimate)

AVAILABLE SPACE

SUITE	AREA	AVAILABILITY	DETAILS
40	713 sf	Immediate	Reception, 3 offices (2 with sinks) and open plan
120	525 sf	Immediate	2 offices (1 with sink) and open plan
140	859 sf	Immediate	4 offices (1 with sink), kitchen and open plan
180	727 sf	Immediate	2 offices, kitchen and open plan
218	581 sf	Immediate	1 large office (with sink) and open plan



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