



# OFFICE SPACE FOR LEASE 809 WEST 41<sup>ST</sup> AVENUE VANCOUVER, BC



809 WEST 41  
OAKMONT MEDICAL CENTRE



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# OFFICE SPACE FOR LEASE

## 809 WEST 41<sup>ST</sup> AVENUE

### VANCOUVER, BC

#### OPPORTUNITY

Lease move in ready office space in various size formats at favorable market rental rates. Join a strong mix of medical focused tenants in the centrally located professional building.

#### 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.

#### AVAILABLE SPACE

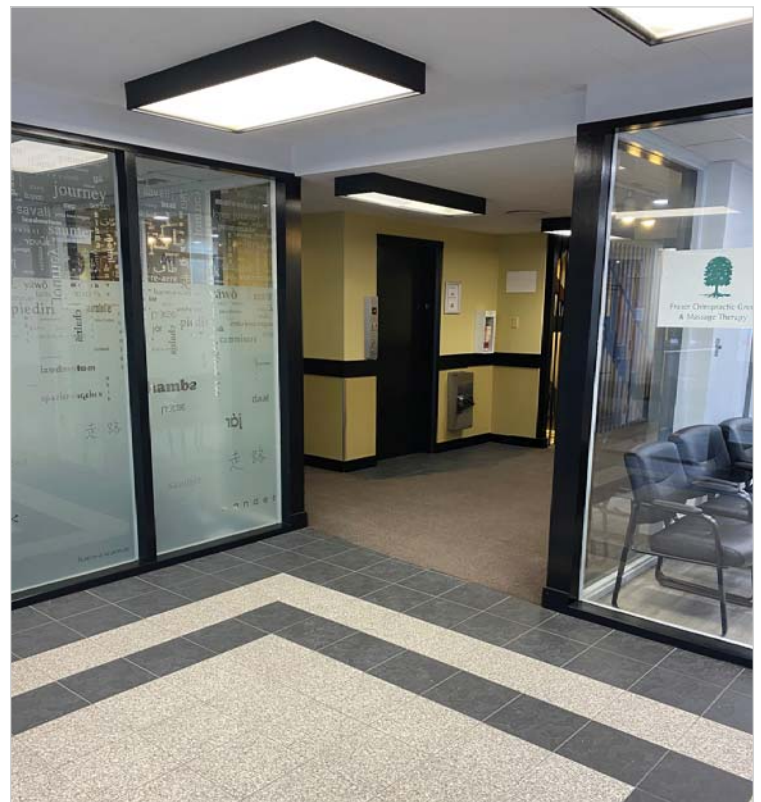
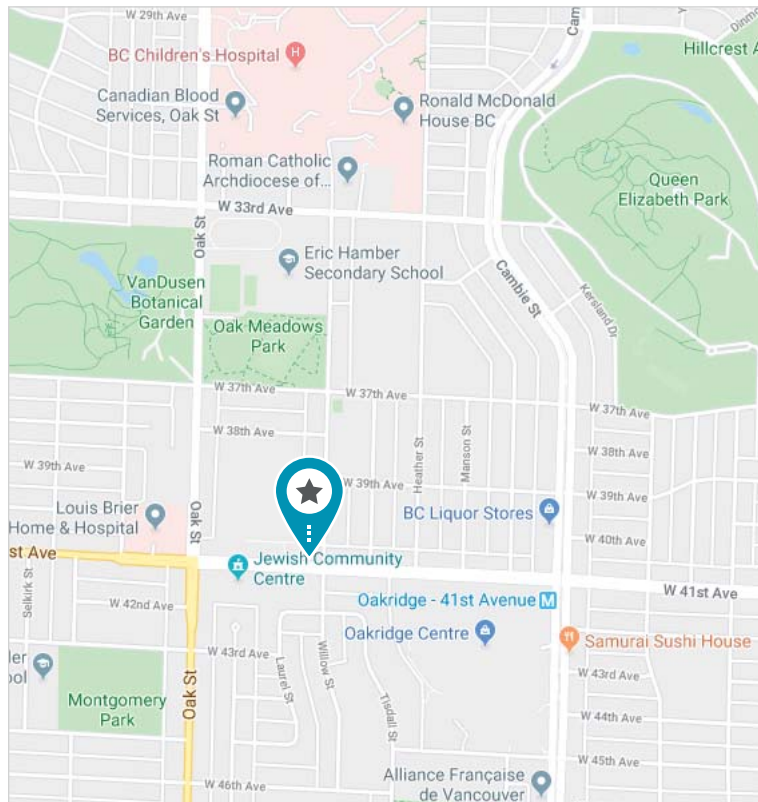
| SUITE | AREA     | AVAILABILITY   | DETAILS  |
|-------|----------|----------------|--|
| 40    | 713 sf   | Immediate      | Reception, 3 offices (2 with sinks) and open plan                          |
| 50    | 969 sf   | Immediate      | Reception area, 5 offices, 2 washrooms, patient file area and sink station |
| 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                             |
| 160   | 1,048 sf | August 1, 2021 |  |
| 180   | 727 sf   | Immediate      | 2 offices, kitchen and open plan   |
| 218   | 581 sf   | Immediate      | 1 large office (with sink) and open plan                                   |

#### BASIC LEASE RATES

\$17.00 psf Net

#### TAXES & OPERATING COSTS

\$20.66 psf, per annum (2020 estimate)



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