

FOR SUBLEASE

Kerrisdale Office with Patio
2052 WEST 41ST AVENUE, VANCOUVER, BC



CONTACT ME

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CBRE



THE HIGH
TECHNOLOGY
FACILITIES GROUP

PROPERTY DETAILS

SUITE	408
AREA	2,964 SF
ASKING SUBLEASE RENT	Negotiable (Contact listing agent)
TAXES & OP COSTS	\$17.70 PSF (2020 est.)
OCCUPANCY	Approx. Oct. 2020
SUBLEASE EXPIRY	Mar. 31, 2021 (Longer term negotiable, contact listing agent)

HIGHLIGHTS

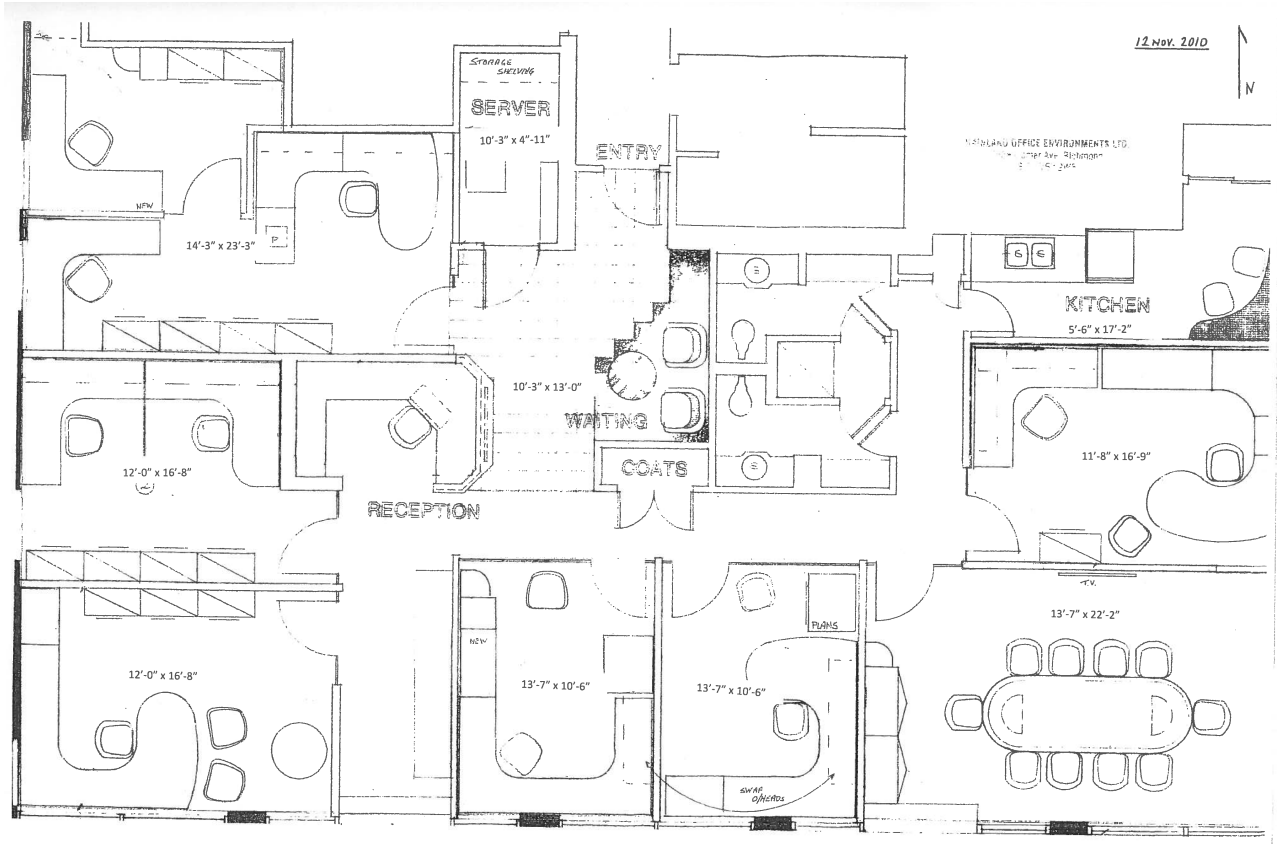
- Located in the heart of Kerrisdale, in A-class building
- Professional space with high ceilings
- Glass entrance door
- 1 large boardroom
- 5 private offices/meeting rooms
- Kitchen, reception, open area
- Large windows, ample natural light
- Furniture available
- Wrap around patio, with built in tables for entertaining and enjoy evening sunsets



FLOOR PLAN

2,964 SF

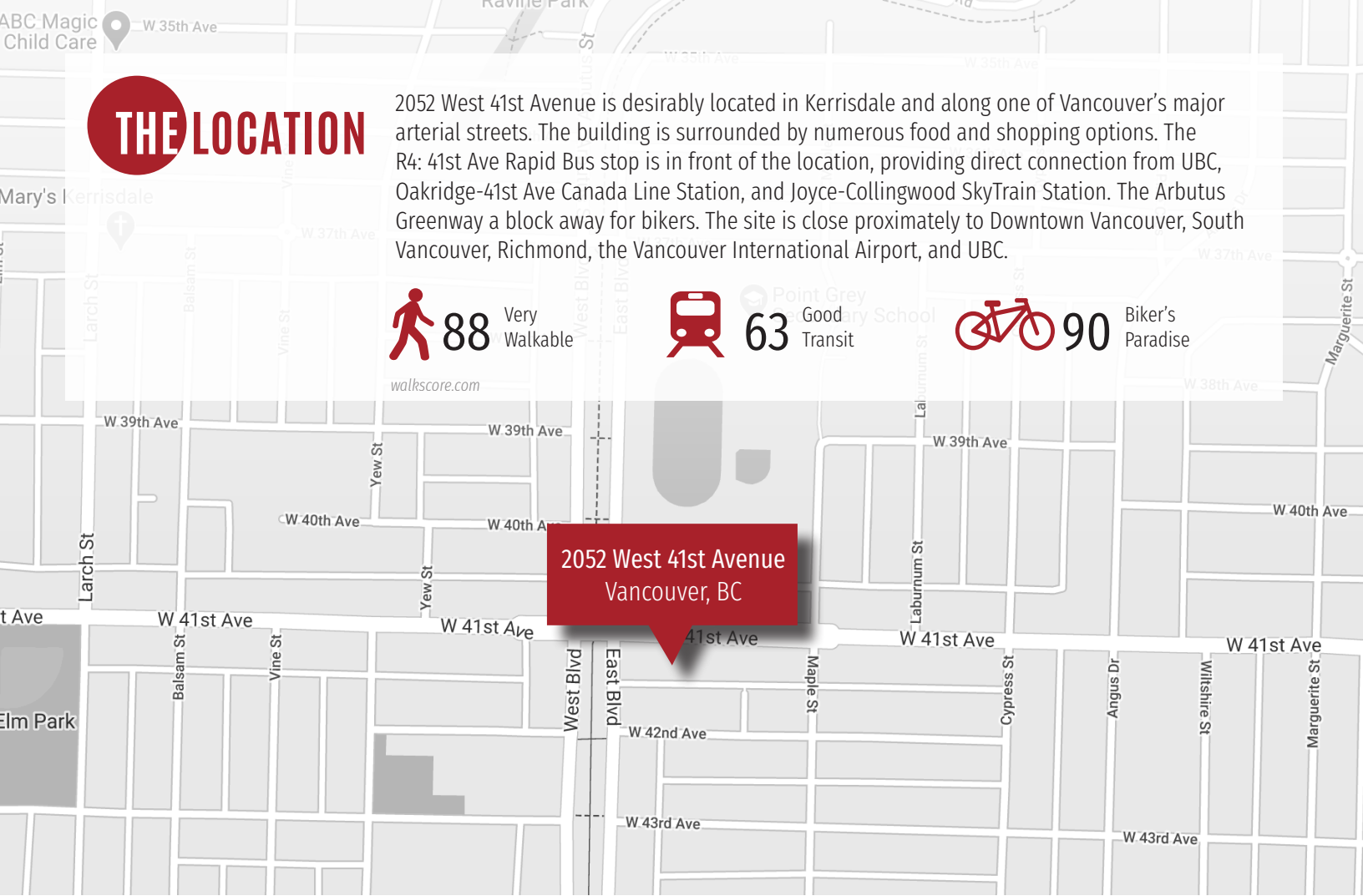
- 1 large boardroom
- 5 private offices/meeting rooms
- Kitchen



Private Office



Reception



THE LOCATION

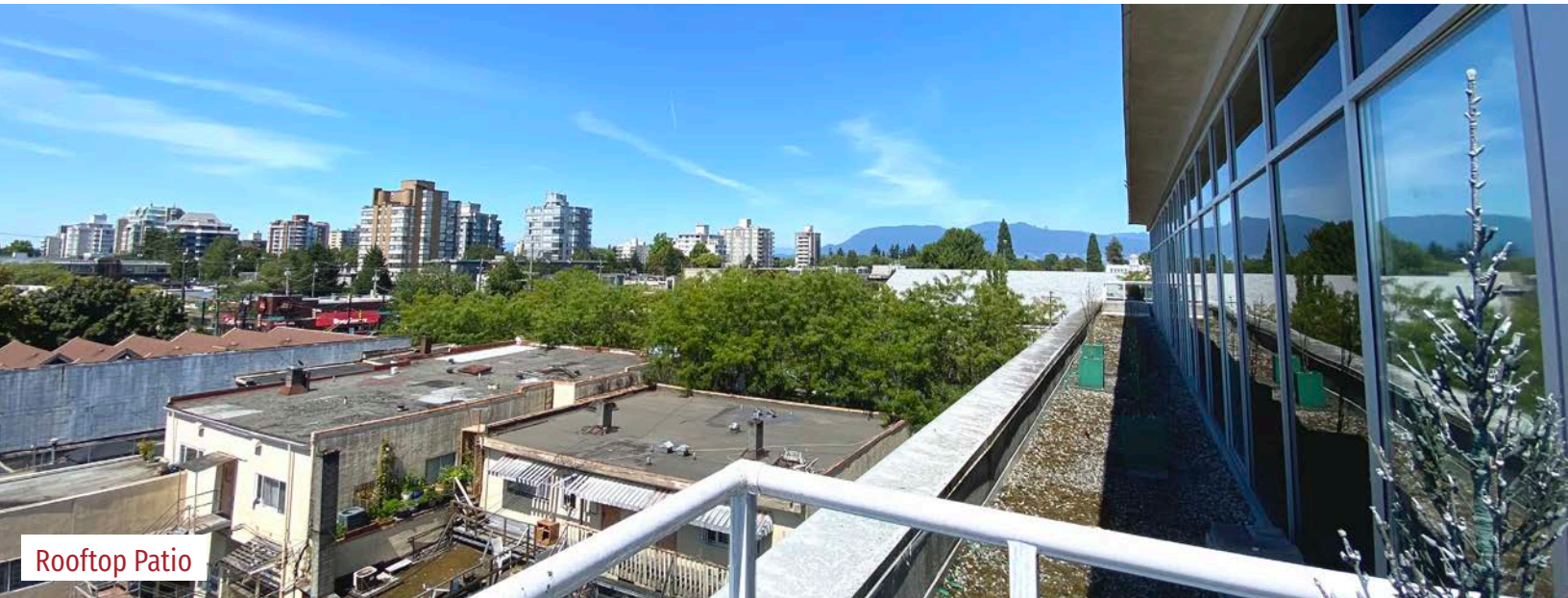
2052 West 41st Avenue is desirably located in Kerrisdale and along one of Vancouver's major arterial streets. The building is surrounded by numerous food and shopping options. The R4: 41st Ave Rapid Bus stop is in front of the location, providing direct connection from UBC, Oakridge-41st Ave Canada Line Station, and Joyce-Collingwood SkyTrain Station. The Arbutus Greenway a block away for bikers. The site is close proximately to Downtown Vancouver, South Vancouver, Richmond, the Vancouver International Airport, and UBC.

 **88** Very Walkable
walkscore.com

 **63** Good Transit

 **90** Biker's Paradise

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