

REDUCED



- ▶ **3,045 SF Second Floor Newly Improved Office Space**
- ▶ **High Profile Corner Building in Mount Pleasant**

Location

2021 Columbia Street is located on the South West Corner of 4th & Columbia Street, just a few blocks East of Cambie Street. This second floor space offers quick and easy access to both transit and local amenities. Perfect for engineering firms, tech companies, post production, architects looking for funky, unique second floor production/office space.

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Zoning

I-1 Allows for a wide range of general office uses and wholesale/showroom/ancillary retail use, software manufacturing, video and film production and post production uses.

Highlights

- ▶ High ceilings
- ▶ Open plan concept, abundant natural light
- ▶ Extensive wood beams throughout the interior
- ▶ HVAC system in place
- ▶ Signage opportunity
- ▶ Walking distance to transit
- ▶ Two private washrooms
- ▶ Four private offices, boardroom, kitchen/lunchroom area

Parking

Up to 10 plus stalls available at prevailing monthly rates

Available Space

3,045 SF of second floor air-conditioned office

**All measurements are approximate and must be verified by the tenant*

Basic Rent

\$23.00 PSF per annum

Taxes & Additional Rent

\$13.60 PSF per annum (2024)

Lease Term

3 to 5 years or longer

Availability

Immediate

PROPOSED FLOOR PLAN

