



Flex Industrial & Office Space 2323 Quebec Street, Vancouver, BC

Prime Mount Pleasant location, at the southwest corner of Quebec Street and West 7th Avenue

Character space, with extensive glazing, operable windows, and open ceilings with exposed cedar plank & beam construction

Near downtown via the Cambie Bridge, with plentiful restaurant, shopping, banking, and other amenities within a short walk

For more Information contact:
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TPMG CAPITAL

Real Estate Acquisition
Management
Leasing

2323 Quebec, Vancouver, BC



Proximity to Mount Pleasant Subway Station

LEASING OPPORTUNITIES

Suite	Area (SF)	Availability
201	5028	Immediately
210	2228	Immediately
228	2879	Immediately
222	790	Nov 1, 2023

Net Lease Rate:

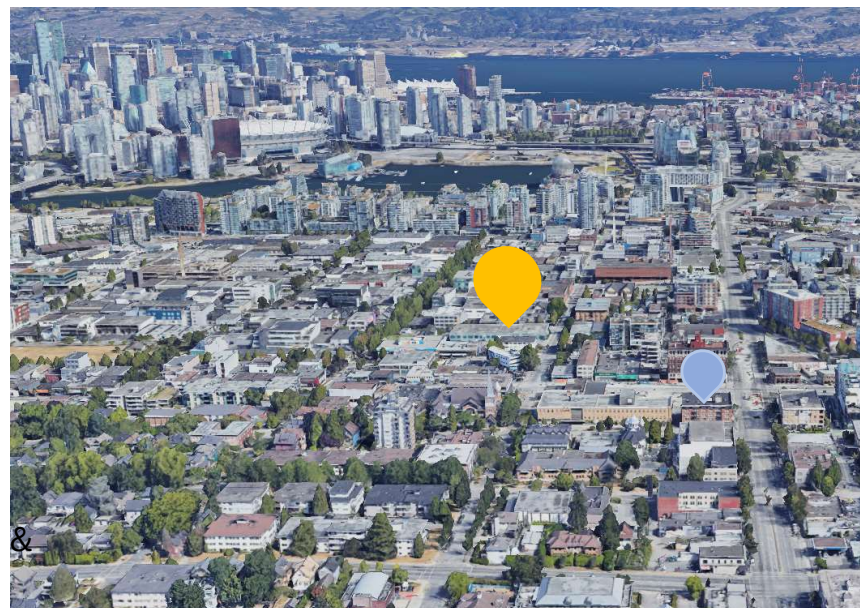
Starting at \$30.00 Net per sq. ft. per annum & up, depending on term & improvement allowance

Taxes & Op. Costs:

\$12.70 per sq. ft. (estimate for year ending June 30, 2024; includes standard utilities)

Parking:

Tenant reserved parking available at 1 stall per 1,700 sq. ft. leased; current rate: \$150. per month per stall plus tax. Additional off-site available.



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