

FOR LEASE

Regent Medical Building, 2184 West Broadway, Vancouver, BC



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- X-ray, pharmacy, and analytical lab on-site (as current tenants)
- Opening windows, plus air-conditioning
- Excellent location central to the Kitsilano & Arbutus neighbourhoods

Available:

Unit	Area (Sq. Ft.)	Description
230	556	2 exam rooms, lab area, waiting area. Previously used as a dental clinic.
330	497	1 large office, 1 small office, reception/waiting area. Previously used as a counselling office.
435	913	2 treatment rooms, waiting area, consultation office, and private washroom (can be removed).

Net Lease Rate: Starting from \$22.00 PSF & up

Taxes & Op. Costs: \$18.89 PSF per annum including in-suite janitorial & utilities (estimate for year ending August 31, 2017)

Parking: Hourly metered parking on site; secured U/G parking for office tenants available at 1 stall per 1,000 sq. ft. of leased space, currently \$100 plus tax per stall per month

TPMG CAPITAL

Real Estate Acquisition
Management
Leasing

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