

FOR LEASE | OFFICE  
2784 ALAMEIN AVENUE  
VANCOUVER, BC

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- ▶ 1,225 SF Office Space with Patio
- ▶ 5 Offices
- ▶ 1 Parking Spot

**Howard Malchy**  
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**Don Mussenden**  
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**Location**

The subject property is located in Arbutus Ridge, an affluent resident neighbourhood in Vancouver’s West Side.

**Zoning**

Zoning – C-1 (Commercial)

**Features**

- ▶ 1 parking spot at the back
- ▶ 5 offices and 1 stand-up computer station desk
- ▶ Kitchenette/meeting area
- ▶ Private washroom
- ▶ Storage
- ▶ Outside patio

**Available Areas**

1,225 SF

**Basic Lease Rate**

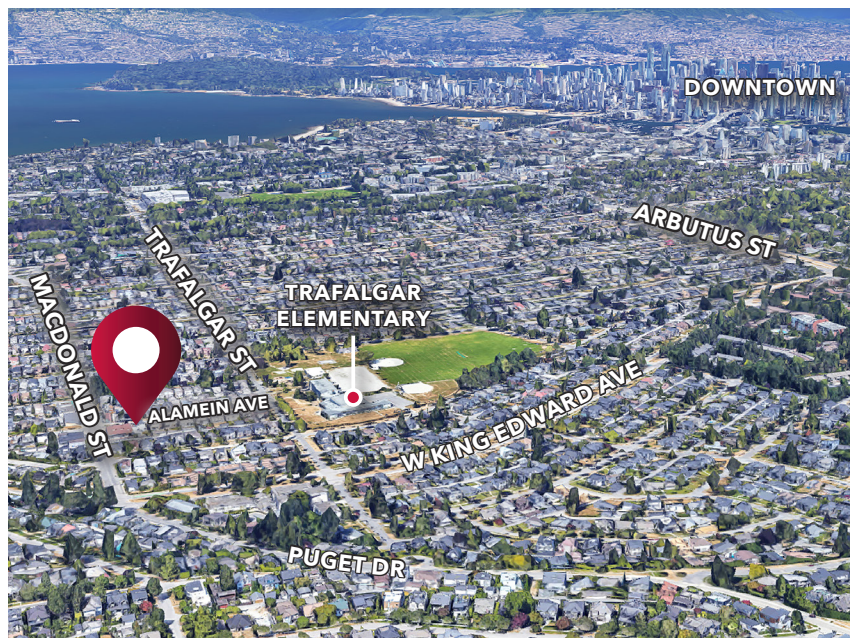
\$25.00 PSF NNN

**Availability**

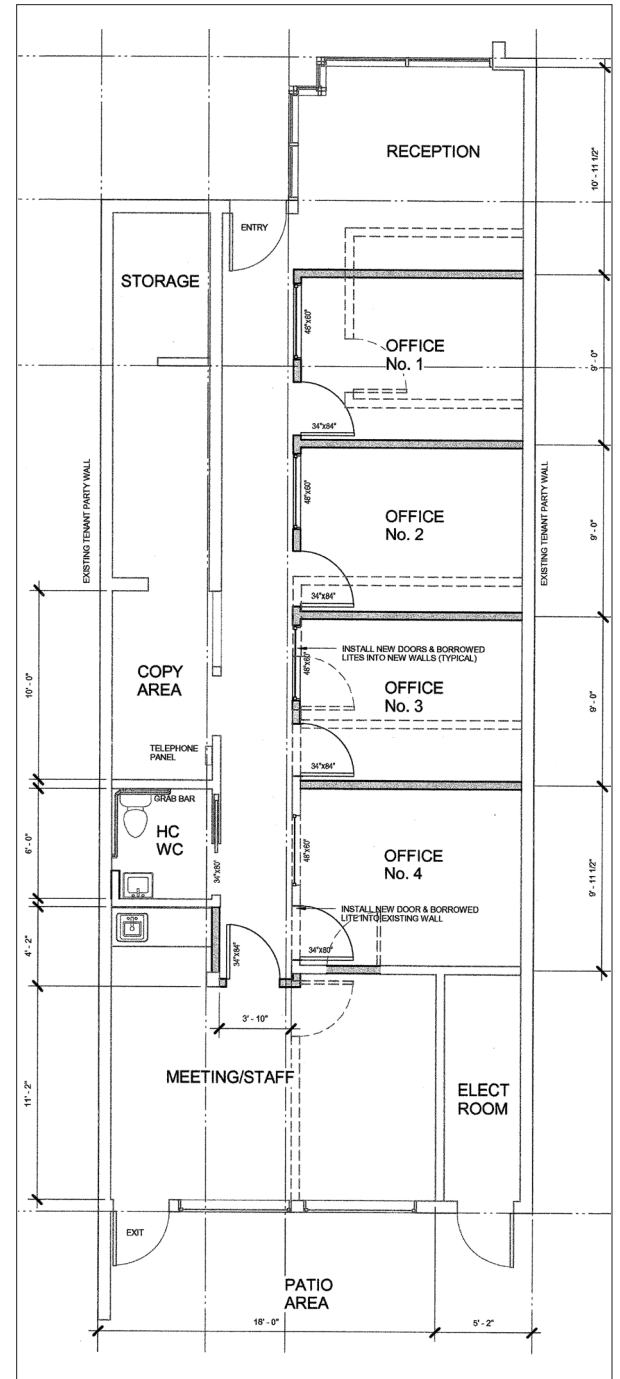
Immediate

**Taxes & Operating Costs**

\$13.96 PSF (2022 estimate)  
 Heat, light and GST extra



**New Main Floor Plan**



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