

**AVISON  
YOUNG**

# For Lease

**Suites 101 & 102 – 2415 Columbia Street  
Vancouver, BC**

**2415**  
COLUMBIA STREET



Avison Young is proud to present the opportunity to lease 3,066 - 6,421 sf of turn-key office space in Mount Pleasant

**Ronan Pigott\***, Executive Vice President  
604 757 4959

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\*Ronan Pigott Personal Real Estate Corporation



2415  
COLUMBIA STREET



Property details

AVAILABLE SPACE

Suite 101	3,355 sf
Suite 102	3,066 sf
<b>Total</b>	<b>6,421 sf</b>

AVAILABLE

Immediately

LEASE RATE

Please contact listing agents

ADDITIONAL RENT

\$18.27 psf (2024 additional rent estimate)

ZONING

I-1




PARKING

Suite 101: 5 secure vehicle stalls for \$200 per month  
Suite 102: 4 secure vehicle stalls for \$200 per month

Location

2415 Columbia Street is conveniently located on the southwest corner of Columbia Street and West 8th Avenue in Vancouver's Mount Pleasant neighbourhood. This location provides access to an abundance of nearby amenities including retail and restaurants. Situated only 450 metres from the Broadway-City Hall Station and 650 metres from the future Mount Pleasant SkyTrain Station, this Property is accessible through all modes of transportation.

Property features

-  Ease of access via SkyTrain and an array of bicycle lanes
-  Outdoor patio area for tenants use
-  Bicycle parking available on-site

Floor plan

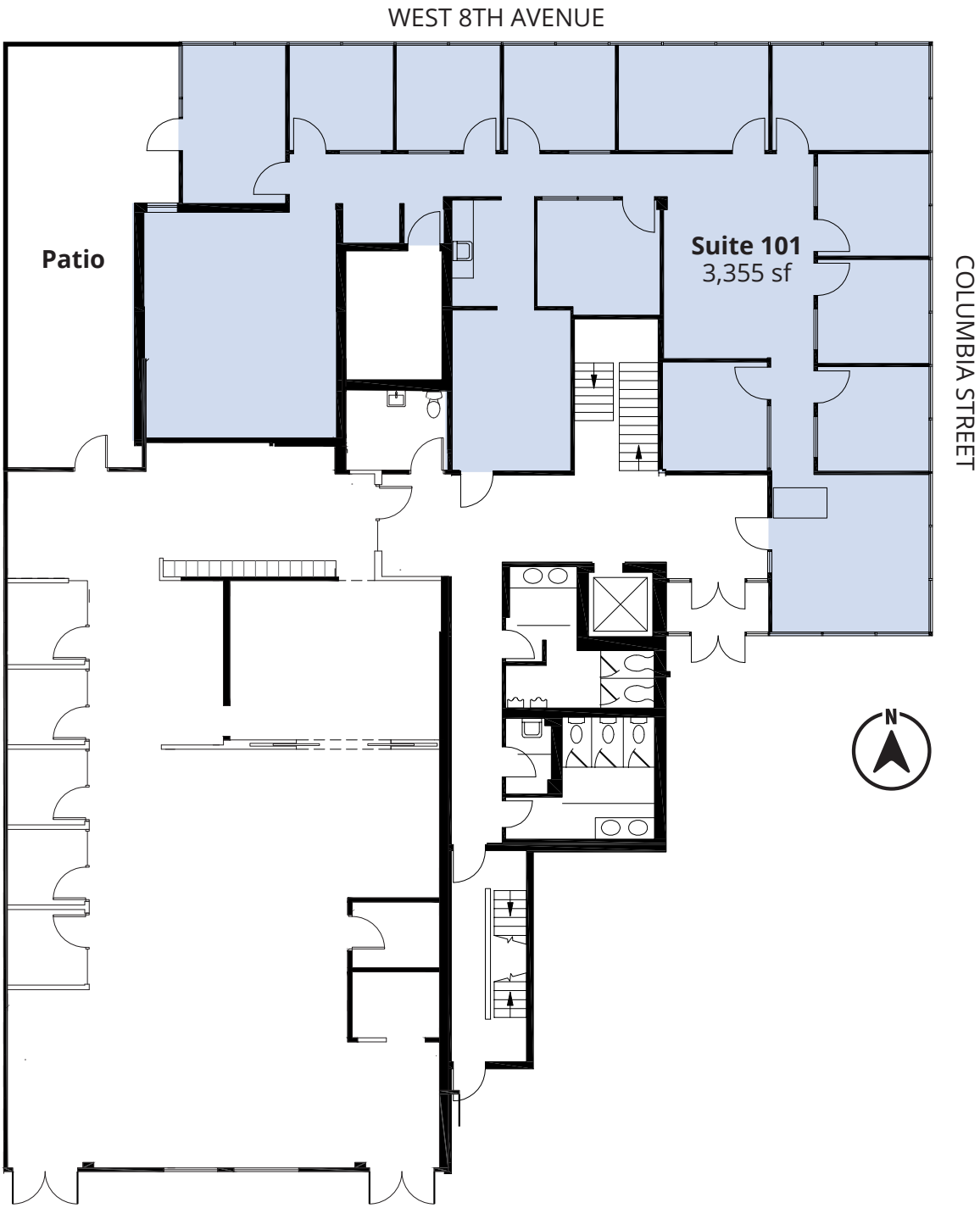
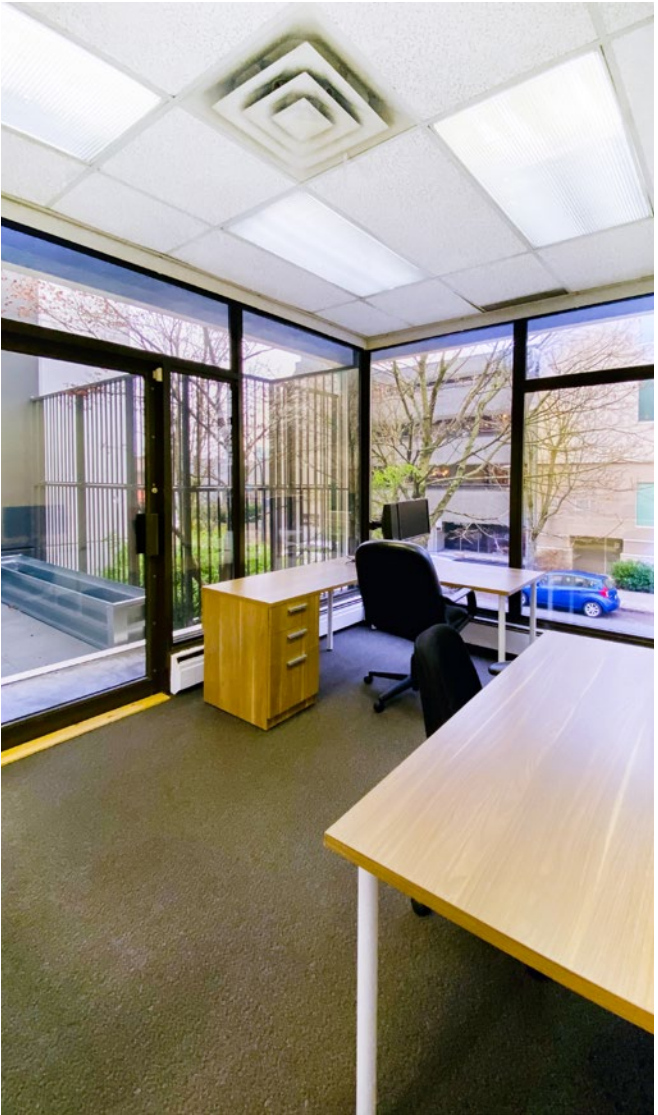
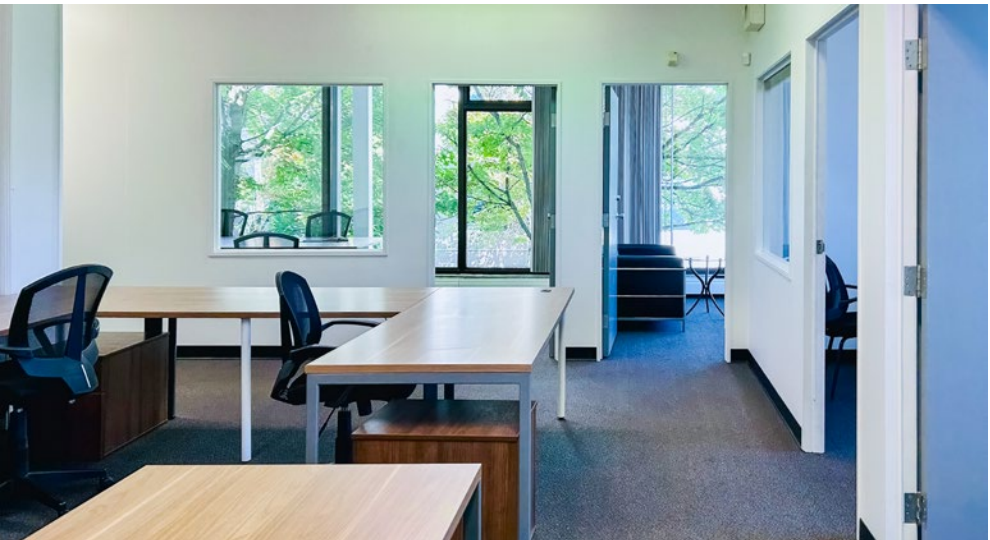


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SUITE 101

3,355 SF



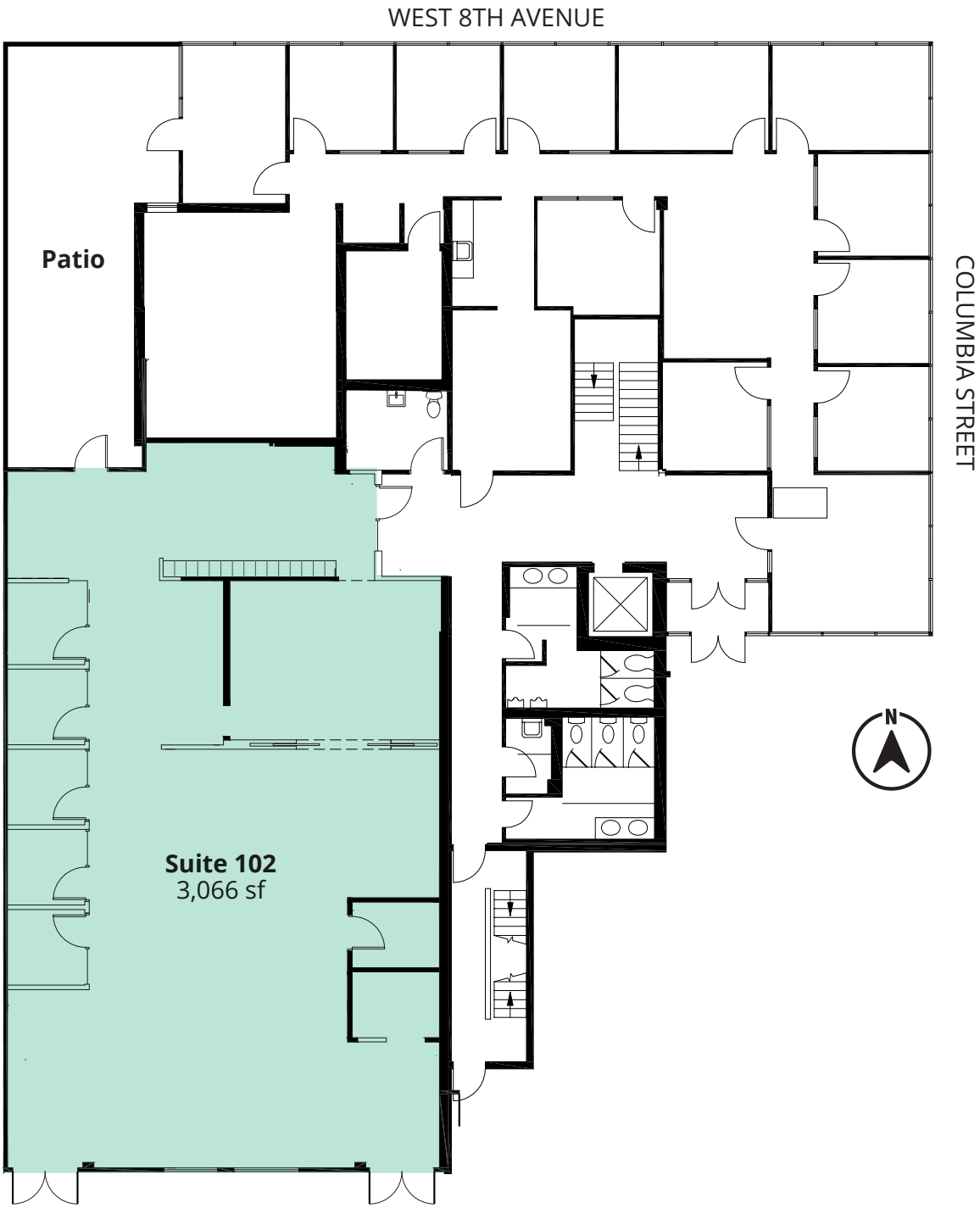
Space highlights

-  Efficiently built-out professional office space
-  Improvements include reception area, private offices, open work space, conference/boardrooms, kitchen, storage room
-  Ample glazing with views of Jonathan Rogers Park






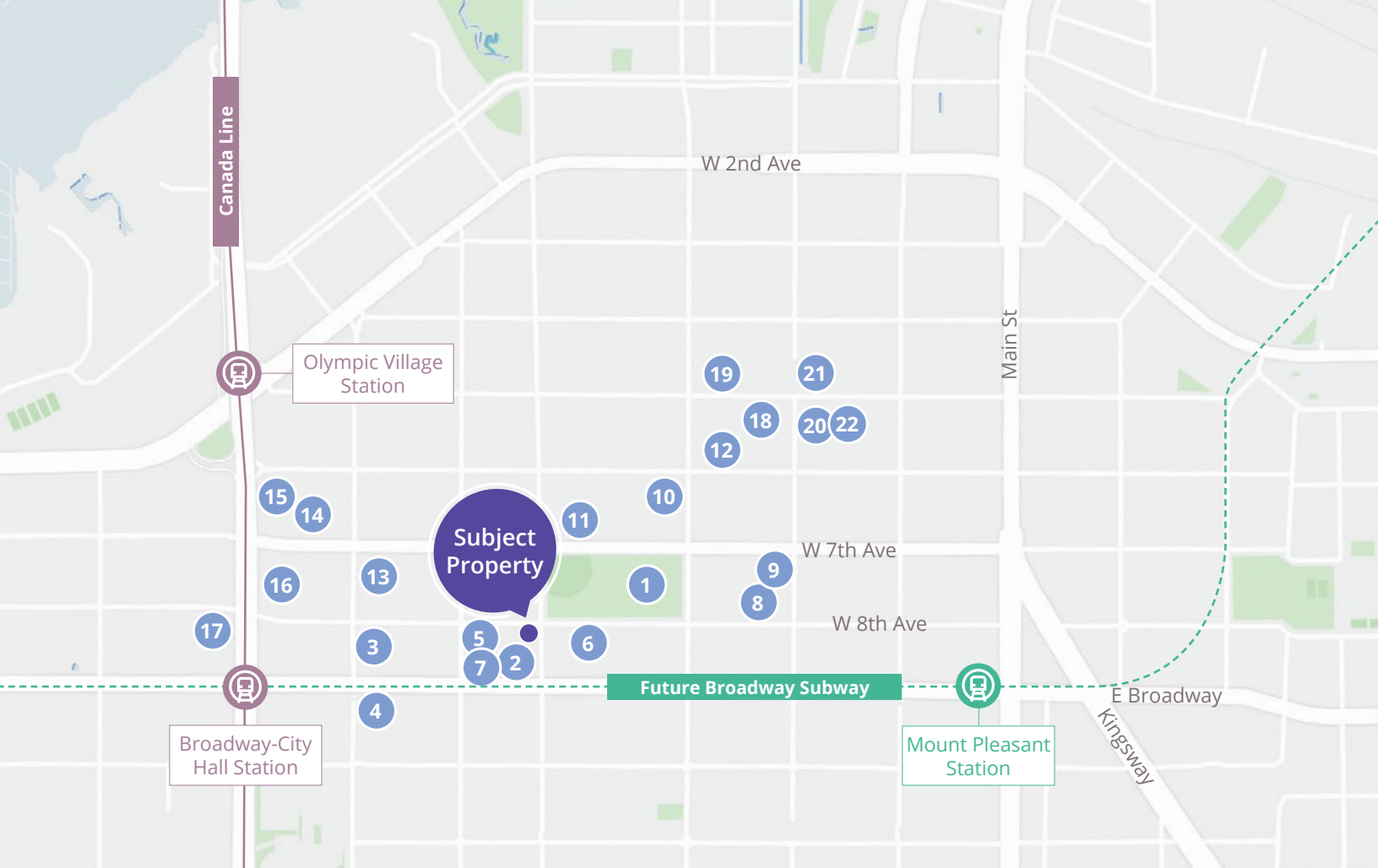
# SUITE 102

3,066 SF



## Space highlights

-  Newly renovated creative office space
-  Improvements include 5 private offices, speakeasy kitchen/bar, sound proof call room, open work space
-  High ceilings and new lighting throughout



**96**

**Walk Score**  
"Walker's Paradise"



**90**

**Transit Score**  
"Rider's Paradise"



**89**

**Bike Score**  
"Very Bikable"

## Nearby amenities

- |                             |   |                             |
|-----------------------------|---|-----------------------------|
| 1. Jonathan Rogers Park     | 9. Elysian Coffee                       | 17. Whole Foods Market      |
| 2. 7-inch Waffle House      | 10. Mangia Cucina & Bar                 | 18. The Juice Truck 5th Ave |
| 3. La Taqueria              | 11. Emelle's Westside Kitchen           | 19. Terra Breads            |
| 4. Sushi California         | 12. Mount Pleasant Vintage & Provisions | 20. Tacofino Ocho           |
| 5. CafeTica                 | 13. Solly's Bagelry                     | 21. Purebread               |
| 6. Milano Coffee Roasters   | 14. Canadian Tire                       | 22. Field & Social          |
| 7. Aperture Coffee Bar      | 15. Best Buy                            |                             |
| 8. 33 Acres Brewing Company | 16. Save-On-Foods                       |                             |

## Contact for more information

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