

**RATE  
REDUCED**

**FOR LEASE**

5,037 SF Office

Full Main Floor



## #100 - 2425 Quebec Street Vancouver, BC

### Highlights

Opportunity to lease the entire main floor totaling 5,037 SF. This air-conditioned space is improved with perimeter offices, 2 meeting rooms, a large training room, kitchenette / lunch room and private washroom. It is a unique construction with a mix of concrete and natural wood ceilings and beams and has exposure facing onto Quebec St. The space can be demised to provide options of approximately 2,000 SF, 3,000 SF, and 5,000 SF.

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# #100 - 2425 Quebec Street Vancouver, BC

## Opportunity

This building is a three-storey, 21,000 SF concrete and wood frame office building constructed in 1980. There are a total of 35 ground level parking stalls underneath with additional parking provided off the rear lane.

## Location

This property is centrally located at the southwest corner of Quebec and 8<sup>th</sup> Avenue in the vibrant Mount Pleasant office/light industrial district. It is 1 block from the future Mount Pleasant SkyTrain Station, 2 blocks from the Jonathan Rogers Park, and close walking distance to many restaurants, cafés, bakeries and breweries. It is also 1 block from the Mount Pleasant Community Centre.

## Suite Description

- ▶ 16 perimeter offices
- ▶ Large training room
- ▶ 2 meeting rooms
- ▶ Kitchenette / lunchroom
- ▶ 2 In-suite washrooms
- ▶ 2 additional washrooms in common area
- ▶ High open, exposed wood ceilings

### Available Area

5,037 SF

(Can be demised into approx.  
2,000 SF, 3,000 SF, or 5,000 SF)

### Basic Rent

\$25.00/SF \$22.00/SF

### Operating Costs & Taxes

\$18.03/SF (2025 est.)

### Availability

Immediately

### Zoning

I-1

## Building Features



Views of downtown  
and the north shore  
mountains



Exposed cedar  
beams on ceiling



Separate HVAC  
system on  
each floor



Passenger  
elevator

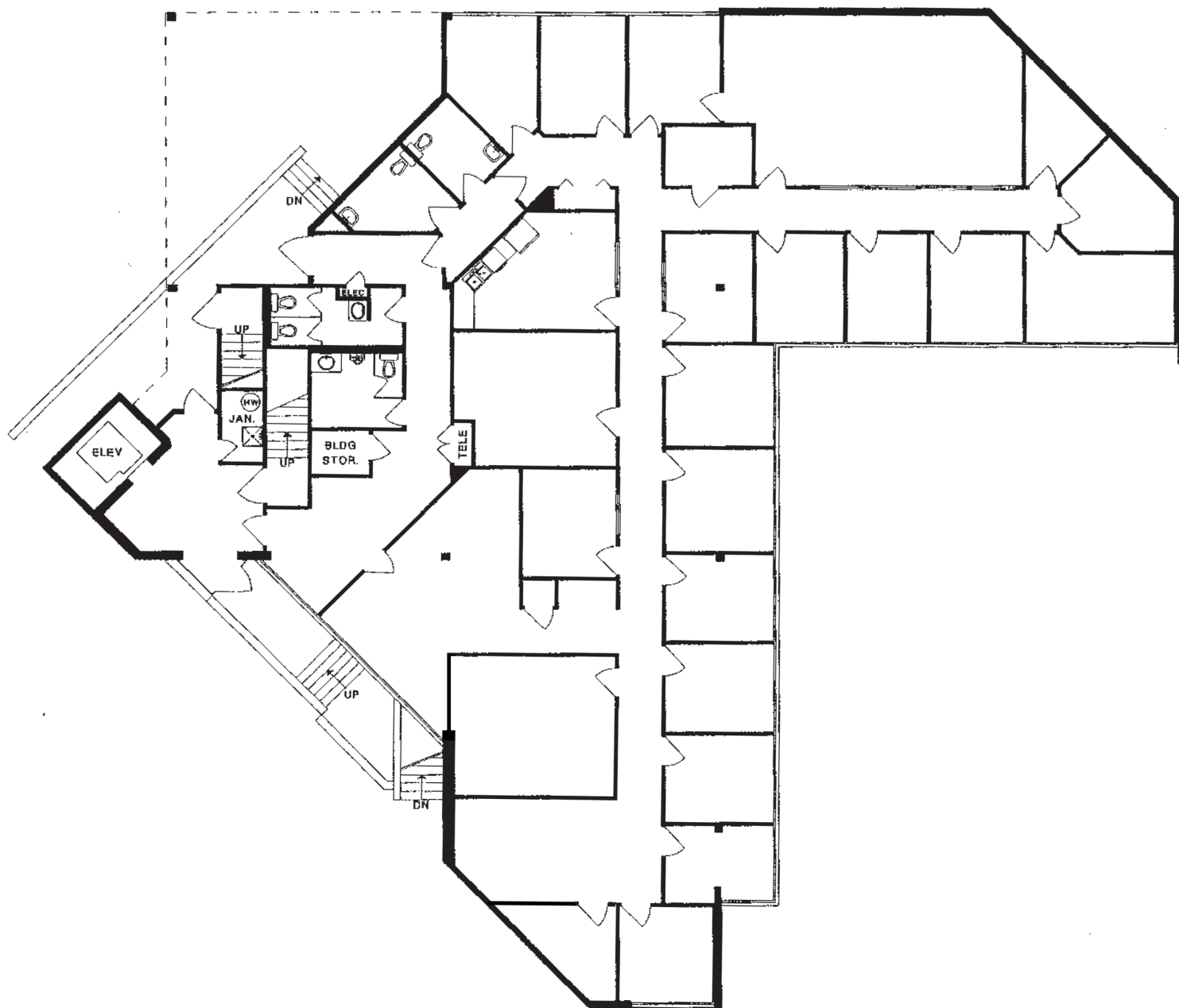


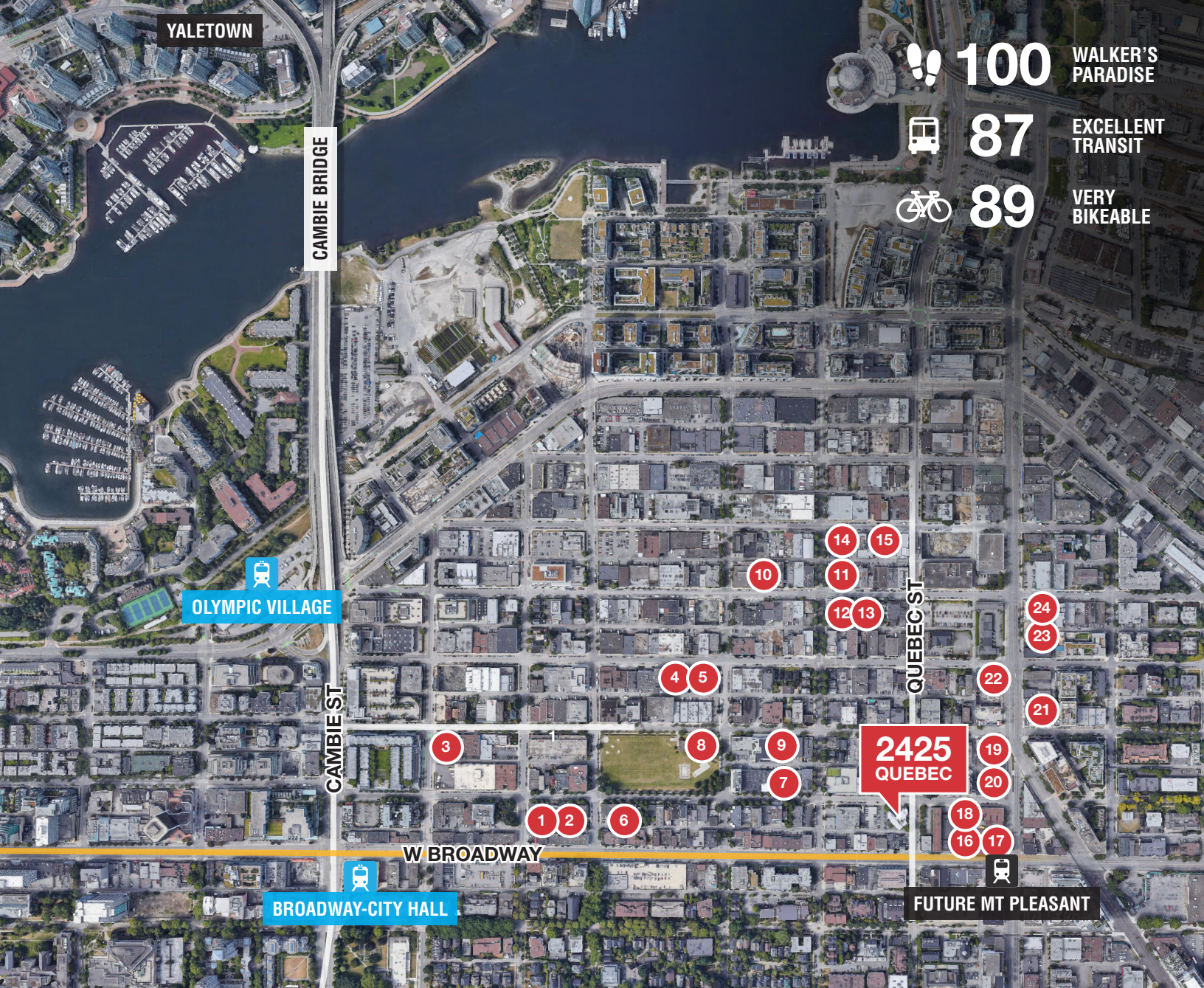
1 parking stall  
per 600 SF

# 2425 Quebec Street

Vancouver, BC

Suite 100  
5,037 SF





**100** WALKER'S PARADISE  
**87** EXCELLENT TRANSIT  
**89** VERY BIKEABLE

- |                           |                              |                               |
|---------------------------|------------------------------|-------------------------------|
| 1. Fatburger              | 9. Elysian Coffee            | 17. Sushi Kaido               |
| 2. Aperture Coffee Bar    | 10. Terra Breads             | 18. Melo Patisserie           |
| 3. Solly's Bagelry        | 11. Purebread                | 19. Key Party                 |
| 4. Taco Nori Sushi Tacos  | 12. Tacofino                 | 20. Fox Cabaret               |
| 5. Mangia Cucina & Bar    | 13. Field & Social           | 21. Como Taperia              |
| 6. Milano Coffee Roasters | 14. Electric Bicycle Brewing | 22. Steamworks Mount Pleasant |
| 7. 33 Acres Brewing       | 15. R&B Ale & Pizza House    | 23. Cartems Donuts            |
| 8. Camion Cafe            | 16. Fable Diner              | 24. Brassneck Brewery         |

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