



Kerrisdale Office Lease 5511 West Boulevard, Vancouver BC

- Prime Town Kerrisdale Business District location, at the South-west corner of West boulevard and West 39th Avenue
- Modern, renovated reinforced concrete building with secure parking and efficient 9,600 sq. ft. centre-core floor plate
- Quality improvements in place in most available suites; improvement packages negotiable for qualified tenants

TPMG CAPITAL

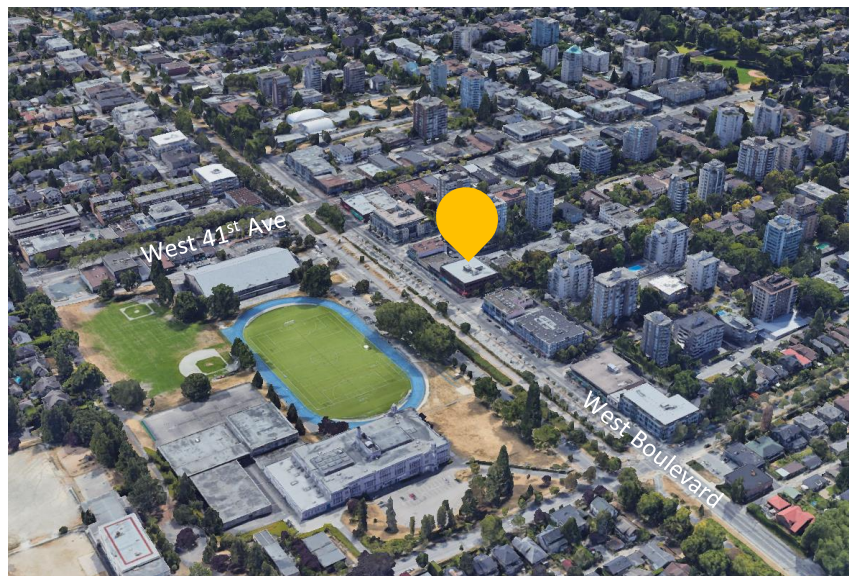
Real Estate Acquisition
Management
Leasing

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LEASING OPPORTUNITIES

Suite	Area (SF)	Availability
210	380	July 1, 2025



 **5511 West Boulevard**

Net Lease Rate:

\$29 Net per sq. ft. per annum & up, depending on term & improvement allowance

Taxes & Op. Costs:

\$21.59 per sq. ft. (estimate for year ending June 30, 2025; includes standard utilities & in-suite janitorial service)

Parking:

Secured underground tenant reserved parking available at 1 stall per 500 sq. ft. leased; current rate: \$70 per month per stall plus tax. Ample street parking is available nearby for visitors