

**FOR
LEASE**

**#113 – 2323 BOUNDARY ROAD
VANCOUVER, B.C.**



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FOR LEASE
OFFICE/WAREHOUSE
#113 – 2323 BOUNDARY ROAD
VANCOUVER, B.C.

LOCATION: Boundary Business Centre is primely situated in the Boundary Road and Lougheed Highway area of Vancouver. Widely considered to be the geographical centre of Greater Vancouver. Boundary Business Centre offers easy access to all key business markets via the Trans-Canada and Lougheed Highways.

ZONING: I - 2

AREA: Main Floor Office/Showroom/Warehouse: 1,348 sq. ft.
Second Floor Office: 722 sq. ft.
Total: 2,070 sq. ft.

FEATURES:

MAIN FLOOR

- Front reception/showroom area
- Storage room
- 22 ft. clear ceiling heights in warehouse
- Grade level loading door (10 ft. x 14 ft.)
- Security bars on windows & doors
- Two (2) piece handicapped accessible washroom

SECOND FLOOR

- General open office work area
- Air-conditioning
- Two (2) private offices
- Opening windows
- Two (2) piece washroom

PARKING: Two (2) dedicated parking stalls in front of unit plus two (2) parking stalls at rear of unit. Two (2) visitor decals available.

LEASE RATE: \$23.00 per sq. ft. plus GST (or) \$3,967.50 per month plus GST

OPERATING COSTS &

PROPERTY TAXES: \$8.53* per sq. ft. plus GST (or) \$1,471.43* per month plus GST
**Excluding heat and light.*

AVAILABLE: April 1, 2026

For Further Information, Please Contact:
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