

**201 - 2323 BOUNDARY ROAD, VANCOUVER**  
**SECOND LEVEL OFFICE ON BOUNDARY ROAD**

**FOR  
LEASE**



**WILLIAM | WRIGHT**

Commercial Real Estate Services

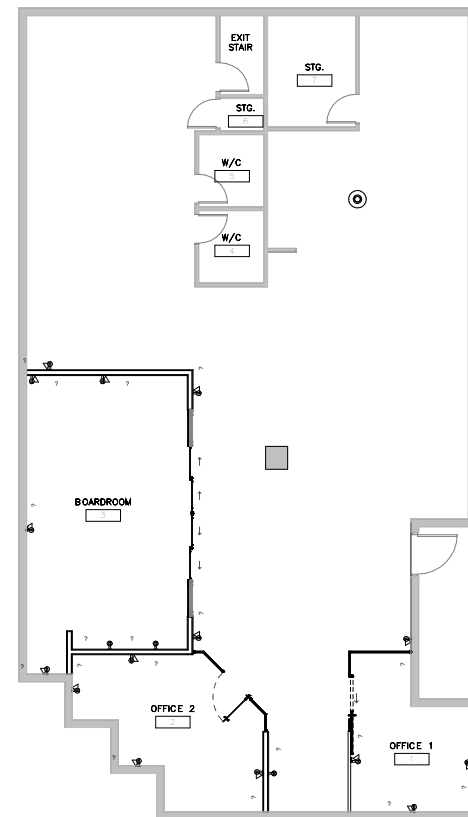
**NATHAN ARMOUR**  
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## OVERVIEW

Exceptional opportunity to lease an improved office space located in the Boundary Business Center, conveniently positioned along Boundary Road and Lougheed Highway in Vancouver. The unit encompasses four private partitioned offices, a spacious boardroom, separate men's and women's restrooms, and a fully equipped kitchen. The interior features a modern clean design and large windows that flood the space with abundant natural light. This unit accommodates a wide range of business needs, with flexible long-term lease options available.

<b>Size</b>	± 2,770 SQFT
<b>Parking</b>	10 Stalls
<b>Zoning</b>	I-2
<b>Basic Rent</b>	\$25.00/FT
<b>Additional Rent</b>	\$8.00/FT



Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.



### Structure

Modern Office Design



### Functional Space

Full Kitchen and Private Restrooms



### Open Layout

Abundance of Natural Light



### Transit Friendly

Central Location



## LOCATION

The Boundary Business Centre is a prominent location, just minutes away from Highway-1, Lougheed Highway, and within a convenient 10-minute walking distance to the Gilmore Skytrain station. Downtown Vancouver, South Vancouver, and Richmond are approximately within 20 minutes. The surrounding vicinity offers a multitude of accessible transit options, as well as a selection of restaurants, cafes, and local amenities, catering to a diverse community of tech and business professionals in the area.

## FOR MORE INFORMATION CONTACT

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