FOR SALE

2339
COLUMBIA ST
VANCOUVER

OWN THE BUILDING. MAKE THE TOP FLOOR YOUR HEADQUARTERS.

OWNER-OCCUPIER OPPORTUNITY IN MOUNT PLEASANT

31,250 SF FREESTANDING OFFICE BUILDING - ONLY $662/SF

10,542 SF TOP FLOOR AVAILABLE FOR OCCUPANCY FEBRUARY 1, 2027

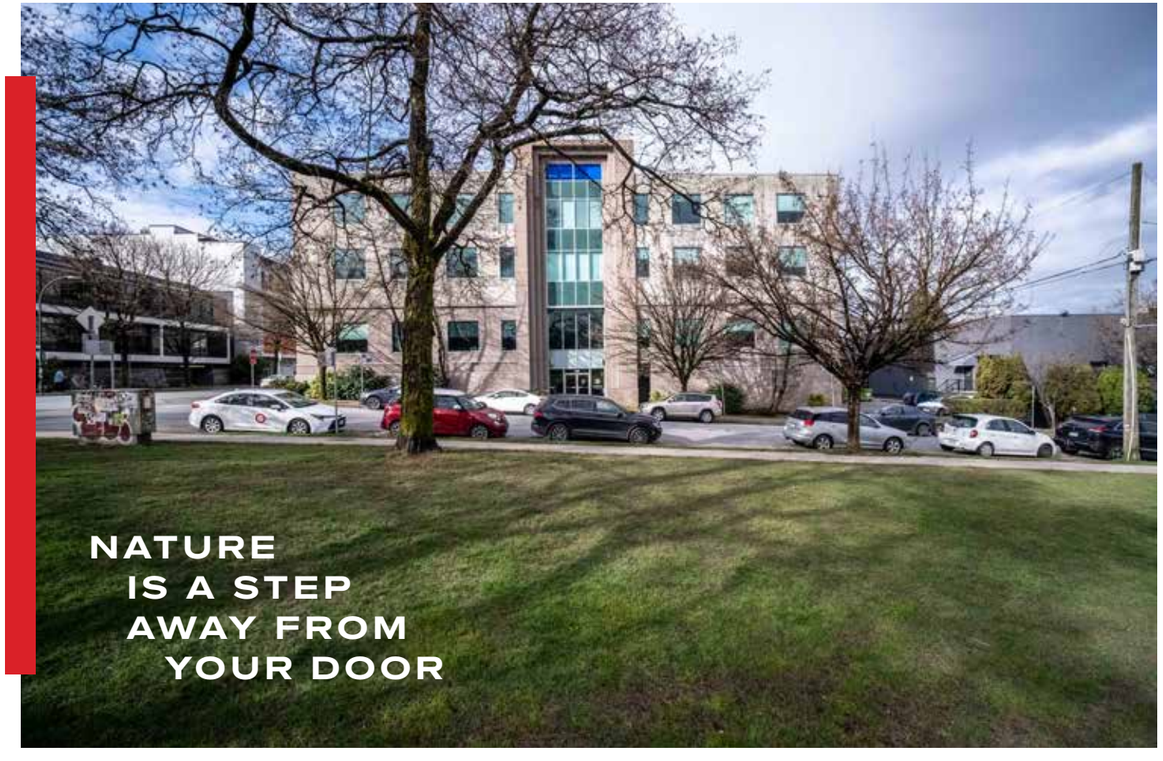


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Maude, MacKay&Co. Ltd.

WILLIAM | WRIGHT



THREE-STOREY
31,250 SQFT
BUILDING

THE OPPORTUNITY

2339 Columbia Street presents a compelling opportunity to acquire a freestanding commercial building in Vancouver's sought-after Mount Pleasant neighbourhood, with 10,542 square feet on the top floor coming available for owner-user occupancy. A purchaser can establish their business in the building while benefiting from rental income from the remaining tenancies.

Prominently situated at the corner of Columbia Street and West 8th Avenue, overlooking Jonathan Rogers Park, the property comprises a three-storey commercial building totalling 31,353 square feet on a 10,860-square-foot lot. The combination of top-floor occupancy, supporting rental income and a central location offers business owners the opportunity to secure their headquarters while building long-term equity in their real estate.

INVESTMENT HIGHLIGHTS

TOP FLOOR OWNER-OCCUPIER OPPORTUNITY

Establish your headquarters with 10,542 SF available February 1, 2027.

STABLE LONG-TERM TENANCY

Established tenants providing consistent and reliable cash flow.

FUTURE REDEVELOPMENT POTENTIAL

Site offers long-term upside through potential redevelopment.

RENTAL UPSIDE OPPORTUNITY

Current rents are below market, providing investors with meaningful income growth potential over time.













PROPERTY HIGHLIGHTS

- Corner view lot overlooking Jonathan Rogers Park
- Fully leased freestanding office building
- Close proximity to Broadway–City Hall SkyTrain Station and future Broadway Subway expansion
- Unobstructed views of Jonathan Rogers Park and the North Shore Mountains from all three levels
- Abundant natural light with skylights, over-height ceilings, and a north-facing third-floor patio
- High-end office buildout featuring professional post-production studio improvements
- Flexible three-level layout suitable for creative, tech, or owner-user occupancy
- Prime Mount Pleasant location steps to Main Street and Broadway amenities
- Excellent transit connectivity and bike access
- Character-style architecture with modern interior upgrades
- 51 secured parking stalls included
- Concrete and structural steel building

SALIENT DETAILS

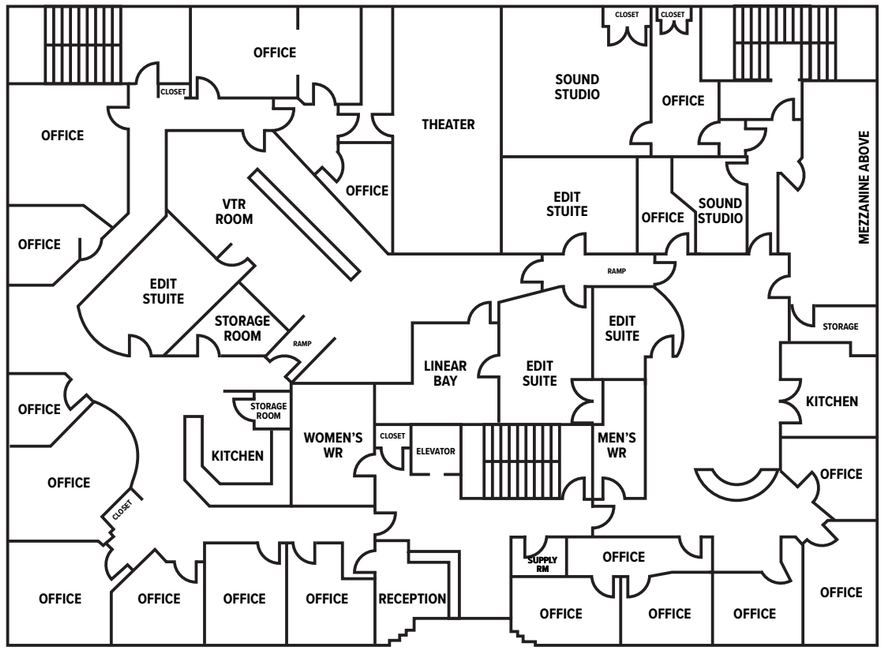
LOT SIZE	± 10,860 SQFT
BUILDING SIZE	± 31,250 SQFT
YEAR BUILT	1989
FLOORS	3
PARKING	51 stalls
ZONING	I-1
PROPERTY TAXES	$186,270.00
PID	014-114-640
FSR	3.00
LEGAL DESCRIPTION	LOT D, BLOCK 20, PLAN VAP22292, DISTRICT LOT 302, NEW WESTMINSTER LAND DISTRICT, EXPL LMP32314 & LMP32315
PRICE	$20,750,000



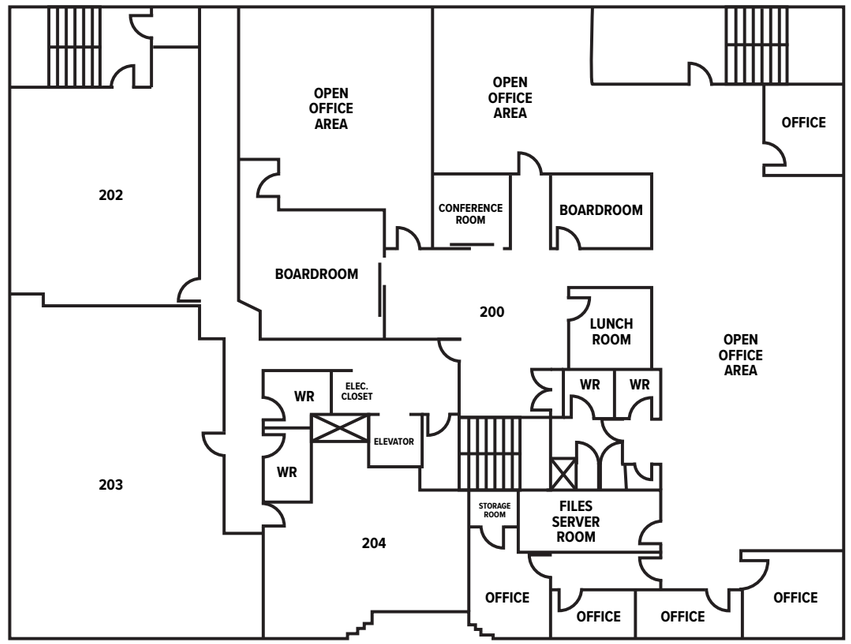




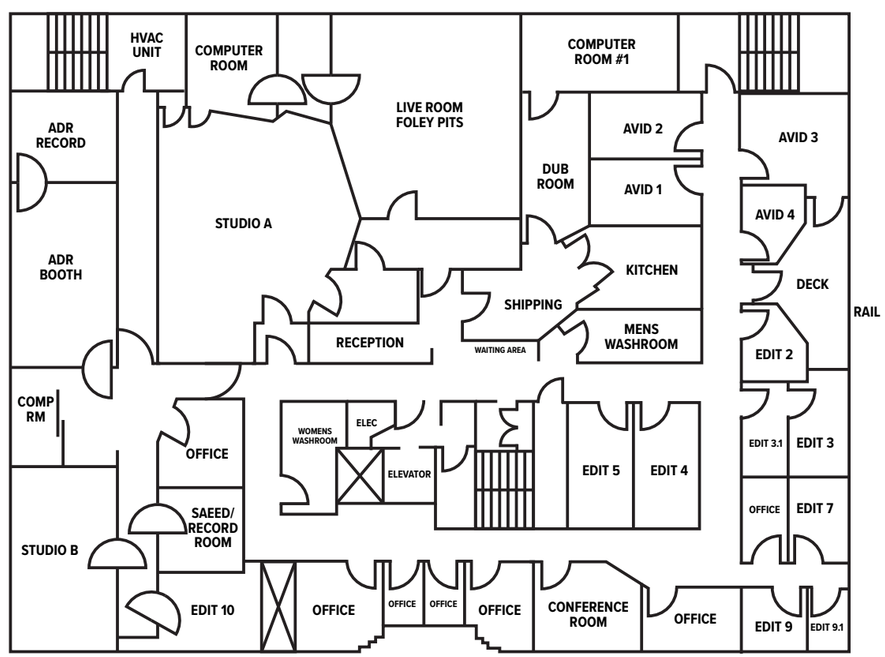
FLOORPLANS
LEVEL 1–3



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

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







MOUNT PLEASANT

2339 Columbia Street is ideally located in Vancouver's highly sought-after Mount Pleasant neighbourhood, one of the city's premier hubs for technology firms, creative companies, and innovative businesses. The area has experienced significant growth as employers are drawn to its central location, vibrant streetscape, and exceptional amenity base. The property sits directly across from Jonathan Rogers Park, offering a rare park-facing setting with open green space, walking paths, and views that enhance the workplace environment. Mount Pleasant is widely recognized as Vancouver's creative and tech corridor, featuring a diverse mix of digital media, film production, technology, and design companies alongside an outstanding selection of restaurants, cafés, breweries, and boutique retailers along nearby Main Street. The property also offers convenient access to Main Street, Cambie Street, and West Broadway, with strong transit connectivity including the Canada Line at Broadway–City Hall Station and the future Broadway Subway Line, further strengthening long-term accessibility to Downtown Vancouver and across the region.





GETTING AROUND THE NEIGHBOURHOOD

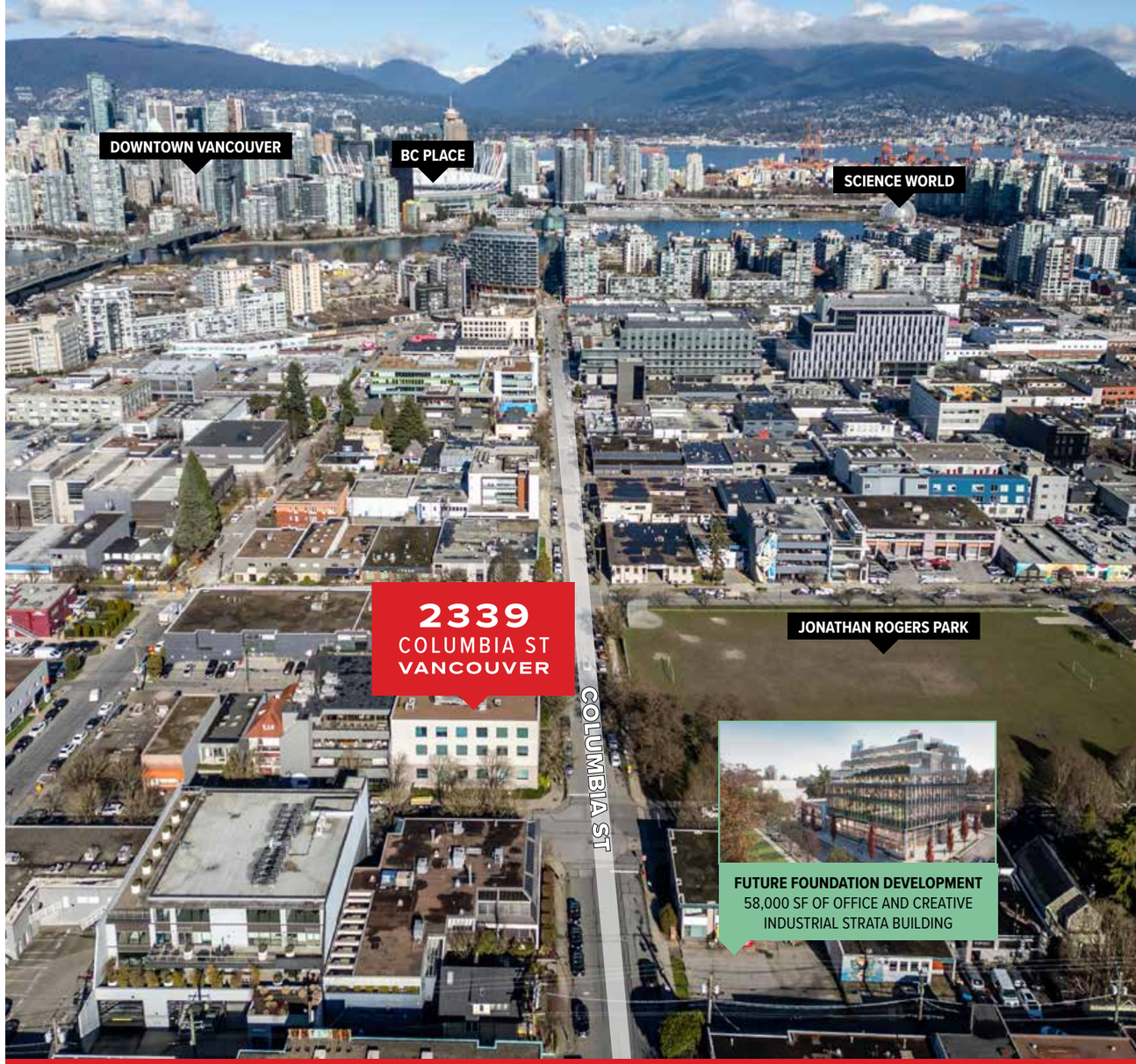
2339 Columbia Street offers exceptional connectivity in the heart of Mount Pleasant.

SkyTrain: Minutes to Broadway–City Hall Station (Canada Line) with direct service to Downtown Vancouver and YVR. Future access to the Broadway Subway (Millennium Line) will further enhance rapid transit connectivity.

Bus Service: Multiple high-frequency routes along Broadway, Main Street, and Cambie Street connecting to UBC, Downtown, and across Metro Vancouver.

Cycling: Immediate access to the Ontario and 10th Avenue bikeways.

Vehicle Access: Quick connections to Downtown, Terminal Avenue, and Highway 1.



MOUNT PLEASANT DEMOGRAPHICS

32,955
RESIDENTS

20–39
49% AGE POPULATION

39.6
MEDIAN AGE

$105,000
AVG. HOUSEHOLD INCOME

$79,000
MEDIAN HOUSEHOLD INCOME

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