

4580 HASTINGS STREET
VANCOUVER, BC



FIRST CLASS OFFICE PREMISES
FROM 2,036 SF TO 6,352 SF AVAILABLE

FOR LEASE

PRICE REDUCED



KYLE WILSON
COMMERCIAL SALES & LEASING
604.608.5941
kyle.wilson@ca.cushwake.com

JESSICA MARSOLAIS
COMMERCIAL SALES & LEASING
604.608.5968
jessica.marsolais@ca.cushwake.com



4580 HASTINGS STREET, BURNABY, BC

FIRST CLASS OFFICE PREMISES FROM 2,036 sf to 6,352 AVAILABLE

LOCATION

Located on the Southwest corner of Hastings and Alpha Avenue in North Burnaby, the subject premises is one block east of Willingdon and Safeway. Firma is well positioned to service the Burnaby market and the abundant commuter traffic from the Tri-cities travelling along Barnet Highway and Hastings Street.

OPPORTUNITY

Firma offers businesses a chance to secure an excellent location with strong curb appeal in North Burnaby's soon to be premier address. Firma combines a grand lobby entrance with premium materials and finishes, all in a vibrant mixed-use development.

Tenants will enjoy the ambience of a village setting while at the same time having direct access to commercial amenities in the retail premises in the main floor or neighbouring "Heights" merchants.

AREA TENANTS

Safeway, Royal Bank, Café Artigiano, BC Liquor Store, VanCity, Heights Medical Clinic, Bank of Montreal, Pharmasave, Norburn Lighting & Dolphin Twin Cinemas to name a few.

MAIN FLOOR TENANTS

Cafe Divano, Park Insurance, Community Savings Credit Union and Artspace Children's Arts Centre.



BASE RENT

\$16.00 - \$18.00 per square foot
(Consult listing brokers for details)

OPERATING COSTS

\$7.50 per square foot
(2014 estimate which includes janitorial)

TENANT IMPROVEMENT ALLOWANCE

\$25.00 per square foot

ZONING

CD (Based on C-2 guidelines)

PARKING - OFFICE

50 underground stalls
* Additional parking stalls in the city lot directly south of Firma, plus plenty of street parking in the immediate area.

AVAILABLE AREA

From 2,036 square feet to 6,352 square feet

OCCUPANCY

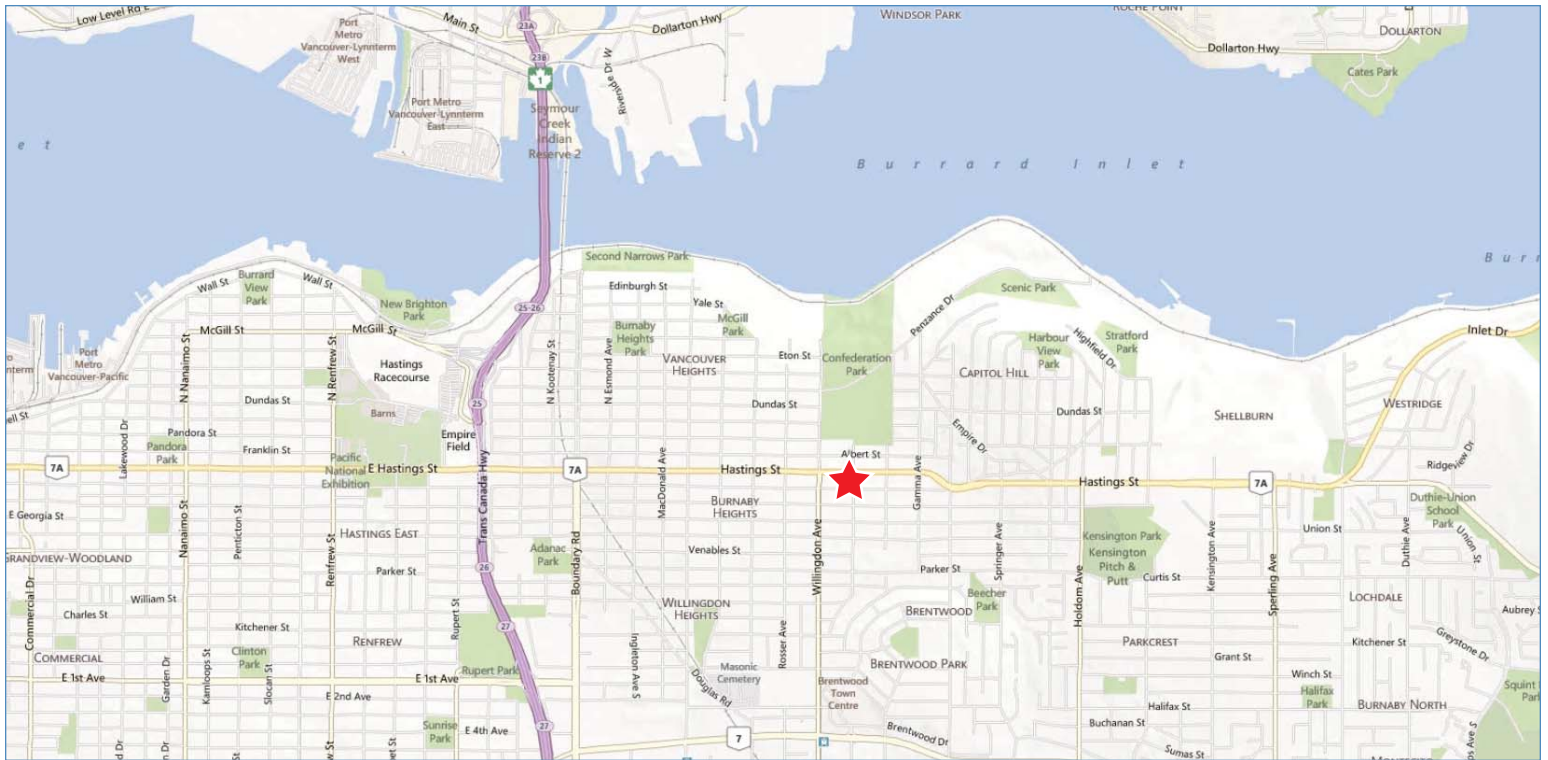
Immediate



4580 HASTINGS STREET, BURNABY, BC

First Class Office Premises from 2,036 sf to 6,352 sf Available

FOR
LEASE



KYLE WILSON
COMMERCIAL SALES & LEASING
604.608.5941
kyle.wilson@ca.cushmanwake.com

JESSICA MARSOLAIS
COMMERCIAL SALES & LEASING
604.608.5968
jessica.marsolais@ca.cushmanwake.com

