FOR LEASE

OFFICE SPACE

2250 BOUNDARY ROAD, BURNABY, BC

LOCATION: The building is located on the southeast corner of Lougheed Highway and Boundary Road on the Burnaby / Vancouver border. It is the geographical centre of Greater Vancouver providing for unsurpassed level of accessibility to Vancouver's key business locations.

- Walking distance to the Gilmore Skytrain station
- Direct access to the Trans Canada Highway and Lougheed Highway
- Adjacent to hotel
- Four (4) restaurants within walking distance

ZONING: M-5: allowing for flexible uses including office and laboratory

FEATURES:
- Newly renovated
- Private offices
- Open work areas
- Boardrooms
- Lab areas
- Lunchrooms
- Fully air-conditioned

PARKING: Excellent random parking available at $60.00 per month per stall plus applicable taxes

UNIT	RENTABLE SQ. FT.	USEABLE SQ. FT.	PRICE PER SQ. FT. PLUS GST	PRICE PER MONTH PLUS GST	OP COSTS & PROPERTY TAXES PER SQ. FT. PLUS GST	OP COSTS & PROPERTY TAXES PER MONTH PLUS GST	TOTAL PER MONTH PLUS GST	AVAILABLE
#216	4,858	3,672	$19.00	$7,691.83	$19.32*	$7,821.38*	$15,513.21	Jan 1, 2025

**** Including Heat & Light***

For Further Information, Please Contact:

BRADEN HALL / STEVE HALL / PETER HALL PREC* RE/MAX CREST

****Personal Real Estate Corporation***

Telephone: (604) 718-7300 * Facsimile: (604) 718-7307

E-Mail: braden@davieshall.ca steve@davieshall.ca peter@davieshall.ca

Website: www.davieshall.ca