

# 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	AVAILABLE
206	7,059	5,701	\$18.00	\$10,588.50	\$15.50*	\$9,117.88*	Immediately**

\* Including Heat & Light \*\* As per Offer to Lease - subject to existing Tenant Lease cancellation

**For Further Information, Please Contact:**  
**BRADEN HALL / STEVE HALL - RE/MAX CREST**  
 Telephone: (604) 718-7300 \* Facsimile: (604) 718-7307  
 E-Mail: [braden@davieshall.ca](mailto:braden@davieshall.ca) [steve@davieshall.ca](mailto:steve@davieshall.ca)  
 Website: [www.davieshall.ca](http://www.davieshall.ca)



**2250 BOUNDARY ROAD, BURNABY, B.C.**

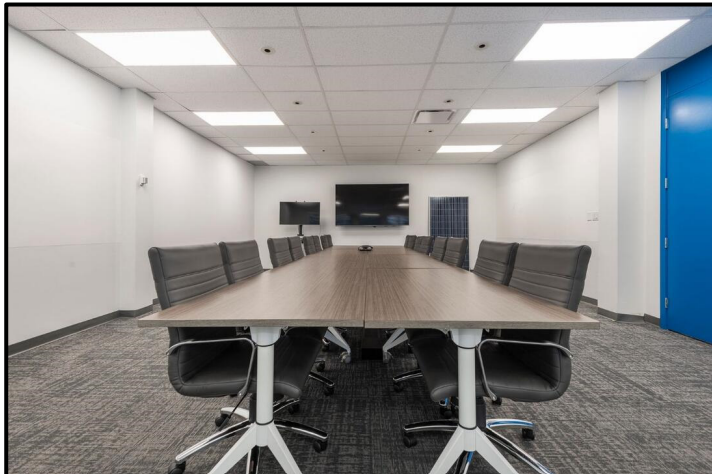
**SECOND FLOOR MAIN ENTRANCE:**



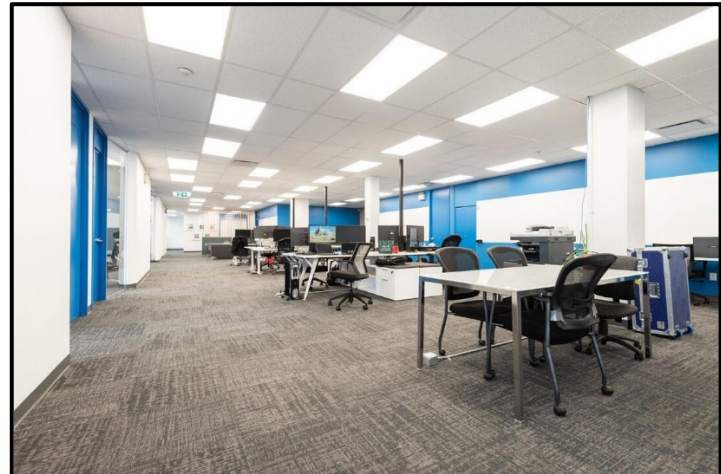
**UNIT #206 RECEPTION:**



**UNIT #206 BOARD ROOM:**



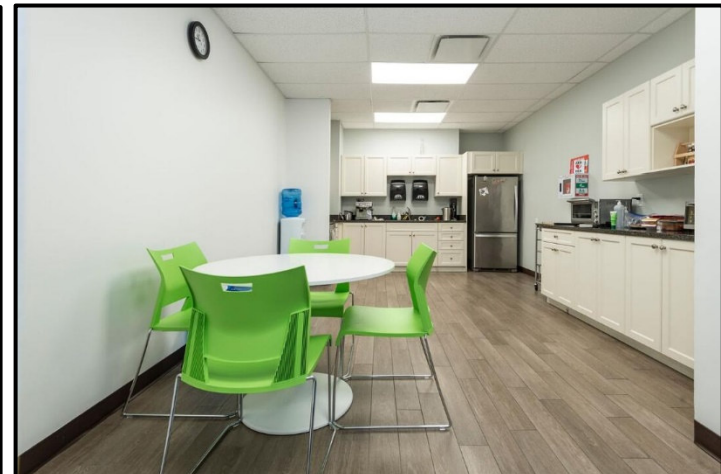
**UNIT #206 OPEN WORK AREA:**



**UNIT #206 PRIVATE OFFICE:**



**UNIT #206 LUNCH ROOM:**



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