



**For Lease**

# 6,130 SF office space available in Discovery Place Business Park

4225 Kincaid Street, Burnaby, BC

Contact:

**Rob Chasmar**

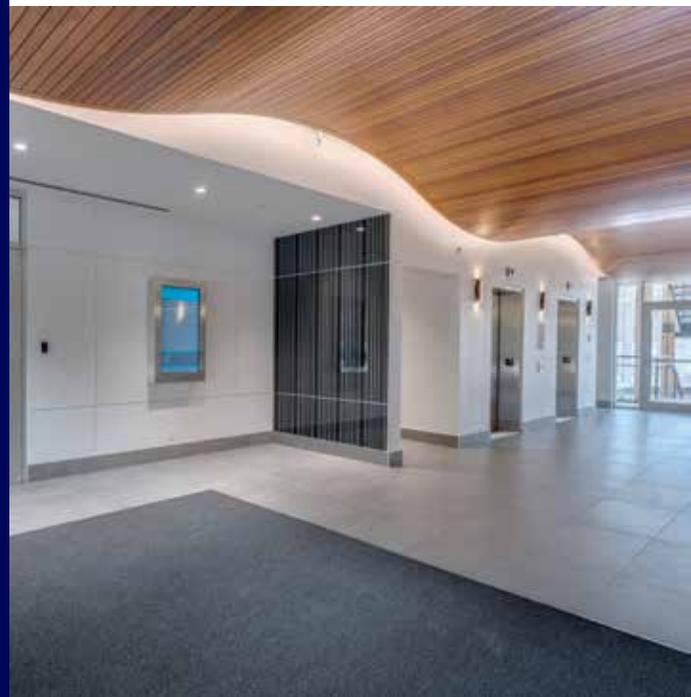
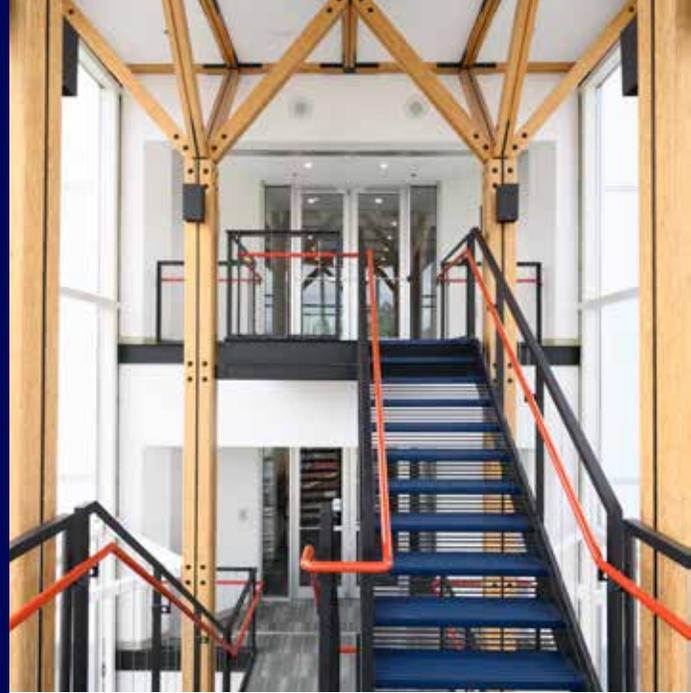
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# Property Summary

Located in Discovery Business Park, 4225 Kincaid Street benefits from excellent visibility and easy accessibility. The property is located near major thoroughfares, including the Trans-Canada Highway and Lougheed Highway, facilitating seamless connectivity to Greater Vancouver. The building is well-served by public transportation, with several bus routes and the nearby Gilmore SkyTrain station.



<b>Address</b>	4225 Kincaid Street
<b>Availability</b>	Immediate
<b>Net Rent</b>	Please contact listing agents
<b>Est. Additional Rent (2024)</b>	\$15.80/SF per annum
<b>Parking</b>	1 stall per 750 SF leased \$95.00 random plus applicable taxes \$125.00 reserved plus applicable taxes
<b>Premises</b>	
<b>Unit 500</b>	6,130 SF Currently in shell condition.



Secure bicycle storage and lockers



Underground and surface parking



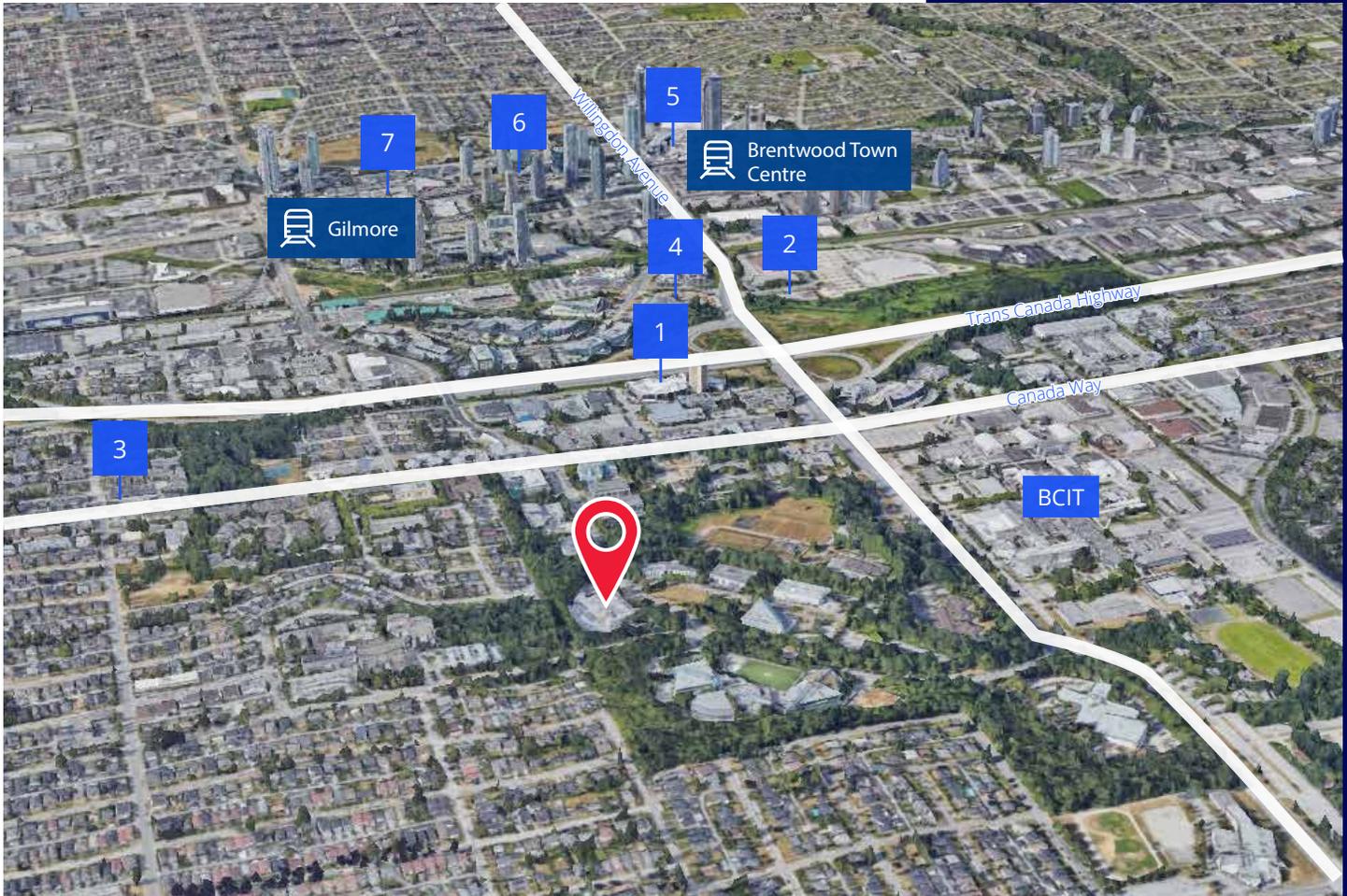
Easy bus access to Gilmore SkyTrain



Excellent access to Hwy 1 or Lougheed



# Seamless Connectivity



## Nearby Restaurants

- 1 Personas Patio
- 2 The Keg
- 3 James Street Grill
- 4 McDonald's
- 5 Earls
- 6 Joey
- 7 Cactus Club

## Drive Times

<b>Brentwood SkyTrain</b>	8 minutes
<b>Downtown Vancouver</b>	28 minutes
<b>Vancouver Airport</b>	36 minutes
<b>Surrey Central</b>	34 minutes
<b>Lower Lonsdale</b>	24 minutes

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