

FOR LEASE | OFFICE  
UNIT H - 2830 DOUGLAS ROAD  
BURNABY, BC

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- ▶ 1,650 to 2,250 SF Second Floor Office Unit with Exterior Deck
- ▶ Prime Location with Exposure
- ▶ Easy Access to Trans-Canada and Lougheed Highways

Ryan Barichello  
D 604.630.3371 C 604.889.4146  
ryan.barichello@lee-associates.com

Chris McIntyre  
Personal Real Estate Corporation  
D 604.630.3392 C 604.889.0699  
chris.mcintyre@lee-associates.com

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### Location

Primely situated in the Norland Avenue and Trans-Canada Highway area of Burnaby. This property is considered to be the geographical centre of Greater Vancouver and offers easy access to all key business markets via the Lougheed Highway and Trans-Canada Highway.

### Features

- ▶ Secure private entrance with double doors
- ▶ Reception/waiting area
- ▶ Bathroom with tub and shower
- ▶ HVAC
- ▶ Kitchen
- ▶ Open plan office area
- ▶ Large private office/boardroom
- ▶ Private exterior balcony
- ▶ Exposure to Douglas Road
- ▶ Sign pole
- ▶ New flooring, paint, and lighting

### Zoning

CD – Comprehensive Development (M2, M5)

### Available Area

1,650 to 2,250 SF

### Asking Rate

\$25.00 PSF

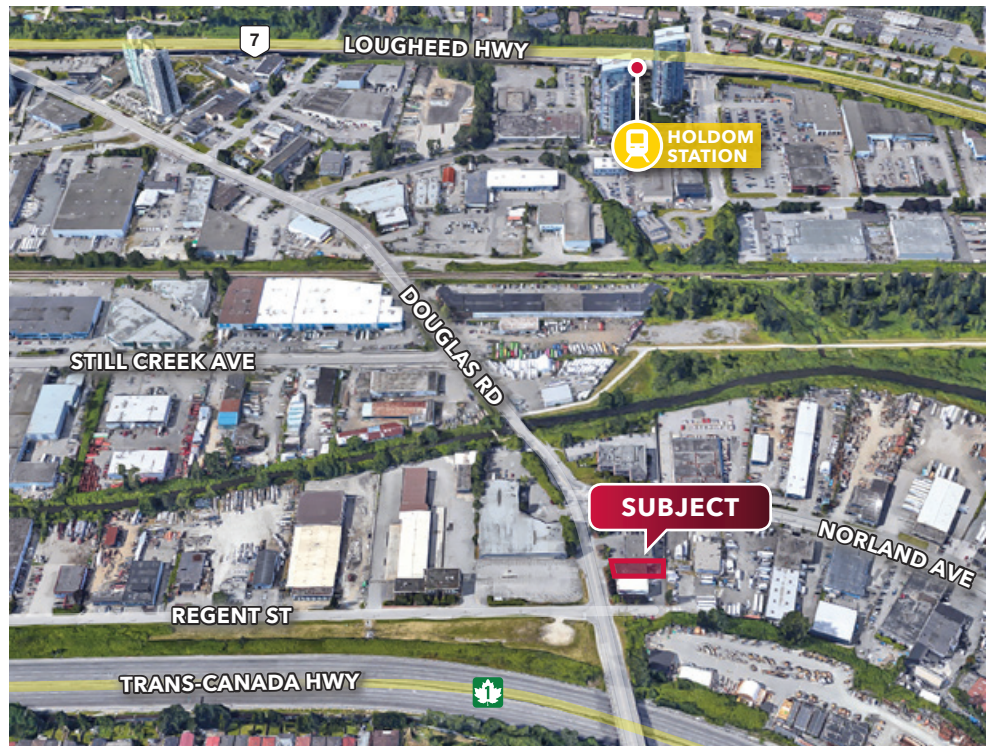
### Taxes & Operating Costs

\$8.85 PSF (2023)

### Availability

Contact agents

*\*Some existing office furniture can be made available as part of the deal.*



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