

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
#110	5,862	4,767	\$19.00	\$9,281.50	\$19.02*	\$9,291.27	\$18,572.77	Immediately
#180	2,341	1,904	\$19.00	\$3,706.58	\$19.02*	\$3,710.49*	\$7,417.07	Immediately
#216	4,858	3,672	\$19.00	\$7,691.83	\$19.02*	\$7,699.93*	\$15,391.76	Immediately

* 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 Website: www.davieshall.ca

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



