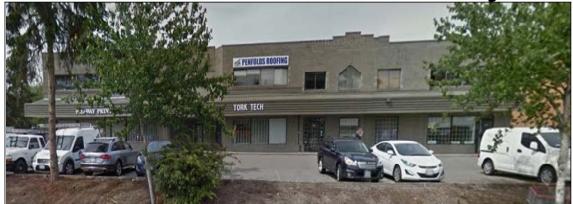


FOR LEASE

HIGH QUALITY OFFICE/WAREHOUSE

8555 Government Street, Burnaby



LOCATION: The property is located in the desirable Winston Street and Government

Road Industrial/ Commercial area of North Burnaby. Widely considered to be the geographical center of Metro Vancouver, North Burnaby offers easy access to all key business markets via Trans Canada and Lougheed

Highways. University Skytrain Station is just minutes away.

ZONING: M-5 allowing for light industrial and outright office uses

AREA: 2, 705 sq. ft.

BUILDING - Corner unit

FEATURES: - HVAC system throughout

- Three (3) private offices

- Lots of glazing for natural light

- Coffee bar & sink

- Large reception area

- Two (2) private washroom

- Double man door for loading

PARKING: Five (5) parking stalls

LEASE RATE: \$15.00 per square foot plus GST (or) \$3,381.25 per month plus GST

OPERATING COSTS

& TAXES: \$6.91 per square foot plus GST (or) 1,557.63 per month plus GST

AVAILABLE: Immediately

For Further Information, Please Contact:

PETER HALL PREC* / STEVEN HALL / BRADEN HALL - RE/MAX CENTRAL

*Personal Real Estate Corporation

Telephone: (604) 718-7300 Website: www.davieshall.ca

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

