

FOR LEASE

3807 WILLIAM STREET

BURNABY | BC



FOR ADDITIONAL INFORMATION CONTACT

ED FERREIRA

PERSONAL REAL ESTATE CORPORATION

SENIOR VICE PRESIDENT

Advisory & Transaction Services

604 662 5122 | ed.ferreira@cbre.com

DARREN STAREK

SENIOR VICE PRESIDENT

Advisory & Transaction Services

604 662 5175

darren.starek@cbre.com

JORDAN COULTER

SENIOR SALES ASSOCIATE

Advisory & Transaction Services

604 662 5574

jordan.coulter@cbre.com

CBRE

FOR LEASE

3807 WILLIAM STREET

BURNABY | BC

Near central Burnaby, Brentwood neighbourhood provides a host of lifestyle amenities

BUILDING SIZE

Shop:	3,074 sq. ft.
Main Floor Offices:	870 sq. ft.
Upper Floor Offices:	1,682 sq. ft.
Total:	5,626 sq. ft.

LEASE RATE

Contact Listing Brokers

ADDITIONAL RENT

\$7.60 PSF (Estimate)

ZONING

M-3

AVAILABILITY

JAN 2023

PARKING

Minimum 5 stalls at rear off lane plus street parking

LOADING

One Grade Loading



LOCATION

Superior location providing excellent access to Trans-Canada Highway and public transit. This central location provides quick access to the North Shore, Downtown Business District and Tri-Cities area. The property is located at the NE corner of William Street and Esmond Avenue, 1 block east of Boundary Road.

FEATURES

- ▶ Approx. 12' ceiling height in warehouse
- ▶ 3-phase electrical services
- ▶ Main Floor Offices: air-conditioned / 2 small offices / reception area / 2 washrooms
- ▶ Upper Floor Offices: air-conditioned / demised into 3 open areas / 2 washrooms

AMENITIES NEARBY



Enjoy a perfectly crafted coffee or a pastry at local cafes - Soon Cafe, Kanadell Bakery, In the moment coffee, OEB Breakfast Co.



Numerous food services and restaurants along Hastings Street and Lougheed Hwy - Earls, Cactus Club, Joey Burnaby, Chad Thai, Pho Pasteur, Toyo Sushi; Steamworks Brewery & Taproom is located adjacent to the subject property



The property is well serviced by public transit on Boundary Road and Hastings Street. Nearby Skytrain stations on Millennium Line - Gilmore Station and Brentwood Town Centre station

FOR MORE INFORMATION CONTACT

ED FERREIRA

PERSONAL REAL ESTATE CORPORATION

604 662 5122

ed.ferreira@cbre.com

DARREN STAREK

604 662 5175

darren.starek@cbre.com

JORDAN COULTER

604 662 5574

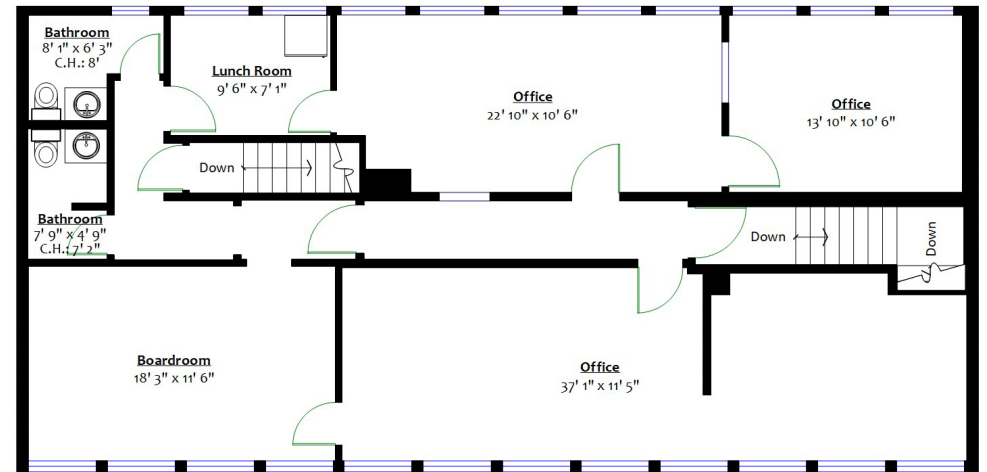
jordan.coulter@cbre.com

FOR LEASE

3807 WILLIAM STREET

BURNABY | BC

FLOOR PLANS



*NOT TO SCALE

FOR MORE INFORMATION CONTACT

ED FERREIRA

PERSONAL REAL ESTATE CORPORATION

604 662 5122

ed.ferreira@cbre.com

DARREN STAREK

604 662 5175

darren.starek@cbre.com

JORDAN COULTER

604 662 5574

jordan.coulter@cbre.com

CBRE Limited | 1021 West Hastings Street | Suite 2500 | Vancouver | BC V6E 0C3

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, EnviroNics Analytics, Microsoft Bing, Google Earth.