



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 FEATURES:**
- Corner unit
 - 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

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