

# FOR LEASE

## COOL AND FUNKY OFFICE SPACE WITH VIEWS

### 1687 INGLETON AVENUE, BURNABY, BC



- LOCATION:** The subject property is primely located in the highly desirable North Burnaby Industrial District just 1/2 block from Boundary Road at the corner of First Avenue and Ingleton. This central location enjoys excellent access to all parts of Metro Vancouver via the Trans-Canada Highway, Lougheed Highway and the Gilmore Skytrain Station
- ZONING:** M-3
- AREA:** 2,453 sq. ft.
- FEATURES:**
- Fully air-conditioned
  - Deck with northwest views of Downtown Vancouver and the North Shore Mountains
  - Wood beam ceilings with fluorescent lighting
  - Nine (9) private offices
  - One (1) board room
  - Storage/Server room
  - Coffee bar and sink
  - Two (2) washrooms
- PARKING:** Five (5) parking stalls included
- LEASE RATE:** \$16.00 per sq. ft. plus GST (or) \$3,270.66 per month plus GST
- OPERATING COSTS & PROPERTY TAXES:** \$7.50 per sq. ft. plus GST (or) \$1,533.13 per month plus GST  
*\*Not including Heat & Light*

**For Further Information, Please Contact:**  
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