



FOR LEASE

OFFICE SPACE

2,071 SQ. FT – 6,937 SQ. FT.

2250 BOUNDARY ROAD, BURNABY, B.C.

**LOCATION:**

The building is located on the south east 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

BUILDING FEATURES:

- Demisable with units from 1,588 sq. ft. available
- Newly renovated
- Numerous private offices
- Large open work areas
- Boardrooms
- Lunchrooms
- Fully air conditioned

PARKING:

Excellent random parking available at \$60.00 per month per stall

UNIT	RENTABLE SQ. FT.	USEABLE SQ. FT.	PRICE PER SQ. FT. PLUS GST	PRICE PER MONTH PLUS GST	OP COSTS & TAXES PER SQ. FT.	OP COSTS & TAXES PER MONTH	AVAILABLE
216	4,858	3,820	\$13.00	\$5,262.83	\$11.09*	\$4,489.60	Immediately
220	2,079	1,635	\$13.00	\$2,252.25	\$11.09*	\$1,921.34	Immediately
Combined	6,937	5,455	\$13.00	\$7,515.08	\$11.09*	\$6,410.94	Immediately
240	2,071	1,628	\$14.50	\$2,502.46	\$11.62*	\$2,005.42	August 1,2019

* Including heat and light

For Further Information, Please Contact:

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

*Personal Real Estate Corporation

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