



## FOR LEASE

### HIGH QUALITY OFFICE #101 – 8557 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:** 2,259 sq. ft.
- FEATURES:**
- Corner unit with lots of windows for natural light
  - Three (3) private offices
  - One (1) large boardroom
  - Large open area reception/ work area
  - Hvac throughout
  - Two (2) private washrooms
- PARKING:** Common area out front of building (TBD)
- LEASE RATE:** \$14.00 per square feet plus GST (or) \$2,635.50 per month plus GST
- OPERATING COSTS & TAXES:** \$ 9.11 per square feet plus GST (or) \$1,714.96 per month plus GST
- AVAILABLE:** March 1, 2019

For Further Information, Please Contact:  
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