

FOR LEASE

SECOND FLOOR CORNER OFFICE

5069 BERESFORD STREET, BURNABY, BC



- LOCATION:** Located in the Beresford area of South Burnaby, one block south of Imperial Street and one block west of Royal Oak Avenue. This unique freestanding building is located within the Royal Oak Urban Village, only a three minute walk to the Royal Oak Skytrain Station and other transit connections on both Royal Oak and Imperial Street.
- ZONING:** M-4
- AREA:** 2,136 sq. ft.
- FEATURES:**
- Fully air-conditioned
 - Corner unit with lots of glass
 - Private offices
 - Boardroom
 - Coffee bar and sink
 - Two (2) washrooms
- PARKING:** Three (3) parking stalls at front of building plus three (3) common area parking stalls adjacent off the lane
- LEASE RATE:** \$18.00 per sq. ft. plus GST (or) \$3,204.00 per month plus GST
- OPERATING COSTS & PROPERTY TAXES:** \$7.11 per sq. ft. plus GST (or) \$1,265.58 per month plus GST
- AVAILABLE:** September 1, 2024
- NOTE:** Heat & Light is split on a 70% main floor basis and 30% to upstairs.

For Further Information, Please Contact:
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