FOR LEASE

SECOND FLOOR CORNER OFFICE

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

FEATURES:

#101
- Large open work area
- Large private office/boardroom
- HVAC throughout
- Windows for natural light

#101A
- Large open work area
- Corner unit with lots of glazing for natural light
- HVAC throughout

#101B
- Two (2) private offices
- Open work area/Reception
- HVAC throughout
- Windows for natural light

PARKING: Common area out front of building (TBD)

Unit	**Total Sq. Ft.**	**Lease Rate Per Month.** (+ G.S.T.)	**Operating Costs & Taxes Per Month** (Approx)	**Total Per Month** (+ G.S.T.)	**Available**
#101	890	$1,038.33	$675.66	$1,713.99	Immediately
#101A	606	$707.00	$460.06	$1,167.06	Immediately
#101B	780	$910.00	$592.15	$1,502.15	Immediately

For further Information, Please Contact:
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