



**FOR LEASE**  
Office/Warehouse  
**5154 STILL CREEK AVENUE, BURNABY, B.C.**



- LOCATION:** The building is located in the heart of The Still Creek industrial district of North Burnaby. Primely situated between the Trans-Canada and Lougheed Highways, this property enjoys quick and efficient access to all market areas in the Lower Mainland.
- ZONING:** M-2 Industrial allowing a wide range of industrial and service users.
- BUILDING AREA:**
- |            |                      |
|------------|----------------------|
| Office:    | 340 sq. ft.          |
| Warehouse: | <u>2,410 sq. ft.</u> |
| Total:     | 2,750 sq. ft.        |
- FEATURES:**
- Concrete block construction
  - Window frontage for natural light
  - Private office/showroom area
  - 18' clear ceilings
  - 12'x 16' loading door
  - Natural gas heat in warehouse
  - One (1) handicap accessible washroom
- PARKING:** Two (2) parking stalls
- LEASE RATE:** \$14.00 per sq. ft. plus G.S.T (or) \$3,208.33 per month plus G.S.T.
- OPERATING COSTS & TAXES:** \$ 4.28 per sq. ft. plus G.S.T. (or) \$980.83 per month plus G.S.T.
- AVAILABLE:** March 1, 2019

For Further Information, Please Contact:  
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