



FOR SUB-LEASE
HIGH QUALITY OFFICE
#223 – 8678 GREENALL AVENUE, BURNABY, B.C.



- LOCATION:** The subject property is primely located close to the border between Vancouver and Burnaby, just two blocks east of the intersection of Marine Way and Boundary Road. This prime central Metro Vancouver location offers your business all amenities and convenience within a urban setting. Features include shopping & banking close by, excellent access to Marine Way, The Richmond Connector, The Trans- Canada Highway, The South Fraser Perimeter Road, Downtown Vancouver and the Vancouver International airport.
- ZONING:** M – 5
- AREA:** **2nd Floor: 1091 square feet.**
- FEATURES:**
- Excellent glazing for natural light
 - Fully air-conditioned
 - Open area reception and general work area
 - Private offices
 - A small storage room
 - T bar ceiling and fluorescent lighting
- LEASE RATE:** \$15.00 per sq. ft. plus GST (or) \$1,363.75 per month plus GST
- OPERATING COSTS & TAXES:** \$8.27 per sq. ft. plus GST (or) \$751.88 per month plus GST

For Further Information, Please Contact:
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