



FOR LEASE

HIGH QUALITY OFFICE/WAREHOUSE

4183 DAWSON STREET, BURNABY, BC



LOCATION:

This building is primely situated in the Boundary Road and Lougheed Highway area of Burnaby. Widely considered to be the geographical centre of Greater Vancouver, this location offers easy access to all key business markets via The Trans-Canada and Lougheed Highways. The Gilmore skytrain station is a one-minute walk from the premises.

ZONING:

M-5 allowing for a wide range of office uses.

AREA:

9,057 sq. ft. of warehouse with ancillary office/reception

FEATURES:

- Large storefront for natural light and exposure
- Open area office/showroom
- One (1) private office
- Air-conditioning in the office areas
- Kitchen/Lunchroom
- 9' ft. x 12' ft. grade level loading
- 20' ft. ceiling heights
- One (1) handicap accessible washroom

PARKING:

Common area parking in front of unit

LEASE RATE:

\$15.25 per sq. ft. plus GST (or) \$11,509.94 per month plus GST

OPERATING COSTS &

PROPERTY TAXES:

\$6.41* per sq. ft. plus GST (or) \$4,837.95* per month plus GST
** Inclusive of Management Fee*

AVAILABLE:

March 1, 2022

For Further Information, Please Contact:

PETER HALL PREC* / BRADEN HALL / STEVE HALL - RE/MAX Crest

**Personal Real Estate Corporation*

Telephone: (604) 718-7300 * Website: www.davieshall.ca

E-Mail: peter@davieshall.ca * braden@davieshall.ca * steve@davieshall.ca

