



## FOR SUB-LEASE OFFICE

### #220 - 4180 LOUGHEED HIGHWAY, BURNABY, BC



- LOCATION:** The building is situated on The Lougheed Highway adjacent to the Gilmore Skytrain Station. The property provides excellent access to all key business locations via The Trans-Canada Highway, The Lougheed Highway and Greater Vancouver's developing rapid transit system.
- ZONING:** C3, CD
- AREA:** 1,873 sq. ft.
- FEATURES:**
- Five (5) private offices
  - One (1) large boardroom
  - Carpet tile throughout
  - Private lunch room
  - Security: building & covered-area parking are secured by card access with 24 hour diligent monitoring by Intercon Security.
  - On-site management team
  - Gilmore Skytrain station just a 3 minute walk away
  - Computerized HVAC management system
- PARKING:** Secured underground and random surface parking available. One (1) parking stall per 500 sq. ft. Unreserved parking is available at \$115.00 per stall per month plus applicable taxes and underground reserved parking is available at \$140.00 per stall per month plus applicable taxes.
- LEASE RATE:** \$21.00 per sq. ft. plus GST (or) \$3,277.75 per month plus GST
- OPERATING COSTS & PROPERTY TAXES:** \$18.00 per sq. ft. plus GST (or) \$2,809.50 per month plus GST
- SUBLEASE EXPIRY DATE:** August 31, 2022

For Further Information, Please Contact:  
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