



FOR LEASE

HIGH QUALITY UNIT

4185 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:** 24,679 sq. ft.
- FEATURES:**
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| <u>Office</u> | <u>Warehouse</u> |
| - Open area office | - An abundance of power (Tenant to verify) |
| - Large lab area | - One (1) grade and two (2) dock level loading doors |
| - HVAC throughout | - 18' clear ceiling heights |
| - Two (2) private washrooms | - One (1) shipping office |
| | - Lunchroom |
| | - Two (2) private washrooms |
- PARKING:** Common area parking in front of unit
- LEASE RATE:** \$15.00 per sq. ft. plus GST (or) \$30,848.75 per month plus GST
- OPERATING COSTS & PROPERTY TAXES:** \$8.03 per sq. ft. plus GST (or) \$16,514.36* per month plus GST
* Inclusive of Management Fee
- DEMOLITION CLAUSE:** The Landlord will reserve the right to give Tenant(s) six months written notice to vacate the premises. Such notice shall not be given prior to June 1, 2023

For Further Information, Please Contact:
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