



# FOR LEASE

## HIGH QUALITY OFFICE

### #103 – 8557 GOVERNMENT STREET, BURNABY, BC



- LOCATION:** The property is located in the desirable Winston Street and Government Road Industrial/ Commercial area of North Burnaby. Widely considered to be the geographical center of Metro Vancouver, North Burnaby offers easy access to all key business markets via Trans Canada and Lougheed Highways. University Skytrain Station is just minutes away.
- ZONING:** M-5 allowing for light industrial and outright office uses
- AREA:** 839 sq. ft.
- FEATURES:**
- Open area office/reception
  - Three (3) private offices
  - HVAC system throughout
  - Lots of windows providing great views and an abundant source of natural light
  - Fluorescent lighting
  - Common area Male & Female washrooms
- PARKING:** Two (2) allocated parking stalls
- LEASE RATE:** \$21.00 per square foot plus GST (or) \$1,468.25 per month plus GST
- OPERATING COSTS & TAXES:** \$13.57\* per square foot plus GST (or) \$948.77\* per month plus GST  
*\*Including Heat*
- AVAILABLE:** March 1, 2023

**For Further Information, Please Contact:**  
**PETER HALL PREC\*/ BRADEN HALL / STEVE HALL - RE/MAX CREST**  
*\*Personal Real Estate Corporation*  
**Telephone: (604) 718-7300 \* Facsimile: (604) 718-7307**  
**E-Mail: peter@davieshall.ca braden@davieshall.ca steve@davieshall.ca**  
**Website: www.davieshall.ca**

