

# FOR LEASE

## OFFICE SPACE

### 2250 BOUNDARY ROAD, BURNABY, BC



**LOCATION:** The building is located on the southeast corner of Lougheed Highway and Boundary Road on the Burnaby / Vancouver border. It is the geographical centre of Greater Vancouver providing for unsurpassed level of accessibility to Vancouver's key business locations.

- Walking distance to the Gilmore Skytrain station
- Direct access to the Trans Canada Highway and Lougheed Highway
- Adjacent to hotel
- Four (4) restaurants within walking distance

**ZONING:** M-5

**FEATURES:**

- Newly renovated
- Private offices
- Open work areas
- Boardrooms
- Lab areas
- Lunchrooms
- Fully air-conditioned

**PARKING:** Excellent random parking available at \$60.00 per month per stall plus applicable taxes

UNIT	RENTABLE SQ. FT.	USEABLE SQ. FT.	PRICE PER SQ. FT. PLUS GST	PRICE PER MONTH PLUS GST	OP COSTS & PROPERTY TAXES PER SQ. FT.*	OP COSTS & PROPERTY TAXES PER MONTH*	AVAILABLE
150	2,719	2,211	\$20.00	\$4,531.66	\$14.45	\$3,274.13	30 days notice
208	1,588	1,098	\$20.00	\$2,646.66	\$14.45	\$1,912.22	30 days notice
210	2,543	2,000	\$20.00	\$4,238.33	\$14.45	\$3,062.20	February 1, 2023
220	2,079	1,632	\$20.00	\$3,465.00	\$14.45	\$2,503.46	30 days notice

\* Including Heat & Light

**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](http://www.davieshall.ca)**



**2250 BOUNDARY ROAD, BURNABY, B.C.**

**SECOND FLOOR MAIN ENTRANCE:**



**UNIT #150:**



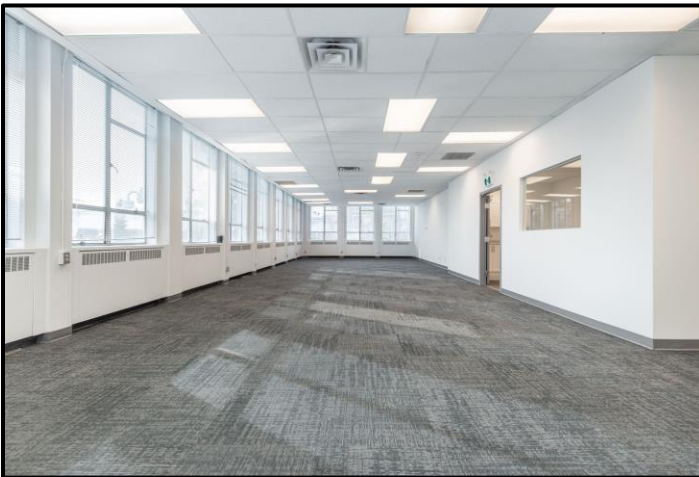
**UNIT #208:**



**UNIT #208:**



**UNIT #220:**



**UNIT #220:**



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