



FOR LEASE
OFFICE/WAREHOUSE
#6 – 8652 JOFFRE AVENUE, BURNABY, BC



LOCATION: This prime central Metro Vancouver location offers your business all amenities and features including shopping & banking close by, excellent access to Marine Way, The Richmond Connector, The Trans-Canada Highway, The South Fraser Perimeter Road, Downtown Vancouver and the Vancouver International Airport.

ZONING: M5

AREA: Main Floor Showroom/Warehouse: 1,401 sq. ft.
Second Floor Office: 701 sq. ft.
Total: 2,102 sq. ft.

FEATURES:

- Corner unit with exposure to Marine Drive
- Lots of windows providing an abundant source of natural light
- Open area reception
- Nicely finished second floor offices with open floor plan
- High ceiling warehouse with bonus mezzanine free of charge
- 8' x 10' loading door
- Two (2) private washrooms

PARKING: Common area parking out front of unit

LEASE RATE: \$22.00 per sq. ft. plus GST (or) \$3,853.67 per month plus GST

OPERATING COSTS & PROPERTY TAXES: \$7.67 sq. ft. plus GST (or) \$1,343.53 per month plus GST

AVAILABLE: 30 days notice

For Further Information, Please Contact:
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