



FOR LEASE
HIGH EXPOSURE
#109 - 2323 BOUNDARY ROAD, VANCOUVER, BC



- LOCATION:** Boundary Business Centre is primely situated in the Boundary Road and Lougheed Highway area of Vancouver. Widely considered to be the geographical centre of Metro Vancouver, Boundary Business Centre offers easy access to all key business markets via the Trans-Canada Highway, Lougheed Highway and the Gilmore Skytrain station.
- ZONING:** I - 2
- AREA:** 955 square feet
- FEATURES:**
- Good exposure
 - Six (6) private offices
 - Fluorescent lighting
 - Fully sprinklered
 - One (1) handicap accessible washroom
- PARKING:** Access to four (4) shared parking stalls plus one (1) shared handicap accessible stall and additional visitor parking
- LEASE RATE:** \$35.00 per sq. ft. plus GST (or) \$2,785.42 per month, plus GST
- OPERATING COSTS & PROPERTY TAXES:** \$14.39* per sq. ft. plus GST (or) \$1,145.20* per month plus GST
**Not including Heat & Light*
- AVAILABLE:** Immediately

For Further Information, Please Contact:
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