

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: allowing for flexible uses including office and laboratory.

- 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. PLUS GST	OP COSTS & PROPERTY TAXES PER MONTH PLUS GST	AVAILABLE
206	7,059	5,701	\$18.00	\$10,588.50	\$15.50*	\$9,117.88*	Immediately**

* Including Heat & Light ** As per Offer to Lease - subject to existing Tenant Lease cancellation

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



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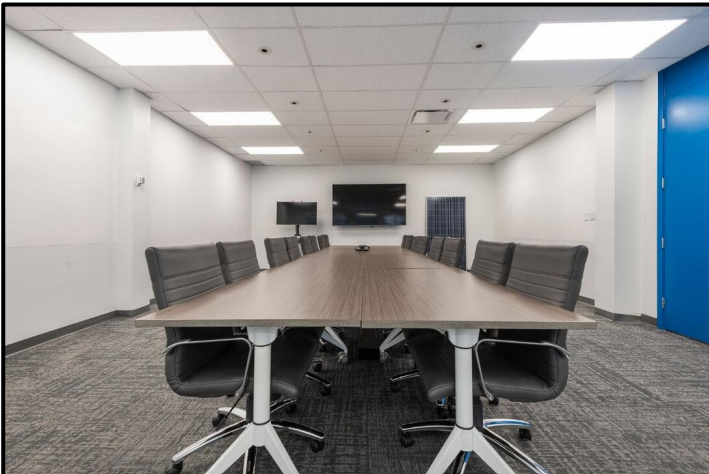
SECOND FLOOR MAIN ENTRANCE:



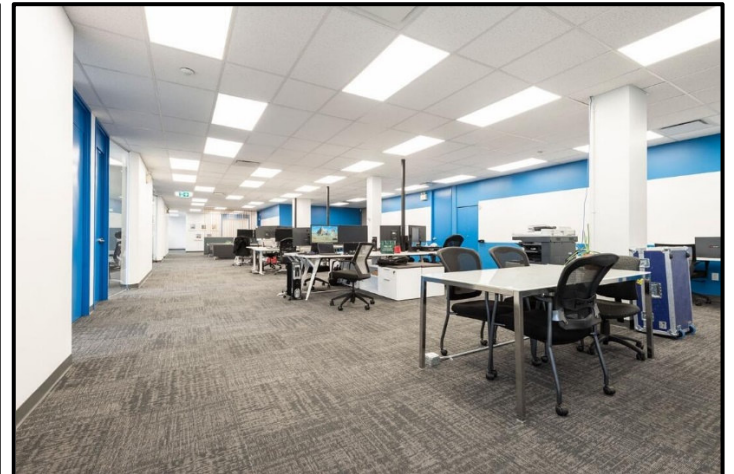
UNIT #206 RECEPTION:



UNIT #206 BOARD ROOM:



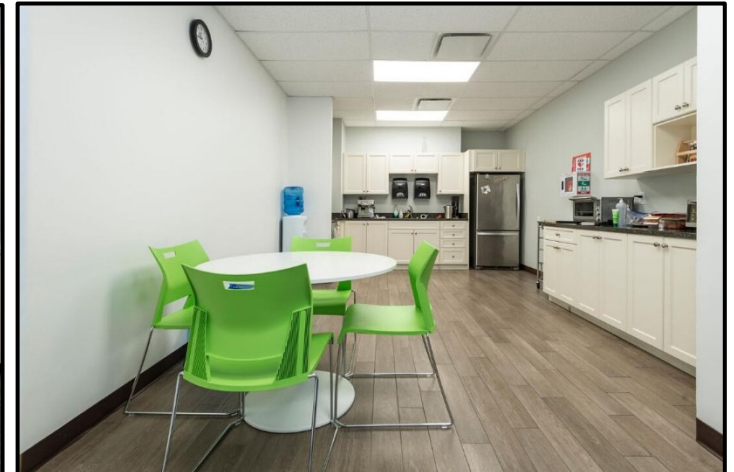
UNIT #206 OPEN WORK AREA:



UNIT #206 PRIVATE OFFICE:



UNIT #206 LUNCH ROOM:



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