



FOR LEASE

HIGHLY ACCESSIBLE NORTH BURNABY LOCATION

#201A & #202A - 3430 BRIGHTON AVE, BURNABY, BC



LOCATION: The subject property enjoys high exposure to the large traffic flows along Lougheed Highway and is directly across the Street from the Lake City Sky Train Station. This property offers the utmost in convenience and access to your employees and to the movement of your companies goods and services to all points of the lower mainland via the Sky Train, the Trans-Canada Highway and the Lougheed Highway.

ZONING: M-5 Industrial

AREA:	Main Floor Office:	7,568 sq. ft.
	Second Floor Mezzanine:	<u>738 sq. ft.</u>
	Total:	8,306 sq. ft.

FEATURES:

- HVAC system throughout
- Lots of windows providing natural light
- Open area plan
- Six (6) private offices
- Boardroom
- 22' clear high ceilings (*approximately*)
- 3 phase electrical service
- Mezzanine storage
- Kitchen/lunchroom
- Two (2) washrooms

PARKING: Lots of parking on a first come first served basis

LEASE RATE: \$23.00 per sq. ft. plus GST (or) \$15,919.83 per month plus GST

OPERATING COSTS & PROPERTY TAXES: \$7.95* per sq. ft. plus GST (or) \$5,502.73* per month plus GST
**Not including Heat & Light*

AVAILABLE: Immediately

For Further Information, Please Contact:
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