

**FOR
LEASE**

**#201A/202A – 3430 BRIGHTON AVENUE
BURNABY, B.C.**



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FOR LEASE
HIGHLY ACCESSIBLE NORTH BURNABY LOCATION
#201A/202A – 3430 BRIGHTON AVENUE
BURNABY, B.C.

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: M5

AREA:

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

UNIT FEATURES:

- HVAC system throughout
- Lots of windows providing natural light
- Open area plan
- Six (6) private offices
- Boardroom
- 22' clear high ceilings (*approximately*)
- 12' x 14' grade level loading door
- 3 phase electrical service
- Mezzanine storage
- Kitchen/lunchroom
- Two (2) washrooms

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

LEASE RATE: \$19.00 per sq. ft. plus GST (or) \$13,151.17 per month plus GST

OPERATING COSTS &

PROPERTY TAXES: \$8.30* per sq. ft. plus GST (or) \$5,744.98* month plus GST
**Including Management Fee/Not including Heat & Light*

AVAILABLE: Immediately

For Further Information, Please Contact:
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