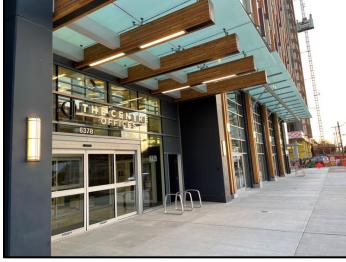


#407 – 6378 SILVER AVENUE, BURNABY, BC



LOCATION: Opportunity to purchase or lease in "The Centre at Sun Towers", a high profile LEED Silver strata office space across the street from the large Metropolis at Metrotown and the Metrotown Skytrain Station. The building features on-site retail and numerous amenities, you do not want to miss out on this high-end office space.

ZONING: CD/C2

887 sq. ft. AREA:

FEATURES: - Open area office

- HVAC throughout
- Lots of windows providing an abundance of natural light
- Board room/meeting room available for use
- Five (5) common area balconies available for use
- PARKING: One (1) parking stall
- STRATA FEE: \$9.93 per sq. ft. plus GST (or) \$734.29 per month plus GST
- **PROPERTY TAX:** \$10.49 per sq. ft. plus GST (or) \$775.52 per month plus GST
- LEASE RATE: \$32.00 per sq. ft. plus GST (or) \$2,365.33 per month plus GST
- SALE PRICE \$1,065,000.00
- **AVAILABLE:** Immediately

For Further Information, Please Contact: BRADEN HALL / STEVE HALL / PETER HALL PREC* RE/MAX Crest *Personal Real Estate Corporation Telephone: (604) 718-7300 * Facsimile: (604) 718-7307 E-Mail: braden@davieshall.ca steve@davieshall.ca peter@davieshall.ca Website: www.davieshall.ca







