



FOR SUB-LEASE
RETAIL/OFFICE
4489 HASTINGS STREET, BURNABY, B.C.



- LOCATION:** Strategically located on one of the main arteries into Vancouver, this subject property sits perfectly along the busy Hastings Street corridor. This building offers exceptional exposure and is in the heart of North Burnaby Heights District. An estimated average of 33,000 vehicles drive along this corridor daily, or roughly 1 million per month
- ZONING:** CD C8
- AREA:** 1,641 SQ. FT.
- FEATURES:**
- An abundance of windows for exposure and natural light
 - Fully air-conditioned
 - Coffee bar and sink
 - Three (3) private change rooms
 - One (1) private washroom
- PARKING:** Secured underground parking
- LEASE RATE:** \$45.00 per sq. ft. plus GST (or) \$6,153.75 per month plus GST
- OPERATING COSTS & PROPERTY TAXES:** \$25.05* per sq. ft. plus GST (or) \$3,425.59* per month plus GST
**Not including Heat & Light*
- LEASE EXPIRY:** December 31, 2026

For Further Information, Please Contact:
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