



# FOR LEASE

## OFFICE/WAREHOUSE

### 5154 STILL CREEK AVENUE, BURNABY, B.C.



**LOCATION:** The building is located in the heart of The Still Creek industrial district of North Burnaby. Primely situated between the Trans-Canada and Lougheed Highways, this property enjoys quick and efficient access to all market areas in the Lower Mainland.

**ZONING:** M-2 Industrial allowing a wide range of industrial and service users.

**BUILDING AREA:**

Office:	340 sq. ft.
Warehouse:	<u>2,410 sq. ft.</u>
Total:	2,750 sq. ft.

**FEATURES:**

- Concrete block construction
- Window frontage for natural light
- Private office/showroom area
- 18' clear ceilings
- 12'x 16' loading door
- Natural gas heat in warehouse
- One (1) handicap accessible washroom

**PARKING:** Common area parking available on a first come first served basis

**LEASE RATE:** \$24.50 per sq. ft. plus G.S.T (or) \$5,614.58 per month plus G.S.T.

**OPERATING COSTS & PROPERTY TAXES:** \$7.11\* per sq. ft. plus G.S.T. (or) \$1,629.38\* per month plus G.S.T.  
*\*Not including Heat & Light*

**AVAILABLE:** May 1, 2024

For Further Information, Please Contact:  
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