



**FOR LEASE**  
**OFFICE / WAREHOUSE**  
**#110 - 3650 BONNEVILLE PLACE, BURNABY, B.C.**



- LOCATION:** The property is located in the desirable Winston Street and Government Road Industrial/ Commercial area of North Burnaby. Widely considered to be the geographical center of Metro Vancouver, North Burnaby offers easy access to all key business markets via Trans Canada and Lougheed Highways. University Skytrain Station is just minutes away
- ZONING:** M5 Industrial
- AREA:** 2,209 sq. ft.
- FEATURES:**
- HVAC in office area
  - LED lighting
  - Two (2) private washrooms
  - 12' x 14' loading door
  - Two (2) gas heaters in warehouse
- PARKING:** Four (4) parking stalls
- LEASE RATE:** \$24.00 per sq. ft. plus GST (or) \$4,418.00 per month plus GST
- OPERATING COSTS & PROPERTY TAXES:** \$9.44\* per sq. ft. plus GST (or) \$1,737.75\* per month plus GST  
*\*Excluding heat and light*
- AVAILABLE:** May 1, 2024

**For Further Information, Please Contact:**  
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