



FOR LEASE
OFFICE/WAREHOUSE
#1 – 8652 JOFFRE AVENUE, BURNABY, B.C.



LOCATION: This Office Warehouse is primely located in South Burnaby just off Marine Way and Boundary Road. Widely considered the geographic center of Metro Vancouver, this property enjoys quick and easy access to all major transportation networks, nearby commercial cores of Metrotown and Market Crossing and the rapidly expanding communities of Vancouver, Richmond, Delta, Surrey, New Westminster and Coquitlam.

ZONING: M5

AREA: Main Floor Showroom/Warehouse: 1,396 sq. ft.
 Second Floor Office: 699 sq. ft.
 Total: 2,095 sq. ft.

FEATURES:

- Corner unit
- Lots of windows providing an abundant source of natural light
- Nicely finished second floor offices and reception with open floor plan
- High ceiling warehouse
- 8' ft. x 10' ft. loading door
- Two (2) private washrooms

PARKING: Common area parking out front of unit

LEASE RATE: \$22.00 per sq. ft. plus GST (or) \$3,840.83 per month plus GST

OPERATING COSTS & PROPERTY TAXES: \$9.13* sq. ft. plus GST (or) \$1,593.35* per month plus GST
 *Excluding heat & light

AVAILABLE: Immediately

For Further Information, Please Contact:
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