



# FOR LEASE

## UNDERHILL BUSINESS CENTRE

# #108 - 3011 UNDERHILL AVENUE, BURNABY, BC

**LOCATION:**

**Underhill Business Centre** located in Lake City Industrial Park is widely considered Metro Vancouver's most central business address. With direct access onto Trans Canada and Lougheed Highways, this property enjoys excellent access to all of Greater Vancouver's business destinations. Also the newly conceived Urban Trail offers your employees direct walking access to the Skytrain stations at Production Way and Lake City Way

**BUILDING:**

Designed to meet the stringent requirements of businesses who demand efficient and effective utilization of their space

**ZONING:**

M-3

**AREA:**

Main Floor Office:	617 sq. ft.
Second Floor Office:	617 sq. ft.
Main Warehouse:	<u>443 sq. ft.</u>
Total:	1,677 sq. ft.

**FEATURES:**Main Floor Warehouse

- 19' ceiling heights
- Rear grade level loading
- 3 phase power (100 amp)
- Alarm system installed
- Security bars in windows
- Window blinds

Second Floor Office

- Two nicely finished private offices
- Nice views facing North to the mountains
- Opening windows
- Skylight
- T-bar ceiling & fluorescent lighting
- Window blinds
- Coffee bar & Sink

**PARKING:**

One (1) parking stall at the front (stall #14) plus one (1) parallel stall in rear behind loading door plus access to four (4) visitor stalls onsite

**LEASE RATE:**

\$20.00 per sq. ft. plus GST (or) \$2,795.00 per month plus GST

**OPERATING COSTS****& PROPERTY TAXES:**

\$8.05 per sq. ft. plus GST (or) \$1,124.99 per month plus GST

**AVAILABLE:**

September 1, 2024

**For Further Information, Please Contact:**

**BRADEN HALL / STEVE HALL / PETER HALL PREC\* - RE/MAX Crest**

*\*Personal Real Estate Corporation*

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