



**FOR LEASE**  
**OFFICE/WAREHOUSE**  
**#6 – 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: 1,401 sq. ft.  
Second Floor Office: 701 sq. ft.  
Total: 2,102 sq. ft.

**FEATURES:**

- Corner unit with exposure to Marine Drive
- Lots of windows providing an abundant source of natural light
- Open area reception
- Nicely finished second floor offices with open floor plan
- High ceiling warehouse with bonus mezzanine free of charge
- 8' x 10' loading door
- Two (2) private washrooms

**PARKING:** Common area parking out front of unit

**LEASE RATE:** \$22.00 per sq. ft. plus GST (or) \$3,853.67 per month plus GST

**OPERATING COSTS & PROPERTY TAXES:** \$8.97\* sq. ft. plus GST (or) \$1,571.25\* per month plus GST  
*\*Excluding heat & light*

**AVAILABLE:** October 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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