



FOR SUB-LEASE OFFICE SPACE

#110 - 2250 BOUNDARY ROAD, BURNABY, BC

**LOCATION:**

The building is located on the southeast corner of Lougheed Highway and Boundary Road on the Burnaby / Vancouver border. It is the geographical centre of Greater Vancouver providing for unsurpassed level of accessibility to Vancouver's key business locations.

- Walking distance to the Gilmore Skytrain station
- Direct access to the Trans Canada Highway and Lougheed Highway
- Adjacent to hotel
- Four (4) restaurants within walking distance

ZONING:

M-5: allowing for flexible uses including office and laboratory

AREA:

Useable: 1,764 sq. ft.
Rentable: 2,169 sq. ft.

FEATURES:

- Fully air-conditioned
- Open area reception
- Large boardroom or potential for conversion to a Lab area
- Large kitchen space / lunch area

PARKING:

Excellent random parking available at \$60.00 per month per stall plus applicable taxes

LEASE RATE:

\$19.00 per sq. ft. plus G.S.T. (or) \$3,434.25 per month plus G.S.T.

OPERATING COSTS &

PROPERTY TAXES: \$19.32* per sq. ft. plus G.S.T. (or) \$3,492.09* per month plus G.S.T.
* Including Heat & Light

AVAILABLE:

Immediately

LEASE EXPIRY:

February 28, 2026

For Further Information, Please Contact:

BRADEN HALL / STEVE HALL / PETER HALL PREC* RE/MAX CREST

**Personal Real Estate Corporation*

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