



FOR LEASE

SECOND FLOOR OFFICE

#208 - 2323 BOUNDARY ROAD, VANCOUVER, BC



- LOCATION:** Boundary Business Centre is primely situated in the Boundary Road and Lougheed Highway area of Vancouver. Widely considered to be the geographical centre of Metro Vancouver, Boundary Business Centre offers easy access to all key business markets via the Trans-Canada Highway, Lougheed Highway and the Gilmore Skytrain station.
- ZONING:** I - 2
- AREA:** 1,415 sq. ft.
- FEATURES:**
- Lots of windows for natural light
 - Wood flooring throughout
 - Seven (7) private offices
 - Boardroom and server room
 - Kitchenette
 - HVAC system throughout
 - Electric baseboard heating
 - Two (2) private washrooms
- PARKING:** Two (2) assigned parking stalls and two (2) common area stalls
(Common area stalls available on a first come first served basis)
- LEASE RATE:** \$22.00 per sq. ft. plus G.S.T. (or) \$2,594.17 per month plus G.S.T.
- OPERATING COSTS & TAXES:** \$7.87* per sq. ft. plus G.S.T. (or) \$927.55* per month plus G.S.T.
**Excluding heat and light*
- AVAILABLE:** April 1, 2025

For Further Information, Please Contact:

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

**Personal Real Estate Corporation*

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