

# FOR LEASE

## HIGH QUALITY OFFICE

### 8557 GOVERNMENT STREET, BURNABY, BC



**LOCATION:** This property is located in the desirable Winston Street and Government Road Industrial/ Commercial area of North Burnaby. Widely considered to be the geographical center of Metro Vancouver, North Burnaby offers easy access to all key business markets via The Trans-Canada and The Lougheed Highways. University Skytrain Station is just minutes away.

**ZONING:** M-5 allowing for light industrial and outright office uses

**FEATURES:**

- Lots of windows providing great views and an abundant source of natural light
- Open area office plan
- Private office(s)
- HVAC system throughout
- Male & Female washrooms

**PARKING:** Common area out front of building (TBD)

UNIT #	OFFICE SQ. FT.	LEASE RATE PER MONTH PLUS GST	OPERATING COSTS & PROPERTY TAXES PER MONTH PLUS GST	TOTAL PER MONTH PLUS GST	AVAILABLE
101	890	\$1,557.50	\$1,151.07*	\$2,708.57	Immediately
104	529	\$925.75	\$684.17*	\$1,609.92	Immediately

\*Including heat, light and management fee

**For Further Information, Please Contact:**  
**BRADEN HALL / STEVE HALL / PETER HALL PREC\* - RE/MAX CREST**  
*\*Personal Real Estate Corporation*  
 Telephone: (604) 718-7300 \* Facsimile: (604) 718-7307  
 E-Mail: [braden@davieshall.ca](mailto:braden@davieshall.ca) [steve@davieshall.ca](mailto:steve@davieshall.ca) [peter@davieshall.ca](mailto:peter@davieshall.ca)  
 Website: [www.davieshall.ca](http://www.davieshall.ca)

