

# FOR LEASE

## HIGHLY ACCESSIBLE NORTH BURNABY LOCATION

### #208A - 3430 BRIGHTON AVE, BURNABY, BC



**LOCATION:** The subject property enjoys high exposure to the large traffic flows along Lougheed Highway and is directly across the Street from the Lake City Sky Train Station. This property offers the utmost in convenience and access to your employees and to the movement of your companies goods and services to all points of the lower mainland via the Sky Train, the Trans-Canada Highway and the Lougheed Highway.

**ZONING:** M-5 Industrial

**AREA:**

Main Floor Office:	800 sq. ft.
Main Floor Warehouse:	1,785 sq. ft.
Second Floor Office:	<u>753 sq. ft.</u>
Total:	3,338 sq. ft.

**FEATURES:**

- HVAC system
- Nicely finished showroom
- Windows in front and back for natural light
- Fluorescent lighting
- 22' clear high ceilings
- 12' x 14' grade level loading doors
- 3 phase electrical service
- Coffee bar and sink
- One (1) handicap accessible washroom

**PARKING:** Lots of parking on a first come first served basis

**LEASE RATE:** \$23.00 per sq. ft. plus GST (or) \$6,397.83 per month plus GST

**OPERATING COSTS & PROPERTY TAXES:** \$8.40\* per sq. ft. plus GST (or) \$2,336.60\* per month plus GST  
\*Including Management Fee/Not including Heat & Light

**AVAILABLE:** Immediately

**For Further Information, Please Contact:**  
**BRADEN HALL / STEVE HALL / PETER HALL PREC\* - RE/MAX CREST**  
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