

**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
102	887	\$1,552.25	\$1,147.19	\$2,699.44	July 1, 2025

\*Including heat, light and management fee

**For Further Information, Please Contact:**  
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