

FOR LEASE

OFFICE/SHOWROOM/WAREHOUSE

1244 BOUNDARY ROAD, BURNABY, BC



LOCATION: This high exposure property is located at the corner of Boundary Road and William Street between First Avenue and Hastings Street. Access is convenient to all parts of Greater Vancouver via the Trans-Canada Highway, Lougheed Highway and First Avenue, all within a few minutes of the property.

ZONING: M3 – Industrial

AREA:

Office/Showroom:	600 sq. ft.
Warehouse:	<u>3,680 sq. ft.</u>
Total:	4,280 sq. ft.

FEATURES:

- Corner unit with large window frontage for natural light and exposure
- First class office/showroom
- Heavy 3 phase power
- Polished concrete floors in warehouse
- In suite washroom

PARKING: Three (3) parking stalls

LEASE RATE: \$17.00 per sq. ft. plus GST (or) \$6,063.33 per sq. ft. plus GST

OPERATING COSTS & PROPERTY TAXES: \$4.76* per sq. ft. plus GST (or) \$1,697.73* per month plus GST
**Including Management Fee/Excluding Heat and Light*

AVAILABLE: Immediately

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