

# **FOR LEASE**

## **HIGH QUALITY UNIT**

### **4181 DAWSON STREET, BURNABY, BC**



- LOCATION:** This building is primely situated in the Boundary Road and Lougheed Highway area of Burnaby. Widely considered to be the geographical centre of Greater Vancouver, this location offers easy access to all key business markets via the Trans Canada and Lougheed Highways. The Gilmore skytrain station is a one minute walk from the premises.
- ZONING:** M-5 allowing for a wide range of office uses.
- AREA:** 13,467 sq. ft.
- FEATURES:**
- Open area showroom
  - Private office
  - 18' clear ceiling heights
  - One (1) dock and two (2) grade level loading doors (both approx. 9'x 18')
  - 3-phase power
  - Professionally managed
  - Security patrolled
  - Two (2) private washrooms
- PARKING:** Common area parking in front of unit
- LEASE RATE:** \$20.00 per sq. ft. plus GST (or) \$22,445.00 per month plus GST
- OPERATING COSTS & PROPERTY TAXES:** \$6.70\* per sq. ft. plus GST (or) \$7,519.08\* per month plus GST  
*\* Inclusive of Management Fee / Not including Heat & Light*
- AVAILABLE:** August 1, 2025

**For Further Information, Please Contact:**  
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