

**FOR  
LEASE**

**#224 - 8678 GREENALL AVENUE  
BURNABY, BC**



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# FOR LEASE

## HIGH QUALITY SECOND FLOOR OFFICE #224 - 8678 GREENALL AVENUE, BURNABY, BC

**LOCATION:** The subject property is primely located in South Burnaby just East of the intersection of Marine Way and Boundary Road and is widely considered the geographical centre of Metro Vancouver. This location offers excellent access to major transportation networks, nearby commercial cores and the rapidly expanding communities of Burnaby, Vancouver, Richmond, Surrey, Langley and the Tri Cities.

**ZONING:** M - 5

**AREA:** 2,216 square feet

**FEATURES:**

- Fully Air Conditioned
- Reception area
- Two (2) large executive offices with private balcony access
- Five (5) standard offices
- Large boardroom
- Kitchen area

**PARKING:** Common area parking stalls

**LEASE RATE:** \$18.00 per sq. ft. plus GST (or) \$3,324.00 per month plus GST

### **OPERATING COSTS &**

**PROPERTY TAXES:** \$8.85\* per sq. ft. plus GST (or) \$1,634.30\* per month plus GST  
*\*Excluding Heat & Light*

**AVAILABLE:** Immediately