

**FOR
LEASE**

**2250 BOUNDARY ROAD
BURNABY, BC**



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FOR LEASE

OFFICE

2250 BOUNDARY ROAD, BURNABY, BC

LOCATION:

The building is located on the southeast corner of Lougheed Highway and Boundary Road on the Burnaby / Vancouver border. It is the geographical centre of Greater Vancouver providing for unsurpassed level of accessibility to Vancouver's key business locations.

- Walking distance to the Gilmore Skytrain station
- Direct access to the Trans Canada Highway & Lougheed Highway
- Adjacent to hotel
- Four (4) restaurants within walking distance



ZONING:

M-5: allowing for flexible uses including office and laboratory

FEATURES:

- Newly renovated
- Private offices
- Open work areas
- Boardrooms
- Lab areas
- Lunchrooms
- Fully air-conditioned

PARKING:

Excellent random parking available at \$60.00 per month per stall plus applicable taxes

UNIT	RENTABLE SQ. FT.	USEABLE SQ. FT.	PRICE PER SQ. FT. PLUS GST	PRICE PER MONTH PLUS GST	OP COSTS & PROPERTY TAXES PER SQ. FT. PLUS GST	OP COSTS & PROPERTY TAXES PER MONTH PLUS GST	TOTAL PER MONTH PLUS GST	AVAILABLE
#110	5,862	4,767	\$19.00	\$9,281.50	\$17.56*	\$8,578.06*	\$17,859.56	Immediately
#110B	1,002	815	\$19.00	\$1,586.50	\$17.56*	\$1,466.26*	\$3,052.76	Immediately
#216	4,858	3,672	\$19.00	\$7,691.83	\$17.56*	\$7,108.87*	\$14,800.70	Immediately

* Including Heat & Light

For Further Information, Please Contact:
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UNIT #216



UNIT #216



UNIT #216



UNIT #216



COMMON AREA LOBBY



UNIT #110



UNIT #110



UNIT #110



UNIT #110