

**FOR  
LEASE**

**#204B - 3430 BRIGHTON AVENUE  
BURNABY, BC**



**BRADEN HALL**

[braden@davieshall.ca](mailto:braden@davieshall.ca)

**(604)718-7302**

**STEVE HALL**

[steve@davieshall.ca](mailto:steve@davieshall.ca)

**(604)718-7317**

**PETER HALL**

PERSONAL REAL ESTATE CORPORATION

[peter@davieshall.ca](mailto:peter@davieshall.ca)

**(604)718-7303**



**FOR LEASE**  
HIGH EXPOSURE OFFICE/SHOWROOM  
**#204B - 3430 BRIGHTON AVENUE, BURNABY, BC**

**LOCATION:**

The subject property enjoys high exposure to the large traffic flows along Lougheed Highway and is directly across the Street from the Lake City Sky Train Station. This property offers the utmost in convenience and access to your employees and to the movement of your companies goods and services to all points of the lower mainland via the Sky Train, the Trans-Canada Highway and the Lougheed Highway.

**ZONING:** M5

**AREA:** 1,771 sq. ft.

**UNIT FEATURES:**

- Lots of glazing for natural light
- HVAC system
- Open area reception
- Two private offices
- One private in suite washroom

**PARKING:** Lots of parking on a first come first served basis

**LEASE RATE:** \$20.00 per sq. ft. plus GST (or) \$2,951.67 per month plus GST

**OPERATING COSTS &**

**PROPERTY TAXES:** \$8.25\* per sq. ft. plus GST (or) \$1,217.56\* month plus GST

*\*Including Management Fee/Not including Heat & Light*

**AVAILABLE:** Immediately