# FOR LEASE

# A1 – 5279 STILL CREEK AVENUE
## BURNABY, BC

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DAVIES HALL Group
RE/MAX CREST REALTY

# FOR LEASE

OFFICE/SHOWROOM/WAREHOUSE

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**THE LOCATION:** The subject property is situated in the Still Creek Industrial Area of North Burnaby, a Light Industrial Office Warehouse area, which enjoys quick and easy access to all points in the Lower Mainland via The Trans-Canada and The Lougheed Highways. Still Creek Avenue has been recently upgraded to 4 lanes and now provides direct access west to Willingdon Avenue and Brentwood Town Centre.

**ZONING:** M-2: Light Industrial, allowing for light manufacturing, assembly, warehousing, wholesale and office.

**AREA:**

| | |
|---|---|
| Main Floor Office/Showroom: | 640 sq. ft. |
| Main Floor Warehouse: | 1,581 sq. ft. |
| Second Floor Office: | 665 sq. ft. |
| Total: | 2,886 sq. ft. |

**FEATURES:**

MAIN FLOOR OFFICE/SHOWROOM
- Lots of windows for natural light
- Open area reception and work area
- Coffee bar (no sink)
- One (1) handicap accessible washroom
- Security bars in windows

MAIN FLOOR WAREHOUSE
- Lots of windows for natural light
- Open area plan
- One (1) private office
- One (1) private washroom
- Coffee bar (sink can be added)

SECOND FLOOR OFFICE
- Grade level loading 10' x 14' (approx.)
- 20' clear ceiling heights
- Gas fired heater unit
- 3 phase 100 AMP electrical service
- Racking systems can be provided should Tenant like

**PARKING:** Four (4) parking stalls plus loading bay plus visitor parking

**LEASE RATE:** $24.00 per sq. ft. plus GST (or) $5,772.00 per month plus GST

**OPERATING COSTS & PROPERTY TAXES:** $7.56* per sq. ft. plus GST (or) $1,818.18* per month plus GST. *approximately*
**Not including Heat and Light*

**AVAILABLE:** March 1, 2026

**For Further Information, Please Contact:**
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