

**FOR
LEASE**

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



BRADEN HALL

braden@davieshall.ca

(604)718-7302

STEVE HALL

steve@davieshall.ca

(604)718-7317

PETER HALL

PERSONAL REAL ESTATE CORPORATION

peter@davieshall.ca

(604)718-7303



FOR LEASE

OFFICE/SHOWROOM/WAREHOUSE

A1 – 5279 STILL CREEK AVENUE

BURNABY, BC

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:	<u>665 sq. ft.</u>
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

- Grade level loading 10' x 14' (approx.)
- 20' clear ceiling heights
- Gas fired heater unit
- 3 phase 100 AMP electrical service

Second Floor Office

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

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:

BRADEN HALL / STEVE HALL / PETER HALL PREC* - RE/MAX CREST

***Personal Real Estate Corporation**

Telephone: (604) 718-7300 Website: davieshall.ca

E-Mail: braden@davieshall.ca / steve@davieshall.ca / peter@davieshall.ca