

**FOR
LEASE**

**#207 – 3975 NORTH ROAD
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
HIGH EXPOSURE
SECOND FLOOR OFFICE
#207 - 3975 NORTH ROAD
BURNABY, BC

LOCATION:

Located on North Road, just off the **Lougheed and Trans-Canada Highways** and next to the **Lougheed Skytrain Station and Lougheed Mall**, this property offers the utmost in convenience and access for your customers and employees and is perfectly situated for great access to all points of the Lower Mainland via the Trans-Canada and Lougheed Highways.

This prime location also offers your company and its employees a wealth of amenities and convenience right at your doorstep. The Lougheed Mall and North Road's abundance of multi-cultural restaurants are within easy walking distance.

ZONING: C4 - Commercial

AREA: 1,029 square feet

FEATURES:

- Excellent window frontage for natural light
- Fully air-conditioned
- T-bar ceiling
- Fluorescent lighting
- One (1) private office
- Open work area
- Shared coffee bar & sink
- Common area washrooms

PARKING: Two (2) parking stalls

GROSS

LEASE RATE: \$35.00* per sq. ft. plus GST (or) \$3,001.25* per month plus GST
**Including Heat & Light*

AVAILABLE: Immediately

DEMOLITION

CLAUSE: Any time after two (2) years Landlord can give Tenant one (1) year written notice to vacate

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