

**FOR
LEASE**

**3977 NORTH ROAD
BURNABY, BC**



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FOR LEASE

HIGH EXPOSURE OFFICE

3977 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: 6,900 square feet

FEATURES:

- Storefront with lots of windows providing an abundance of natural light and exposure
- Fully air-conditioned
- Entry with double doors
- Excellent signage opportunities
- Fully air-conditioned
- Large open work area
- Multiple private offices and workspaces
- Boardroom
- Copier room
- Storage room
- Kitchen
- Male and Female washrooms
- Handicap accessible washroom
- Elevator

PARKING: Eleven (11) parking stalls – *five (5) underground stalls and six (6) surface stalls.*

GROSS

LEASE RATE: \$35.00* per sq. ft. plus GST (or) \$20,125.00* 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

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