

**FOR  
LEASE**

**#202A – 3430 BRIGHTON AVENUE  
BURNABY, B.C.**



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**FOR LEASE**  
**HIGHLY ACCESSIBLE NORTH BURNABY LOCATION**  
**#202A – 3430 BRIGHTON AVENUE**  
**BURNABY, B.C.**

**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:** 3,768 sq. ft.

**UNIT FEATURES:**

- HVAC system throughout
- Lots of windows providing natural light
- Open area plan
- 22' clear high ceilings (*approximately*)
- 12' x 14' grade level loading door
- 3 phase electrical service
- One (1) washroom

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

**LEASE RATE:** \$19.00 per sq. ft. plus GST (or) \$5,966.00 per month plus GST

**OPERATING COSTS &**

**PROPERTY TAXES:** \$8.30\* per sq. ft. plus GST (or) \$2,606.20\* month plus GST  
*\*Including Management Fee/Not including Heat & Light*

**AVAILABLE:** Immediately

**For Further Information, Please Contact:**  
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