

**FOR
LEASE**

**4183B DAWSON STREET
BURNABY, B.C.**



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FOR LEASE
HIGH QUALITY SECOND FLOOR OFFICE
4183B DAWSON STREET
BURNABY, BC

LOCATION:

This building is primely situated in the Boundary Road and Lougheed Highway area of Burnaby. Widely considered to be the geographical centre of Greater Vancouver, this location offers easy access to all key business markets via the Trans-Canada and Lougheed Highways. The Gilmore Skytrain station is a one minute walk from the premises.

ZONING: M-5 allowing for a wide range of office uses.

AREA: 1,172 sq. ft.

FEATURES:

- Open area office/reception
- Two (2) private offices
- HVAC throughout
- Large window frontage for natural light
- One (1) in suite private washroom

PARKING: Common area parking in front of unit

LEASE RATE: \$15.00 per sq. ft. plus GST (or) \$1,465.00 per month plus GST

OPERATING COSTS &

PROPERTY TAXES: \$6.65* per sq. ft. plus GST (or) \$649.48* per month plus GST
**Inclusive of Management Fee / Not including Heat & Light*

AVAILABLE: Immediately

For Further Information, Please Contact:
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