

**FOR  
LEASE**

**8557 GOVERNMENT STREET  
BURNABY, B.C.**



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**FOR LEASE**  
HIGH QUALITY OFFICE  
**8557 GOVERNMENT STREET**  
**BURNABY, BC**

**LOCATION:**

This property is located in the desirable Winston Street and Government Road Industrial/ Commercial area of North Burnaby. Widely considered to be the geographical center of Metro Vancouver, North Burnaby offers easy access to all key business markets via the Trans-Canada Highway and Lougheed Highway. Production Way Skytrain Station is just minutes away.

**ZONING:**

M-5 allowing for light industrial and outright office uses

**FEATURES:**

- Lots of windows providing great views and an abundant source of natural light
- Open area office plan
- Private office(s)
- HVAC system throughout
- Male & Female washrooms

**PARKING:**

Common area out front of building (TBD)

UNIT #	OFFICE SQ. FT.	LEASE RATE PER MONTH PLUS GST	OPERATING COSTS & PROPERTY TAXES PER MONTH PLUS GST	TOTAL PER MONTH PLUS GST	AVAILABLE
102	887	\$1,330.50	\$1,189.32*	\$2,519.82	Immediately
103	839	\$1,258.50	\$1,124.96*	\$2,383.46	June 1, 2026

\*Including heat, light and management fee.

**For Further Information, Please Contact:**  
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