

**FOR
LEASE**

**3876 NORLAND AVENUE
BURNABY, B.C.**



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FOR LEASE

HIGH QUALITY OFFICE

3876 NORLAND AVENUE

BURNABY, B.C.

LOCATION:

Primely situated in the Norland Avenue and Trans-Canada Highway area of Burnaby. This property is considered to be the geographical centre of Greater Vancouver and offers easy access to all key business markets.

ZONING: CD P2

FEATURES:

#100

- Large windows providing an abundance of natural light
- Air-conditioning
- T bar ceiling and fluorescent lighting
- Carpeting throughout
- Large open work area
- Private offices
- Storage room
- Female/male washrooms

#201

- Large windows providing an abundance of natural light
- Air-conditioning
- T-bar ceiling and fluorescent lighting
- Carpeting throughout
- Two (2) private offices

BASEMENT

- Large open work area
- Coffee bar & sink
- One (1) washroom

UNIT	TOTAL SQUARE FEET	LEASE RATE PER SQ. FT. PLUS G.S.T.	LEASE RATE PER MONTH PLUS G.S.T.	OP. COSTS & PROPERTY TAXES PER SQ. FT. PLUS G.S.T.	OP. COSTS & PROPERTY TAXES PER MONTH PLUS G.S.T.	TOTAL PER MONTH PLUS G.S.T.	PARKING
#100	4,852	\$17.00	\$ 6,873.67	\$16.74*	\$6,768.54*	\$13,642.21	TBD
#201	961	\$17.00	\$ 1,361.42	\$16.74*	\$1,340.60*	\$2,702.02	TBD
BASEMENT	2,010	\$14.00	\$ 2,345.00	\$16.59*	\$2,778.83*	\$5,123.83	TBD

**Including Management fee, Heat & Light*

AVAILABLE: July 1, 2026

For Further Information, Please Contact:

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