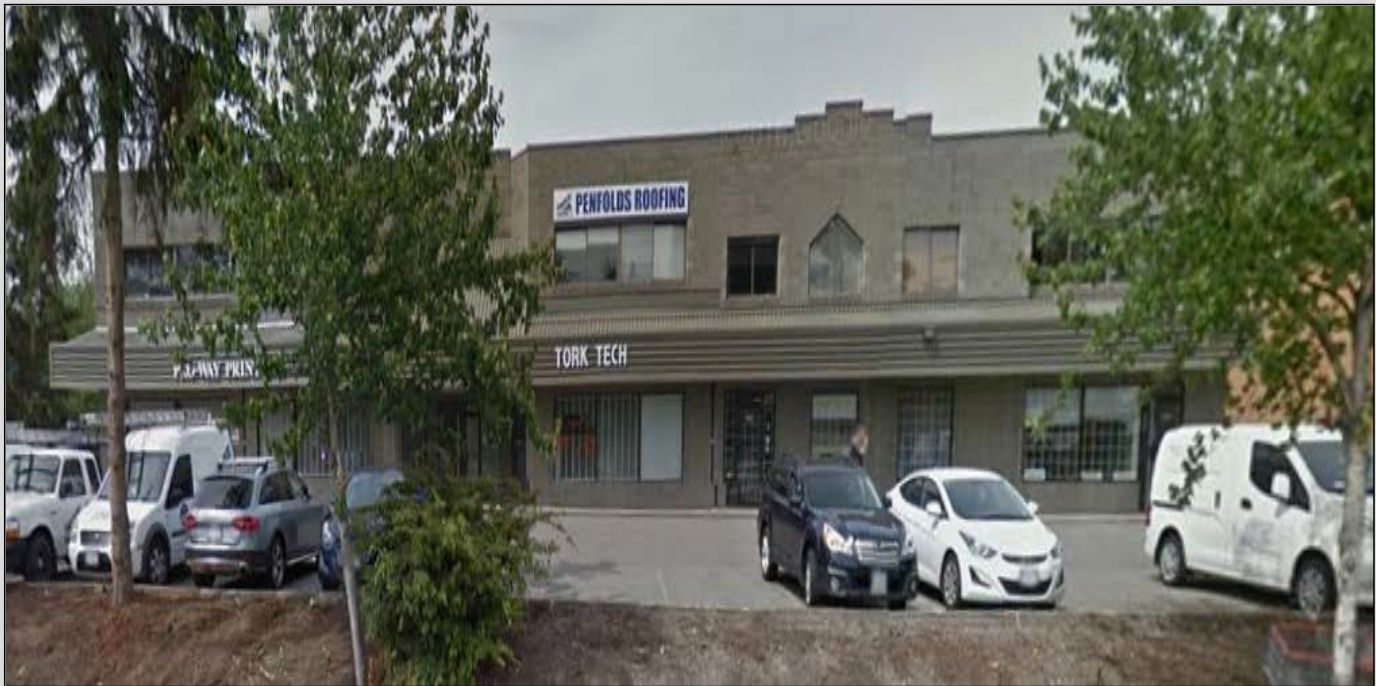


FOR LEASE

HIGH QUALITY OFFICE 8557 GOVERNMENT STREET BURNABY, B.C.



BRADEN HALL

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PERSONAL REAL ESTATE CORPORATION

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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 reception
- 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 <i>PLUS GST</i>	OPERATING COSTS & PROPERTY TAXES PER MONTH <i>PLUS GST</i>	TOTAL PER MONTH <i>PLUS GST</i>	AVAILABLE
106	664	\$996.00	\$890.31*	\$1,886.31	Sept. 15, 2026

*Including heat, light and Management fee.

For Further Information, Please Contact:
BRADEN HALL / STEVE HALL / PETER HALL PREC* - RE/MAX CREST
***Personal Real Estate Corporation**
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E-Mail: braden@davieshall.ca / steve@davieshall.ca / peter@davieshall.ca