

**FOR
LEASE**

**OFFICE / WAREHOUSE
4185 DAWSON STREET
BURNABY, B.C.**



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FOR LEASE
HIGH QUALITY OFFICE/WAREHOUSE
4185 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: 24,679 sq. ft.

FEATURES:

OFFICE

- Open area office
- Large lab area
- HVAC throughout
- Two (2) private washrooms

WAREHOUSE

- An abundance of power (Tenant to verify)
- One (1) grade and two (2) dock level loading doors
- 18' clear ceiling heights
- One (1) shipping office
- Lunchroom
- Two (2) private washrooms

PARKING: Common area parking in front of unit

LEASE RATE: \$17.00 per sq. ft. plus GST (or) \$34,961.92 per month plus GST

OPERATING COSTS &

PROPERTY TAXES: \$6.44* per sq. ft. plus GST (or) \$13,244.40* per month plus GST
*Inclusive of Management Fee / Not including Heat & Light

AVAILABLE: Immediately

For Further Information, Please Contact:
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