



For Lease

6,130 SF office space available in Discovery Place Business Park

4225 Kincaid Street, Burnaby, BC

Contact:

Rob Chasmar

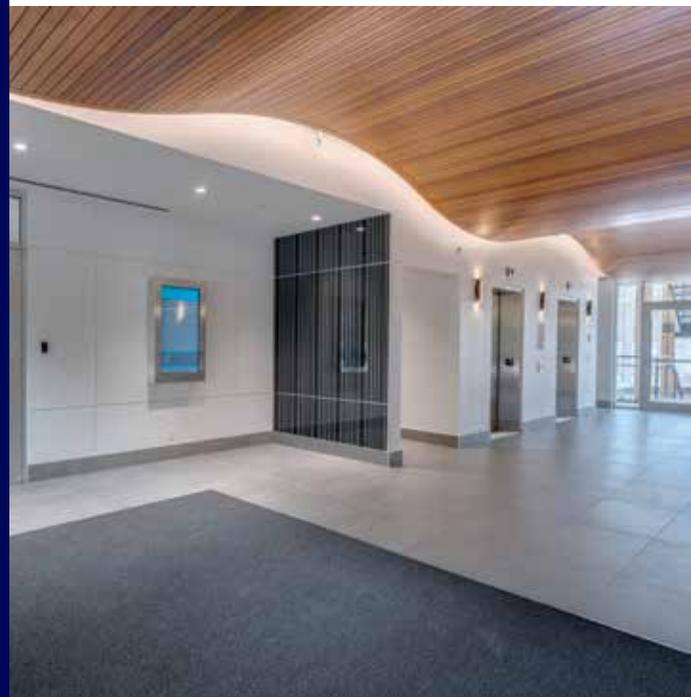
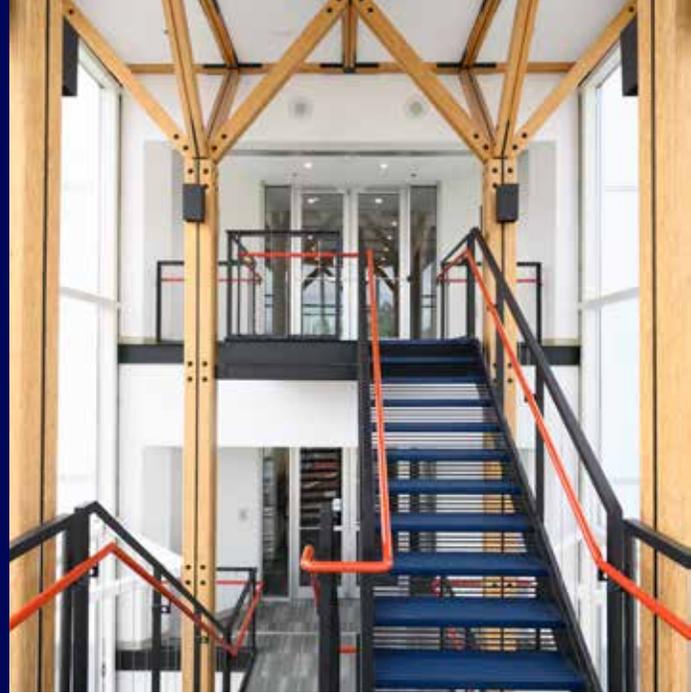
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Property Summary

Located in Discovery Business Park, 4225 Kincaid Street benefits from excellent visibility and easy accessibility. The property is located near major thoroughfares, including the Trans-Canada Highway and Lougheed Highway, facilitating seamless connectivity to Greater Vancouver. The building is well-served by public transportation, with several bus routes and the nearby Gilmore SkyTrain station.



Address 4225 Kincaid Street

Availability Immediate

Net Rent Please contact listing agents

Est. Additional Rent (2025) \$15.59/SF per annum

Parking 1 stall per 750 SF leased
\$125.00 (underground) plus applicable taxes
\$165.00 (surface) plus applicable taxes

Premises

Unit 500 6,130 SF Currently in shell condition.



Secure bicycle storage and lockers



Underground and surface parking



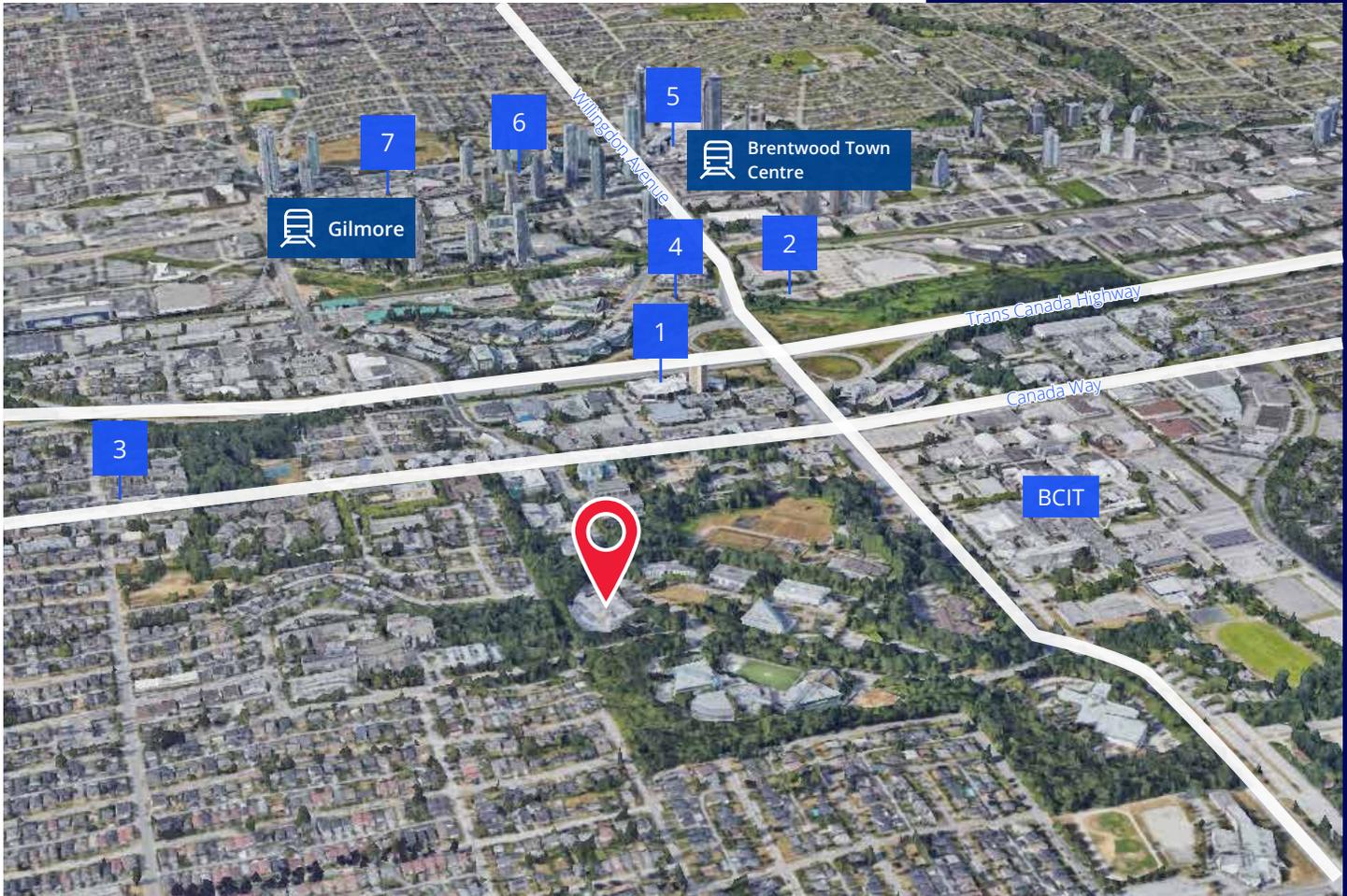
Easy bus access to Gilmore SkyTrain



Excellent access to Hwy 1 or Lougheed



Seamless Connectivity



Nearby Restaurants

- 1 Personas Patio
- 2 The Keg
- 3 James Street Grill
- 4 McDonald's
- 5 Earls
- 6 Joey
- 7 Cactus Club

Drive Times

Brentwood SkyTrain	8 minutes
Downtown Vancouver	28 minutes
Vancouver Airport	36 minutes
Surrey Central	34 minutes
Lower Lonsdale	24 minutes

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