



**FOR SUBLEASE**

**3975 MYRTLE STREET**

BURNABY, BC

Turn-key Office Space



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# 3975 MYRTLE STREET

## BURNABY, BC

### LOCATION

The subject property is located in the North-Western area of Burnaby. Minutes away from Boundary Road, Highway 1, Grandview Highway and Lougheed Highway, situate yourself in one of the most central locations in the Lower Mainland. Only a 3-minute walk from Gilmore Diversion bus stop and an 11-minute walk from Gilmore SkyTrain Station.

### THE SPACE

The lease includes two desks and two chairs. The Landlord will be putting in new carpet, baseboards, and a fresh coat of paint.

### UNIT SIZE

1,300 SF

### ZONING

M2

### ASKING GROSS RENT

\$31.00 PSF

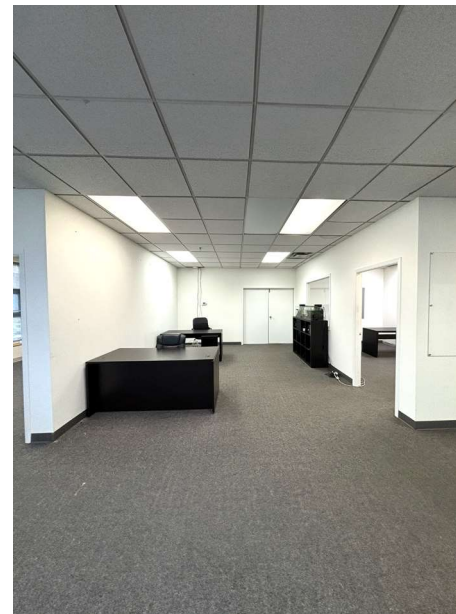
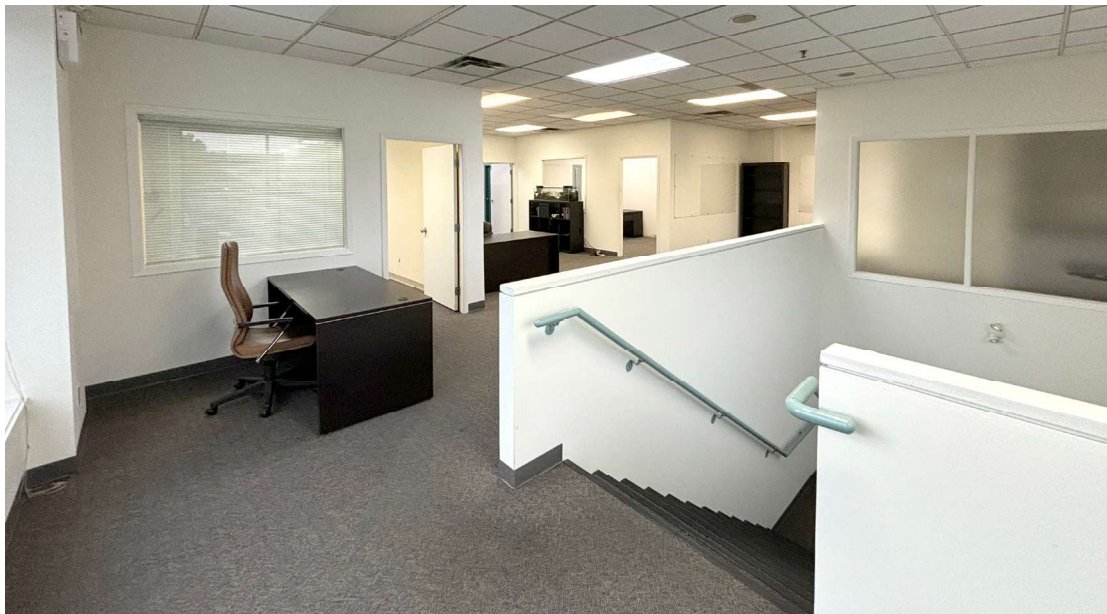
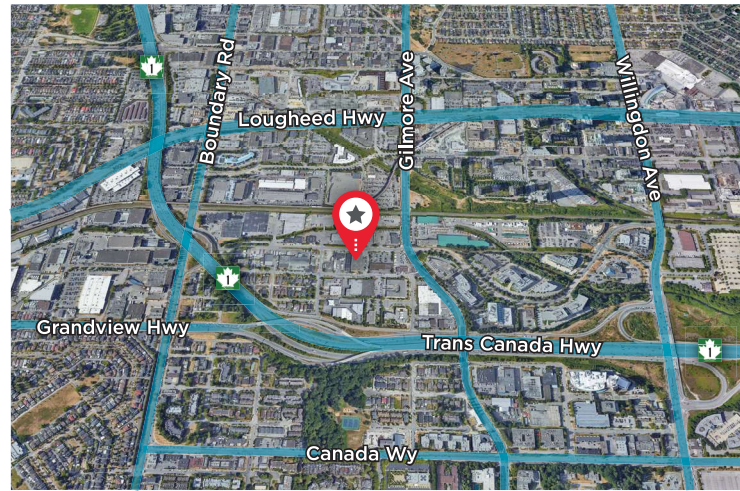
### AVAILABLE

Immediately

### TERM

Flexible

- Three (3) designated parking stalls
- Open plan with lots of natural light
- Two (2) private offices
- One (1) washroom
- Kitchenette
- Serviced by public transit



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