



2802 Ingleton Ave, Burnaby, BC

FOR LEASE

4,651 Sq.ft.

**CENTRAL BURNABY
OFFICE SPACE**

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OPPORTUNITY

Seize the opportunity to lease this prime office space in central Burnaby. Spanning 4,651 sq.ft., this versatile property boasts twelve private office spaces, a fully-equipped kitchen, two washrooms, and convenient on-site parking. With its strategic location and comprehensive amenities, this space is perfect for businesses looking to establish a central presence in Burnaby.

AVAILABLE AREA*

Office	4,651 sq.ft*
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*All areas are approximate and to be verified by the tenant

LEASE RATE

Contact Realtor
Additional costs \$6.00 est. per sq ft.





FEATURES

- 12 private office spaces
- Kitchen
- Two Washrooms
- Two Storage
- Utility Closet
- On-site Parking
- Central Burnaby



ZONING

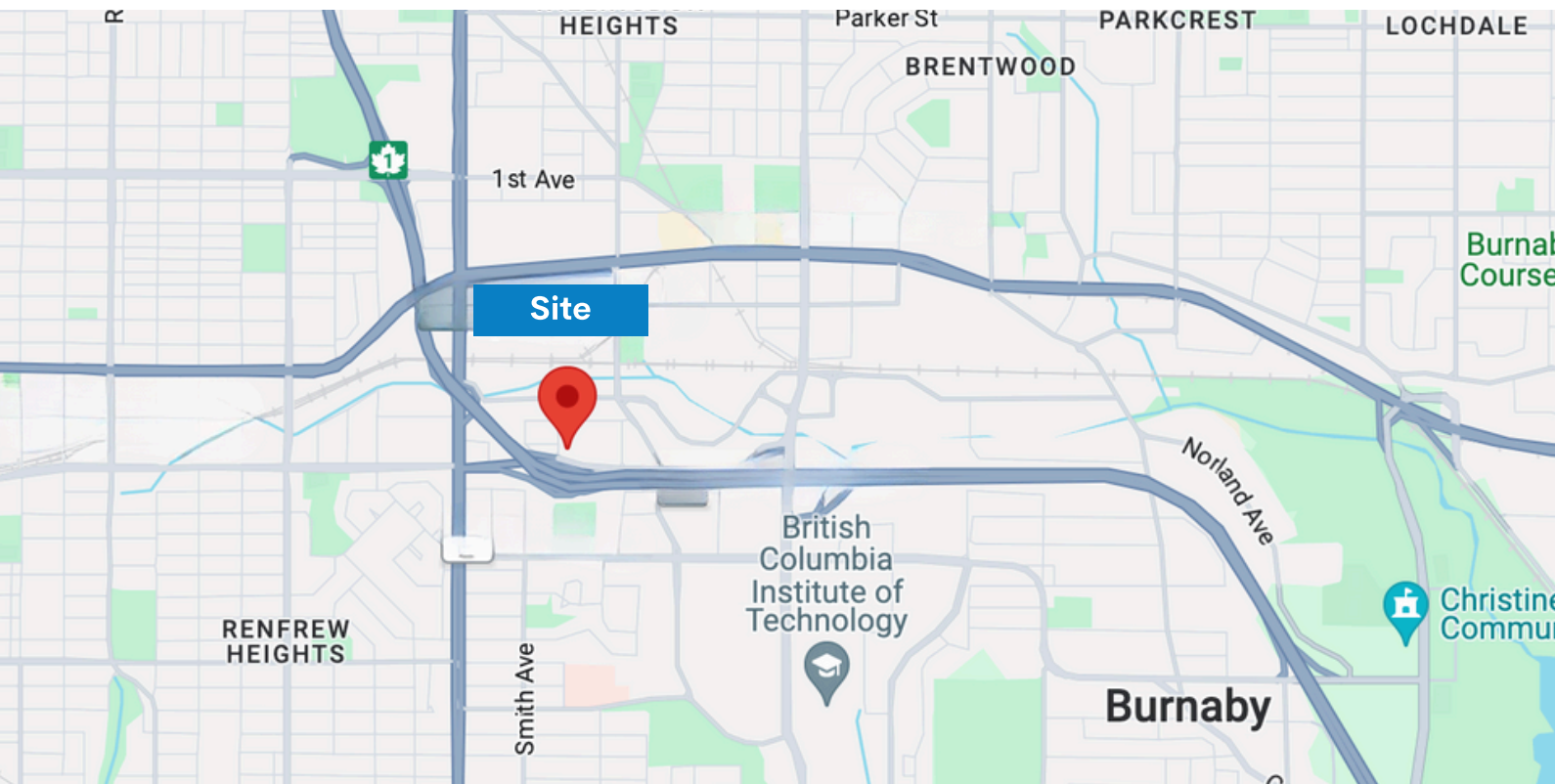
M5 LIGHT INDUSTRIAL DISTRICT
Allows for a wide range of industrial uses including warehousing, light manufacturing and ancillary office uses.

PROPERTY INFORMATION

Address	2802 Ingleton
PID	012-214-175
Zoning	LM5 LIGHT INDUSTRIAL DISTRICT
Legal Description	LOT A, PLAN NWP79393, DISTRICT LOT 69, GROUP 1, NEW WESTMINSTER LAND DISTRICT



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LOCATION

Located on Ingleton Avenue in Central Burnaby, the subject property offers unparalleled accessibility to all areas of Burnaby and beyond. With direct access to major thoroughfares such as the Trans Canada Highway (Highway 1), Grandview Hwy, and Boundary, commuting to and from this prime location is seamless and efficient. Whether you're heading downtown, to the suburbs, or elsewhere in the Greater Vancouver area, you'll find that this strategic position enhances connectivity and streamlines travel for both employees and clients. Experience the convenience of a central location coupled with easy access to transportation networks, making the subject property an ideal choice for businesses seeking optimal accessibility in Burnaby.



THE SPACE





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