

HQ

Commercial

FOR LEASE

WELL PRICED SECOND FLOOR OFFICE WITH VIEWS

3112 BOUNDARY ROAD
BURNABY



OPPORTUNITY

To lease an exposure second floor office in the heart of Metro Vancouver. This office unit boasts a prime location, offering seamless access from a dedicated back parking area. With its strategic placement, this facility provides unparalleled ease of access to and from any destination within the metro region.

Nestled near the intersection of Grandview Highway and Boundary Road, on the Burnaby-Vancouver border, this property enjoys an enviable position. Its central locale ensures superb connectivity to key areas, making it an ideal choice for businesses seeking prime accessibility to the North Shore and Greater Vancouver.



SUMMARY

SIZE	2,050 SF
LOT	5,250 SF APPROX.
PID	000-815-888
ZONING	CD - COMPREHENSIVE DEVELOPMENT
BASIC RENT	\$18.00 PSF
ADDITIONAL RENT	\$10.36 PSF

BUILDING HIGHLIGHTS

— Central located with excellent street parking in the front

— 2 parking in back street

— 4 large offices

— Large executive style boardroom with floor to ceiling views of the North Shore

— Kitchen

— Large open plan office

— 456 SF outside deck

— Signage opportunity on top building facing Boundary

HQ Commercial

Scott Smith
604 788 4600
scott.smith@hqcommercial.ca

HQ Commercial
 1330 Granville Street
 Vancouver BC V6Z 1M7

604 899 1122
 604 608 4819
 hqcommercial.ca